RESIDENTIAL DEVELOPMENT STANDARDS

2016 UPDATE

CITY OF MERCER ISLAND · WASHINGTON ·

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Updated 11-2-2016

PLANNING COMMISSION
REGULAR MEETING AGENDA

Wednesday, November 2, 2016
Mercer Island City Hall

CALL TO ORDER & ROLL CALL **7:00 PM**

APPEARANCES

This is the time set aside for members of the public to speak to the Commission about issues of concern. If you wish to speak, please consider the following points:

- Speak audibly into the podium microphone
- State your name and address for the record
- Limit your comments to three minutes

The Commission may limit the number of speakers and modify the time allotted. Total time for appearances: 15 minutes

REGULAR BUSINESS **7:15 PM**

Agenda Item #1: ZTR16-004: Residential Design Standards: Planning Commission Debrief on Community Kickoff

Review by the Planning Commission of the results of the Community Kickoff meeting. Planning Commission to determine if an expanded scope is required.

Agenda Item #2: ZTR16-004: Residential Design Standards: Planning Commission Discussion on Neighborhood Character

Review by the Planning Commission of the public comment, Comprehensive Plan policies, and discussion of neighborhood character and the problem that should be addressed.

Agenda Item #3: ZTR16-004: Residential Design Standards: Review of Building Design regulations and possible regulatory adjustments

Review of the existing regulatory requirements, other regulatory tool options, and identification of possible solutions related to building design.

OTHER BUSINESS

Staff Comments
Planned Absences for Future Meetings
Announcements & Communications
Next Regularly Scheduled Meeting: November 16, 2016

ADJOURN

PHONE: 206-275-7729
WEB: www.mercergov.org

AGENDA TIMES ARE APPROXIMATE

DEVELOPMENT SERVICES GROUP
9611 SE 36TH ST., MERCER ISLAND, WA 98040
(206) 275-7605

TO: Planning Commission

FROM: Evan Maxim, Planning Manager

DATE: November 2, 2016

RE: ZTR16-004 - Residential Development Standards – Building Design Cover Memo

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Summary
This memo is intended to provide an overview of the items that the Planning Commission will discuss on November 2, 2016. Following the meeting, staff desires the following from the Planning Commission (as more fully described below):

1. A recommendation on any proposed expansion of the scope resulting from the Community Kickoff Meeting.
2. A consensus regarding the discussion of neighborhood character and the built environment.
3. Discussion of the problems related to building design, and identification of possible solutions.

Community Kickoff – Scope of Work
The October 26, 2016 Community Kickoff meeting appeared to be a great success. The discussion was on subject and the input from the community was thoughtful. Staff would appreciate hearing the major themes and takeaways that the Commissioners have retained and any thoughts on how these may affect our process moving forward. The comments are in the process of being scanned and transcribed for ease of reference by the Planning Commission. However, given the volume of material, it is unlikely it will be available prior to November 2, 2016.

In particular:

- What were the major takeaways regarding our current scope and areas of focus (building design, site design, trees, subdivision, and process)?
- Are there additional areas of focus that should be added into the review?
- Are there additional topics (e.g. code compliance) that the Planning Commission would like to place on a "parking lot" to become a recommendation on the workplan accompanying the recommendations on Residential Development Standards?

During the discussion regarding the Community Kickoff meeting, staff intends to keep notes on the above topics. Presuming the Planning Commission reaches consensus on the above, staff intends to work with the Chair / Vice Chair to report back to the City Council.

Neighborhood Character
Several of the Planning Commissioners and many members of the public at the Community Kickoff meeting alluded to how the change in single family home design negatively affects neighborhood character. Staff and the Planning Commission would benefit from further discussion by the Planning Commission on what aspects of each area of focus, the commissioners believe affect neighborhood character. In essence, the Planning Commission should begin to identify the "problem" that we are attempting to address in each area of focus.

A formal definition of neighborhood character is not required. However, as a starting point to evaluating neighborhood character and the problems with our regulations, staff suggests that the Planning Commission consider the Comprehensive Plan Policies (tab 3 of the binder). If a definition is useful, the Planning Commission may also want to consider a possible definition as a starting point:

> "*Neighborhood character is characterized by a number of different factors including regular neighbor to neighbor interactions, social events, the presence of social groups with shared interests that create the opportunity for interactions(e.g. children), and the built environment. Neighborhood character can be negatively or positively affected by any of these factors, however the Planning Commission intends to focus primarily on how the built environment will support a positive neighborhood character."*

As a starting point, the staff has heard the following comments so far:

- Neighbor to neighbor interactions are negatively affected by:
    - Loss of outdoor space and yard areas around homes
    - Allowing fences taller than normal allowances
    - Creating large homes that do not encourage outdoor activity
- Privacy is negatively affected by:
    - Relatively large homes adjacent to relatively smaller homes where the large home overlooks the smaller home
    - Setbacks of only 5 feet
    - Second / third story outdoor living spaces that are close to neighbors
- Aesthetic appearances in the neighborhood are negatively affected by:
    - Sudden changes in the scale of buildings from lot to lot
    - Loss of all vegetation during construction, and no "re-integration" of landscaping with adjacent properties.

Review of Building Design Regulatory Tools
Staff has prepared a memorandum (part of the PC Binder Materials – Tab 4, with supporting references in Tab 8, which provides for a broad overview of the existing regulatory tools and possible options. Once the Planning Commission has begun to identify the problems associated with building design, a review of this material may allow for a discussion on possible solutions.

Binder Material Update:

- Cover
- Table of Contents
- Tab 4 Insert – Building Design Memorandum, dated November 2, 2016
- Tab 6 Update – Public Comment table
- Tab 8 – Building Design resource materials

DEVELOPMENT SERVICES GROUP
9611 SE 36TH ST., MERCER ISLAND, WA 98040
(206) 275-7605

TO: Planning Commission

FROM: Evan Maxim, Planning Manager

DATE: November 2, 2016

RE: ZTR16-004 - Residential Development Standards – Existing Regulations and Peer Jurisdictions

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Standard Regulatory Tools - Overview

The following is a summary of standard regulatory tools used by cities in East King County currently.

Impervious surface limits. Impervious surface limits are typically expressed as an allowable percentage of the total lot area (e.g. 55% of the lot may be impervious surface). Impervious surfaces generally include site improvements that will interrupt rainwater from absorbing into soil. Impervious surfaces include: buildings, pavement, crushed rock, sidewalks, etc.

Building lot coverage. Building lot coverage, sometimes known just as "lot coverage" is typically expressed as a percentage of the total lot area (e.g. 30% of the lot may be used for building coverage). Building lot coverage includes site improvements that are buildings. Building lot coverage only limits the area of a building, not the volume or number of floors within the building. For example a house, garage, carport, and shed would be part of building lot coverage. A single story building is treated the same as a multi-story building that covers the same amount of area on the lot. In contrast, pavement, crushed rock, and decks are not limited by building lot coverage. Mercer Island does not use this regulatory tool.

Floor area limits. Floor area limits are also typically expressed as a percentage of the total lot area (e.g. 45% of the lot area) or as a ratio (e.g. the lot may be developed with a floor area of 0.5:1). The regulation limits the total floor area as a function of lot size, regulating the volume of a building. For example, a single story building with a gross floor area of 3,000 square feet would be regulated as the same size as a two story building with a gross floor area of 3,000 square feet, even if the two story building covered less of the lot area. This tool is more commonly used in commercial development.

Building height. Building height is typically measured from the average finished or existing grade, using a calculation that is intended to describe the typical wall height. The calculation to determine the average finished grade or average existing grade varies widely across jurisdictions, as does the height allowance.

Yard Requirement. Yard is typically expressed as a percentage of the total lot area. Yard area is typically area that is designated for open space or landscaping, but is not impervious or covered by a building.

The following table is a simplified comparison of several East King County jurisdictions and their use of these regulatory tools in residential zoning designations comparable to Mercer Island's R-8.4 to R-15 zoning designation.

	Mercer Island (Currently)	**Kirkland**	**Redmond**	**Issaquah**	**Medina**	**Sammamish**	**Bellevue**
Impervious surface	20 to 40%	50%	40 to 60%	30 to 50%	50 to 55%	n/a	50%
Building Lot Coverage	n/a	n/a	30% to 35%	n/a	21 to 30%	40 to 50%	35%
Floor Area	45%	n/a	n/a	n/a	n/a	n/a	n/a
Building Height	30 feet	25 to 30 feet	35 feet	30 feet	25 to 28 feet	35 to 45 feet	35 feet
Yard Requirement	n/a	n/a	20%	70 to 50%	n/a	35 to 45%	n/a

Non-Standard Regulatory Tools – Overview
The following is a summary of non- standard regulatory tools used by different jurisdictions (as noted).

"Trade-off" allowances. The City of Bainbridge Island allows for modifications to site limitations (e.g. setbacks, impervious surface limits, etc) in return for a building that incorporates specific design elements (e.g. street-oriented porch, hidden garage door, etc).

Architectural Detailing. The City of Gig Harbor regulates building design components by limiting specific architectural components. For example, visually looming wall planes are prohibited. Gig Harbor and Sumner establish minimum roof pitches (e.g. a minimum roof pitch of 6/12 and a maximum of 12/12). Roofs also have a limited fascia board (edge of the roofline) width of 35 feet – rooflines with more than 35 feet require dormers or gables. Porches of a certain size / dimension are required in both cities. The City of Sumner requires that 15 percent of the house façade provide windows and / or doors, and provides regulations around the fenestration and building design (e.g. requiring architectural details, specifying siding types, etc).

Neighborhood Average. The City of Santa Barbara and the City of Larkspur (CA) require that new homes evaluate the existing pattern of single family home development in the surrounding neighborhood as part of the design process. In some instances single family homes are subject to additional design review, based upon specified thresholds (e.g. a house with a footprint of more than 85% of the maximum lot coverage allowance). Another approach is to limit building height based upon the average height of existing homes within a radius of the new building.

Menu approach. The City of Surprise, Arizona uses a menu approach to require that single family homes incorporate a number of different design features into the home design. Although the regulations are drafted primarily to manage large scale development (subdivision) and tract housing, the basic idea is that the builder has a menu of design options that should be used in designing the home. Sufficient "points" associated with each menu option are required for building permit approval.

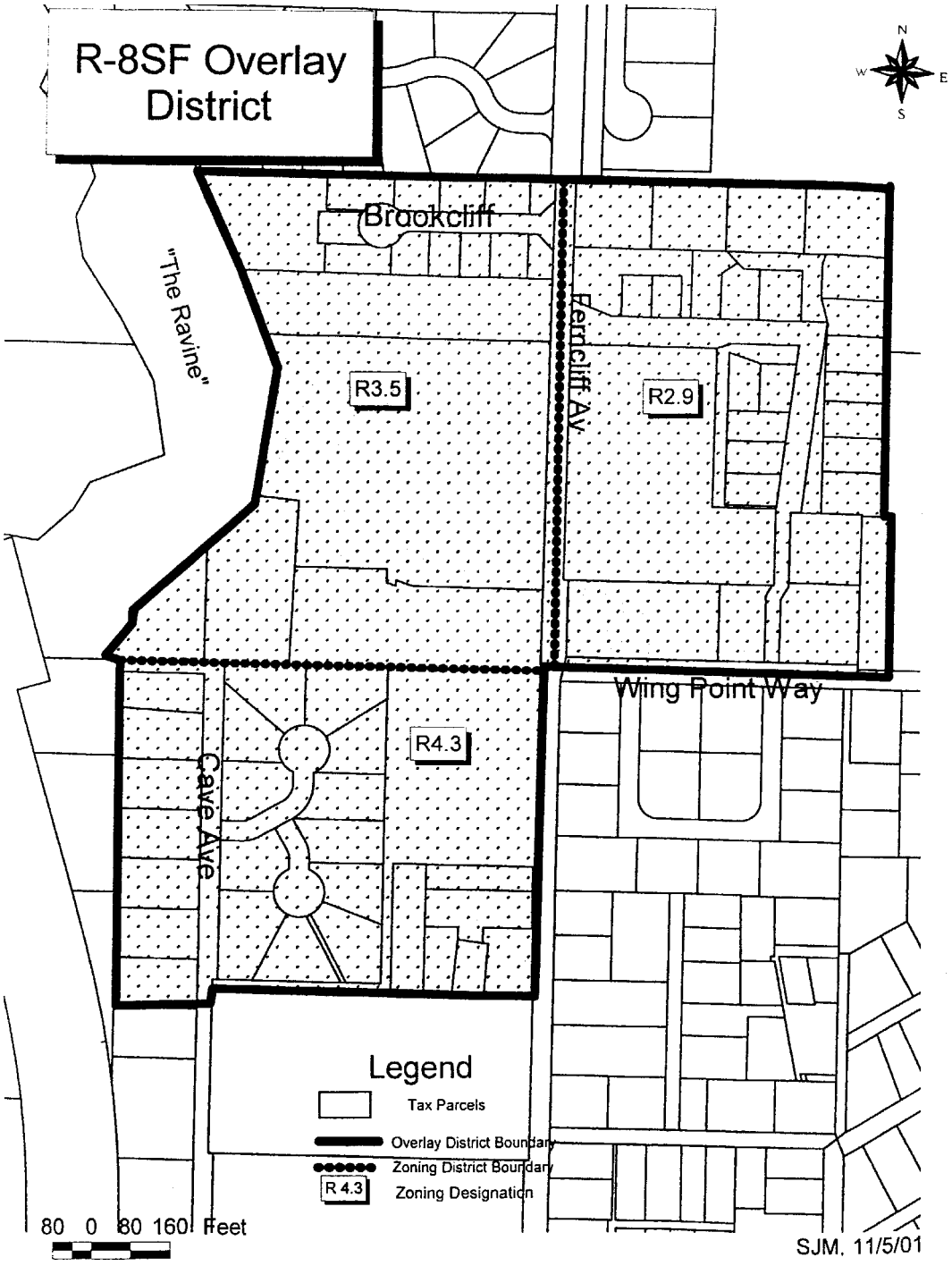
Design Guidelines for R-8SF Urban Single-Family Overlay District

Design Guidelines for R-8SF Urban Single-Family Overlay District

The Winslow Master Plan, adopted as part of the comprehensive plan by the city of Bainbridge Island on May 21, 1998, establishes a new overlay district in an area along Ferncliff Avenue. In this new R-8SF urban single-family overlay district, an increase from existing density to up to eight units per acre would be allowed using the transfer of development rights (TDRs). These design guidelines supplement the R-8 zoning regulations.

The following set of guidelines is to serve as a minimum threshold for development. Application of the guidelines necessitates flexibility so as not to restrict creativity.

Guidelines for the R-8SF urban single-family overlay district are broken down into the following four categories: open space, site design, accessory units and streets.


R-8SF Overlay District
N
W
E
S
Brookcliff
"The Ravine"
Ferncliff Av
R3.5
R2.9
Wing Point Way
R4.3
Cave Ave
Legend
Tax Parcels
Overlay District Boundary
Zoning District Boundary
R 4.3
Zoning Designation
80 0 80 160 Feet
SJM, 11/5/01

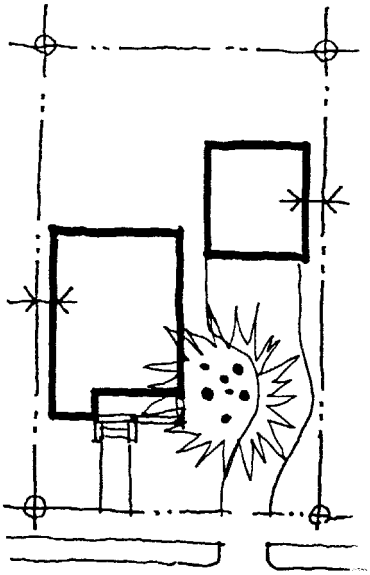
Open Space

Intent:
To enhance the view from Ferncliff.

Guideline:
The 40-foot setback from Ferncliff should be kept with indigenous plants as approved by the Bainbridge Island Landscape Code.

Intent:
To protect significant tree stands.

Guideline:
Encourage retention of tree stands within the 40-foot setback from Ferncliff. Encourage retention of tree stands, where such action does not create a safety hazard, on residential lots and rights-of-way. Allow up to five feet adjustment into the side, rear or front setbacks in order to leave trees on the residential lot.

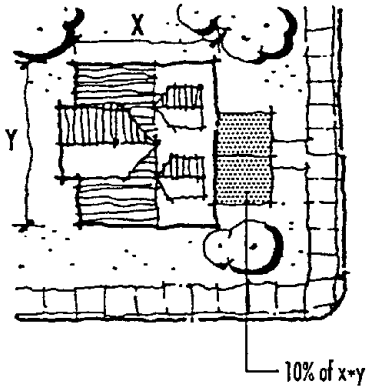


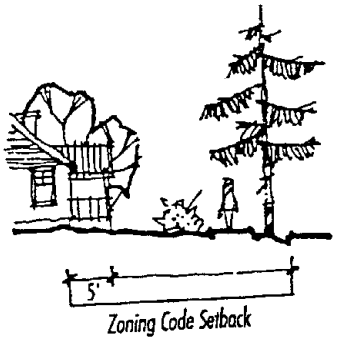
Site Design

Intent:
To encourage front porches to reflect traditional residential scale.

Guidelines:
Lot coverage limit established in the zoning code may be exceeded by up to 10 percent for front porches on houses and breezeways between the garage and house.

Houses should be set back from the street as prescribed in the zoning code. Porches are allowed in the setback up to five feet. A porch is defined as a roofed space outside the main walls at the entrance which contains at least 60 square feet.

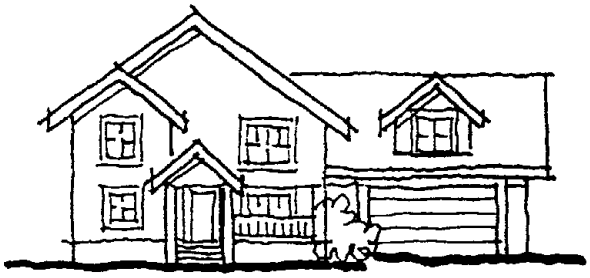




Intent:
To minimize the visual impact of garages.

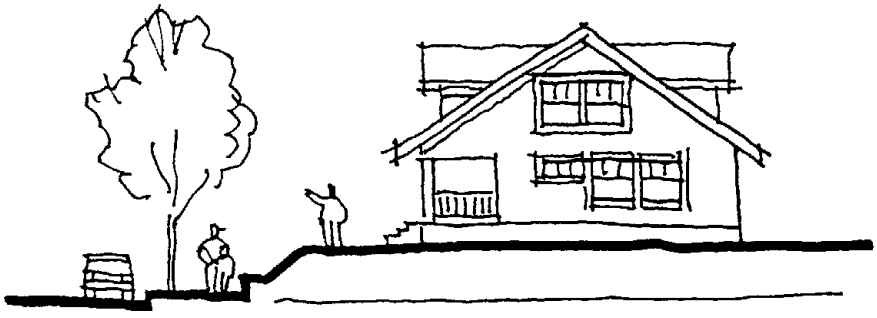
Guidelines:
Garages should be sited at the rear of the site, or the side setback and screened from the roadway. At a minimum, the garage should be set back or recessed from the front of the house.

A reduction to a minimum of a five-foot rear setback for a detached garage is consistent with these guidelines.



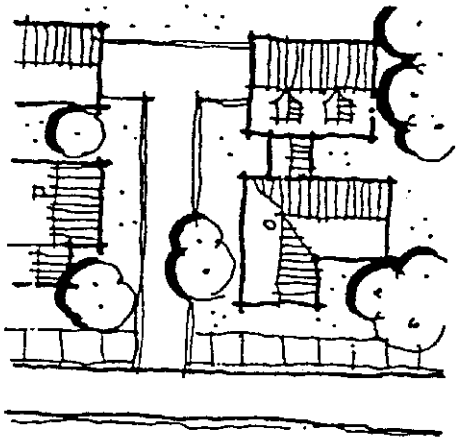
Intent:
To minimize the impact on the natural environment, and provide another layer of semi-private space, similar to porches.

Guideline:
Where the existing grade of a lot is naturally terraced (raised) above the street level, building the house at that level is encouraged.



Intent:
To minimize curb cuts on the roadways.

Guideline:
Shared driveways or alleys are encouraged especially on small lots under 7,000 square feet. Driveway width should not exceed 12 feet.



Accessory Units

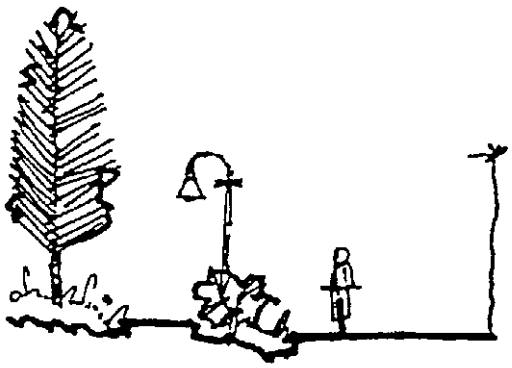
Intent:
To make structures built very close to each other on the same lot or remodels that add accessory units to the principal structure appear complimentary.

Guideline:
Accessory units should be generally consistent with the architecture of the principal structure. Consistency of design includes use of the same or compatible siding, roofing, trim, roof pitch, window orientation, and colors.

Streets

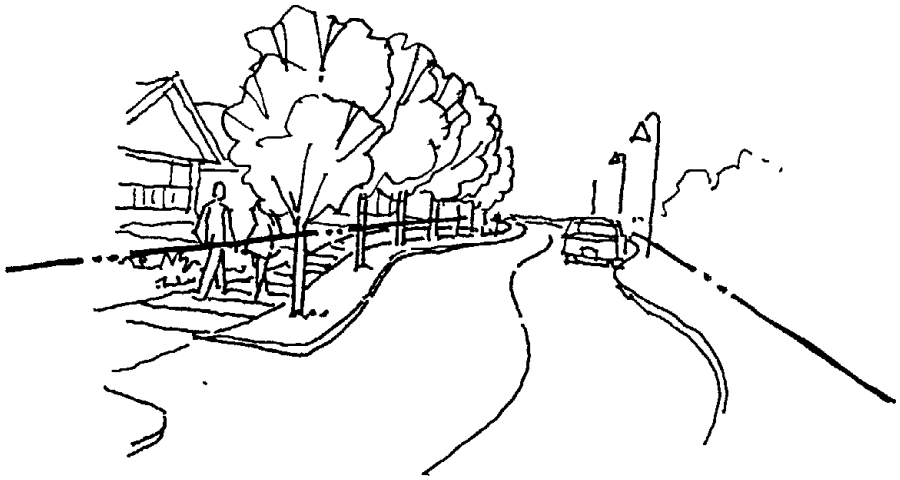
Intent:
To minimize spill-over lighting.

Guideline:
Lighting on sites or along the roadway should be shielded downward, and be pedestrian scale. Such lighting shall also comply with other city lighting regulations. No light stands should exceed 12 feet in height.



Intent:
To promote variety, avoid a subdivision look to the streetscape, and enhance the human scale of the street.

Guideline:
Residential streets should be gracefully curved and the paved width should be about 20 feet wide.



A sense of place cannot be achieved with a single building. It is the cumulative effect of each building and its relationship to surrounding buildings that creates rhythm, pattern and defines scale in the city's streetscapes.

ARTICLE IV. ARCHITECTURE

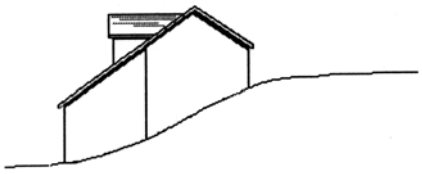
17.99.370 Site-sensitive building design.

The following standards are applicable to all development. Their purpose is to ensure that buildings are designed to reflect the natural conditions of the site and that they include design elements that visually "anchor" the building to the site.

In order to deviate from maximum height standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review process.

A. Respect natural topography.

Buildings shall be designed to fit natural slopes rather than regrading the slope to fit a particular building design. Minimize cuts and fills by developing designs which complement and take advantage of natural topography. Sloped lots may require terraced parking lots and multilevel buildings designed to follow the slope.



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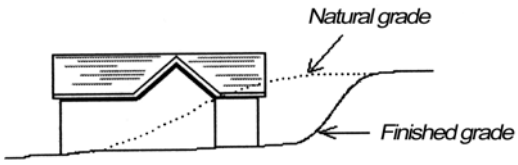

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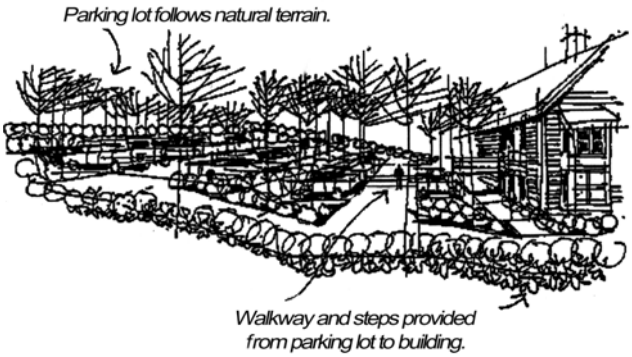
Structures should be designed to fit natural slopes. Avoid significant regrades by selecting designs which fit natural topography.



Parking lot designs should maintain natural topography as closely as possible.

B. Incorporate building design elements into landscaping areas.

Secondary design elements such as low walls, planter boxes, stairs or plaza surfaces that incorporate materials used on the building's exterior shall be incorporated into the landscape design around the building's perimeter to visually anchor and transition the building to the site.

Building designed to solidly meet the ground. Minor cantilevers are acceptable.

C. Avoid cantilevered designs.

Buildings must be designed to solidly meet the ground. Large cantilevers of building mass are prohibited. Minor cantilevers such as bay windows, and balconies are acceptable. Upper floors may not cantilever more than three feet beyond lower floor walls.

D. Determine allowable building height from any point within buildable area.

Allowable building height may be measured from any point within defined buildable areas; provided, that the point of measurement is within 50 feet of the building footprint, as follows:

1. In the height restriction area, each lot is allowed a building height of up to 16 feet; provided, that no portion of the structure exceeds 27 feet above natural and finished grade.

2. In the historic district, height limits vary. Refer to historic district standards in GHMC 17.99.510(A)(2) for residential and GHMC 17.99.510(B) for nonresidential.

3. All other areas, no portion of the structure shall exceed the maximum height of the underlying zone.

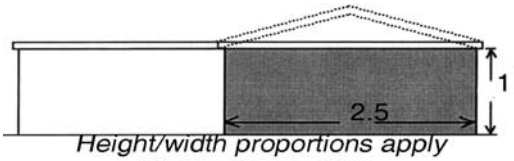
17.99.380 Mass and scale.

The following standards are applicable to all nonresidential and multifamily residential development. Their purpose is to break large structures down into smaller building modules and ensure that each module's proportions are consistent with the existing pattern of development in Gig Harbor.

A. Avoid long, low wall planes (IBE).

Prominent facades shall have no wall plane wider than two and one-half times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet.*

ACCEPTABLE



Height/width proportions apply with or without gable.

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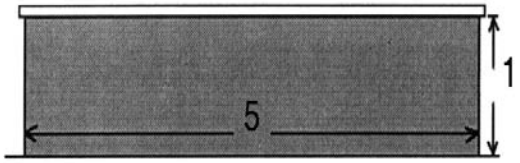

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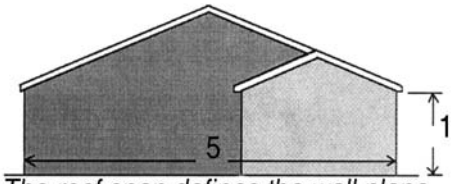

The roof span defines the wall plane behind the small facade projection.

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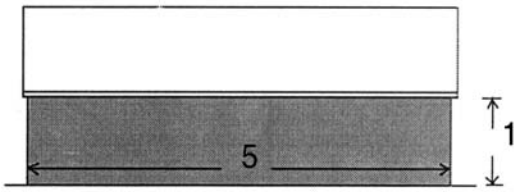


**Note: Porches, porticos and similar unenclosed projections do not affect the height/width ratio of the wall plane from which the unenclosed structure projects.*

One of the most prominent characteristics of a building's design is its scale and massing. The scale of a building determines its size in relation to its surrounding buildings, while the massing of a building gives it interest and character.

Modern building trends may emphasize large-scale designs with no thought toward massing. This imbalance between size and visual character has resulted in visually obtrusive development which is out of character with surrounding structures of a smaller scale. Large retail boxes epitomize this trend and are considered incompatible with Gig Harbor's small town characteristics.

B. Provide substantial shifts in walls and roof surfaces (IBE).
Wall and roof surfaces shall be broken down into smaller planes using substantial shifts in building footprints which result in substantial shifts in roof lines, as follows:

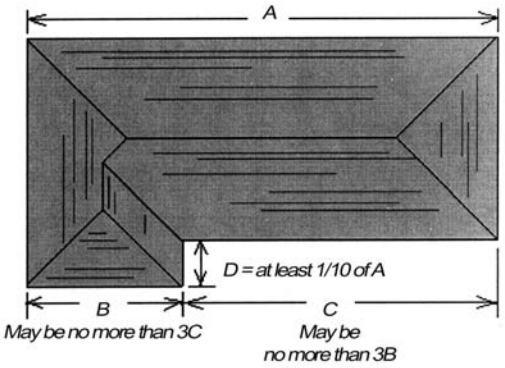
1. Horizontal shift
No portion of a prominent facade may exceed 80 feet in length without a shift in the building footprint measuring one-tenth of the facade length and meeting the following:

a. This shift may be broken down into smaller shifts of at least six feet each.

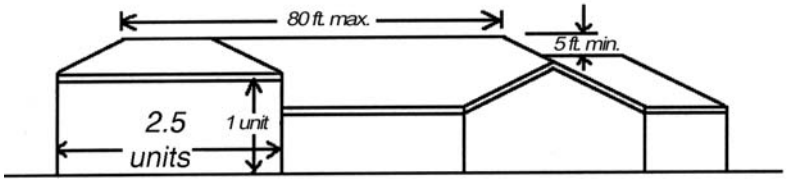
b. Horizontal shifts, when required, shall be reflected by a shift alteration in the roof design.

c. To assure that footprint shifts are distributed across the building facade, shifted wall planes shall have a width proportion of between one-to-one and three-to-one the width of adjacent wall planes on the same facade.

Horizontal shifts required if "A" exceeds 80 feet in length.



2. Vertical shift
No single run of ridge, cornice or fascia (excluding eave overhang) shall exceed 80 feet without a five-foot transition in height. Cupolas and similar minor projections above roof lines do not meet the vertical shift requirement.



C. Avoid a false-front look on building exterior.
Exterior walls and roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that (1) extend back at least one and one-half times the width of the parapet or gable, or (2) extend back to a point that is not visible from any public vantage point.

D. Provide visual terminus to tops of buildings.

To avoid a truncated appearance, all structures shall have a visual "cap." This may be achieved with either a pitched or flat roof if designed according to one of the following options:

1. LOWER PITCHED ROOFS WITH EXTENDED EAVES

Except in the historic district, a lower pitched roof with a minimum 4/12 pitch is allowed provided eaves extend at least two feet beyond exterior building walls.

2. STEEP PITCH HIP, GABLE OR SALTBOX ROOF FORM

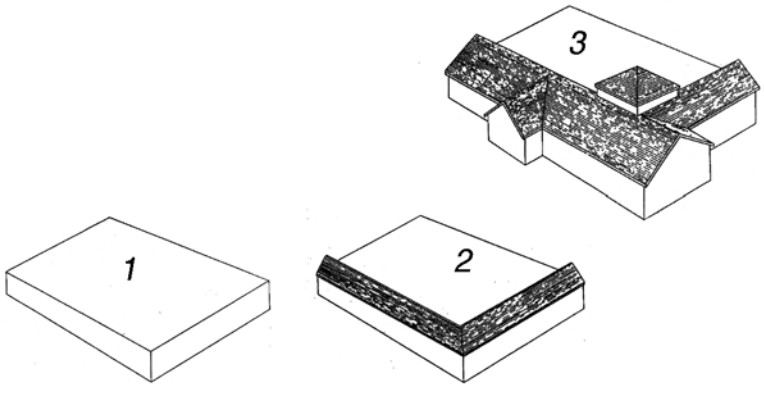
Conform to the following roof pitch requirements:

Minimum pitch:	6/12 in the historic district.
	6/12 in all other areas of town.
Maximum pitch:	12/12 in all areas.
Exceptions:	Steeples, bell towers and other ancillary structures.

3. FALSE PITCH ROOF WITH APPEARANCE OF TRUE HIP GABLE OR SALTBOX

Single story and multiple story buildings may have a flat roof with a false pitch if (a) the roof appears to be true hip or gable from all public vantage points, and (b) there are extending wings on each corner of the building which allow for a true hip or gable to extend out from the false hip or gable (this will avoid a mansard roof appearance). Roofs shall conform to the minimum roof pitch standards specified in subsection (D)(1) of this section.

ACCEPTABLE



UNACCEPTABLE UNACCEPTABLE

1. A simple box-like structure.

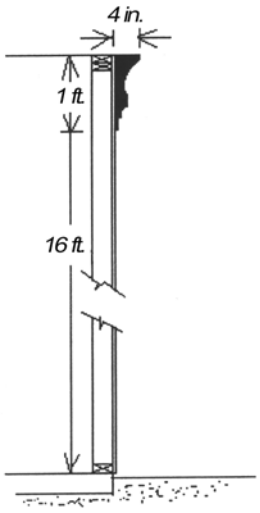
2. The box structure with simulated mansard.

3. Notice how the gable extending beyond the corner of this box structure provides the appearance of a true gable from the public's vantage point.

4. FLAT ROOF WITH PROJECTING CORNICE. (Outside the historic district, these are allowed on multistory structures only.) Cornice dimensions must be one foot high for every 16 feet of building height and must protrude forward at least one-third the cornice height dimension. The protrusion may include the entire cornice or the cornice may be a graduated protrusion with full protrusion at the top. Cornices must be at or near the top of the wall or parapet. Pediments may extend above the cornice.

The projecting cornice provides a visual terminus to the top of this commercial building.

ACCEPTABLE



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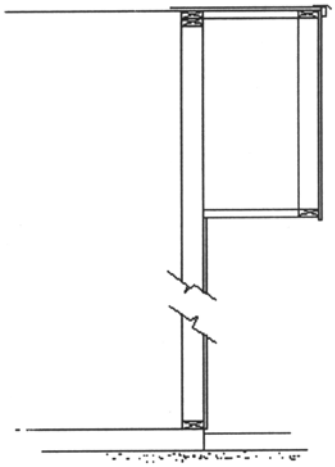
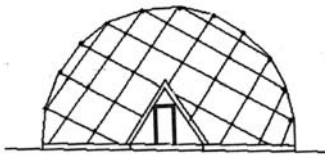


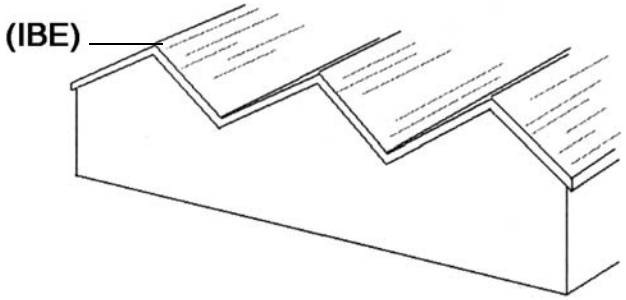
Cornices must be part of the building's trim detail. Framed projections such as overhangs or standard fascia projections do not meet the cornice requirements.

E. Avoid unusual or atypical roof forms on all structures.
A-frame, modified A-frame, curvilinear, domed, mansard-style roofs and unusual or atypical roof forms are prohibited. Multiple gables over a single-mass structure forming a "sawtooth" design **(IBE)** are also prohibited.

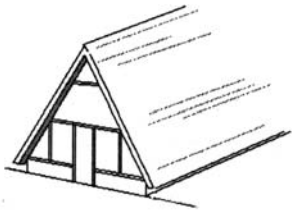
Curvilinear



Geodesic Dome



Sawtooth



A-frame

Modified A-frame

Examples of prohibited roof forms. Mansard roof forms are also discouraged.

(Ord. 1194 § 46, 2010; Ord. 1100 § 1, 2007).

17.99.390 Hierarchy in building design.

The following standards apply to all nonresidential sites with more than one building or with one or more multitenant buildings, and on all prominent parcels identified on the city's visually sensitive areas map (see Appendix A of this chapter).

A. Design primary structures as a focal point (IBE).

Primary structures shall be designed to serve as a visual draw to a site. Primary structures shall be designed as follows:

1. Must be prominently visible to the public.

Primary structures shall be the focal point of development and must be prominently visible to the public right-of-way giving access to the project, unless significant vegetation warrants a less visible structure, or unless visibility is otherwise prohibited (e.g., enhancement corridors).

2. Must have the appearance of at least two levels.

To provide a more stately appearance, primary structures shall have at least two floors (minimum eight feet apart). The second floor level shall be at least one-third the area of the lower floor area. Alternatively, primary structures may be single-floor buildings with roofs having a minimum pitch of 8/12, and which contain dormer windows on every roof plane having a ridge length of 40 feet or more. One dormer window with a glazing area of at least 15 square feet shall be required for every 40 feet of ridge length (or portion thereof). Dormer windows shall be functional, providing natural light into the finished and heated area of the building.

Visual interest in the urbanscape can be achieved through a hierarchical approach to design. For example, strategically located structures, architectural elements or site amenities designed as focal points create a visual "draw" and suggest a point of activity. These also serve as a reference point for all subordinate structures. This concept is particularly applicable to large parcels with multiple structures.

Even as a stand-alone building, hierarchy is evident in this design, making it appropriate as either a multiple-tenant building or as a primary structure on a multiple-building site.

3. May have limited increased height.
Primary structures may include an area not to exceed 10 percent of the building's footprint that rises above the underlying height limit; provided, that the parcel is not located in the height restriction area defined in Chapter 17.62 GHMC. The height increase must be in building volume rather than as an extension of a parapet. This height increase shall not exceed eight feet, and shall not be applied to building heights otherwise restricted under zone transition standards in GHMC 17.99.170.

Multiple "carbon-copy" buildings provide no visual hub and shall be avoided.

4. Must provide a prominent entrance.
Primary structures shall include a prominent entrance which faces or is clearly visible from the street. The entrance shall be defined by a projecting or recessed portico or a clearly defined doorway designed as a focal point in the facade design.

B. Integrate outdoor leisure space into primary structure design (IBE).
Primary structures shall include, either as a prominent portico or courtyard, all or portions of a common area as required in GHMC 17.99.280, which shall be visible to the public and usable to customers or clients. It shall be integrated into the building design by means of either a roof-like structure (e.g., sheathed roof or open pergola style) or perimeter wall extending from the building. Walls and roof structures shall include materials and design details that typify the primary structure.

Note how these common areas have been integrated into the design of these primary structures.

C. Integrate primary structure design elements into secondary structures (IBE).

Secondary structures (all structures other than primary structures) may be much simpler in design than primary structures, but they must include design elements that visually link them to the primary structure site. Secondary structures must include siding, trim, roofing materials and colors common to the primary structure of a site. Specific combinations of materials and colors may be varied from building to building; provided, that any material or color used on secondary structures has, in some application, been used on the primary structure. For example, if the primary structure is a red brick building with gray clapboard in the gables, then the secondary structure may be a gray clapboard building with red brick accents.

This more simple structure design would be appropriate as a secondary building in conjunction with the primary building design shown under subsection (A)(2) of this section.

17.99.400 Prominent facades.

The following standards are applicable to all nonresidential and multifamily development:

A. Provide consistent architectural interest to all prominent facades.

All building facades prominently visible from public waterways, rights-of-way or streets providing primary access to the site or from any customer or client parking or pedestrian area within a defined activity center shall meet the following facade requirement:

1. Prominent facades shall not be blank walls.

2. Prominent facades shall reflect the same design and detailing which typify the building's front including roof design, window proportion, facade variation and building materials.

B. Apply all design criteria to prominent facades (IBE).

Prominent facades, whether the front, side or rear of the building, are subject to full design review and shall comply with all design criteria stated herein.

Prominent facades include all building facades visible from waterways, public rights-of-way, or from any customer or client parking or pedestrian area within a defined activity center. Prominent facades also include facades which face the road(s) providing primary access to the building's site.

Prominent facades may not be sterile wall planes void of architectural interest. They shall be detailed with added relief, shadow lines, and visual depth.

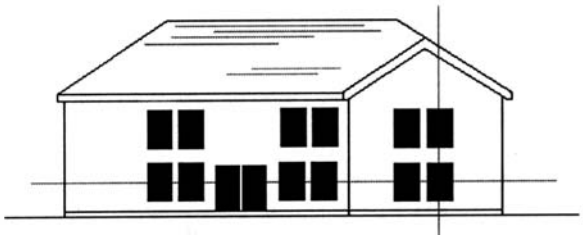
17.99.410 Windows and doors.

The following standards apply to all nonresidential and multifamily residential development:

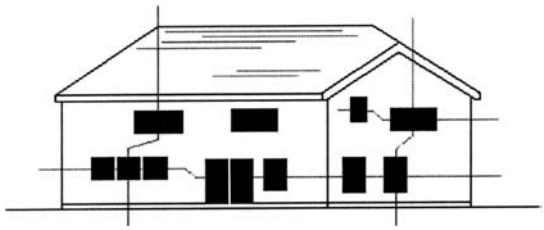
A. Maintain balance in the placement of windows.

To the extent possible, multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane. Single grouped windows on a wall plane shall relate to other architectural features such as roof forms, doors, or facade projections.

ACCEPTABLE



The careful alignment of windows provides visual balance to this facade. Notice that it is not always necessary to center windows on a wall plane. Usually, however, noncentered windows look better below a hip than below a gable.



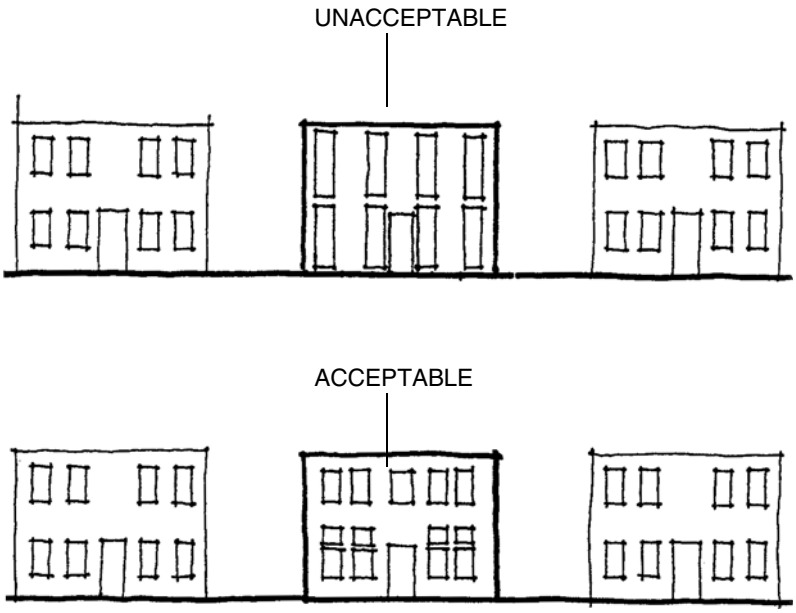
UNACCEPTABLE

The scattered and haphazard arrangement of windows on this facade result in poor balance in the overall building design.

UNACCEPTABLE

The primary purpose of windows to the interior portion of the building is to let in light and air. To the outside of a building, windows can make an architectural statement. The challenge to the architect is to make sure that both objectives are met.

Windows placed primarily to serve interior functions may appear to have been haphazardly placed on the outside of the building or may be completely lacking due to a reliance on mechanical systems for light and air. This shall be avoided.



Referring to the pattern and organization of windows on existing structures can acheive a higher level of compatibility.

B. Conform to solid/void ratio requirements (IBE).
Generally, windows and doors shall constitute at least 25 to 30 percent of prominent facade wall planes. In situations where this is not practical, the masonry facade option described in GHMC 17.99.420(B) may be considered.

C. Mirrored glass is prohibited.

Windows can and should serve as a pleasing focal point in a building's design or emphasize a shift in a wall or roof plane. Windows should relate to, align with, or complement exterior design features of the building.

17.99.420 Siding and trim.

The following standards apply to all nonresidential and multifamily residential development:

A. Use siding materials that convey the same visual qualities as wood, brick, stone, stacked masonry or (in limited application) other unspecified materials (IBE).

Siding materials are limited to horizontal lap siding (of any lap design) made of wood or cement-like materials; shingles made of cedar or cement-like materials; board and batten (or panels with similarly spaced battens); brick, stone (real or cultured), nonscored, split-faced or ground-faced block (CMU). Stucco, tile, terra-cotta, concrete, spandrel glass, sheet siding (e.g., T1-11), corrugated metal panels and smooth-faced or scored concrete block may be used as accent materials, not to exceed 20 percent of any given facade. Standing seam metal siding with separately attached battens (with proportions similar to board and batten siding) may be used in gables only, or on up to 20 percent of any given facade.

B. Consider masonry facade option.

Brick, split-faced block (nonscored) or ground-faced block, if used in a manner that provides added relief, shadow lines, and dimensional interest to a facade, may serve as an alternate method of compliance to other specified design requirements, as follows:

1. ALTERNATIVE TO SOLID/VOID RATIO REQUIREMENTS
(NOTE: This option may not be used on facades facing and within 50 feet of the street or street right-of-way providing primary access to a site.) All prominent facades shall be 80 percent sided with the masonry materials stated above, which shall also include:

a. Masonry pilasters regularly spaced every 15 to 25 feet on center (depending on the scale of the building); and

b. Recessed “panels” in the masonry work that provide a “frame and panel” design in the masonry work between all pilasters and that comprise approximately 70 percent of the width and height of the space between pilasters. Recessed “panels” shall be recessed a minimum of four inches.

Traditional building materials such as brick, stone or wood reflect human handicraft and provide texture to building exteriors. Materials for new construction and remodeling should convey similar visual qualities.

2. ALTERNATIVE TO WALL AND ROOF SUBSTANTIAL SHIFT REQUIREMENTS
All prominent facades shall be 80 percent sided with the previously stated masonry materials, which shall also include:

a. Masonry pilasters regularly spaced every 15 to 20 feet on center (depending on the scale of the building);

b. Windows comprising of 25 to 30 percent of the wall plane or recessed "panels"** in the masonry work that provide a "frame and panel" design in the masonry work between all pilasters, with the recessed panel comprising approximately 70 percent of the width and height of the space between pilasters. Recessed "panels" shall be recessed a minimum of four inches;

c. Projecting lintels and windowsills made of brick, cut stone or similar masonry material and placed above and below each main-floor window;

d. A projecting wainscot at the base of the building made of brick, cut stone or similar masonry material per the previously stated masonry materials;

e. A projecting string course of brick above the windows or recessed panels; and

f. A corbelled projection in the masonry work at or near the top of the building spanning the full width of the facade, completed by a cornice made of masonry or some other material that meets standard cornice requirements.

**(NOTE: The option to use recessed panels in lieu of windows may not be used on facades facing and within 50 feet of the street or street right-of-way providing primary access to a site.)

(Ord. 1194 § 46, 2010).

17.99.430 Roofing materials.

The following standards are applicable to all nonresidential and multifamily residential development:

A. Use roofing materials which provide texture and shadow lines.

Cedar shingles, architectural grade asphalt shingles, tile, slate, and standing-seam metal roofs are allowed. Other roofing materials are prohibited except on roofs having slopes less than 1/12.

B. Avoid bright-colored or reflective roofing materials.

Limit roofing colors to darker earth tone and forest colors. Forest greens, charcoal or medium grays and dark clay colors are allowed. Do not use clay colors that look red or purplish in sunlight.

Views of roofs from the ground and territorial roofscape views play an important role in the architecture of the city.

17.99.440 Design details.

The following standards apply to all nonresidential and multifamily residential development:

A. Avoid architectural gimmicks.

Types of gimmickry to be avoided include the following:

1. TENANT-SPECIFIC MOTIFS – Fanciful or unusual detailing used to promote a particular theme or to identify a specific tenant shall be avoided. Signage shall be used for this purpose.

2. NEON OUTLINING – Architectural features shall not be outlined in neon or tube-type lights. This includes exposed and concealed lights.

3. BACK-LIT AWNINGS – Awnings may not be back-lit or otherwise illuminated from behind unless the awning fabric is completely opaque so that it blacks out all light.

4. NONFUNCTIONAL AWNINGS – Awnings shall be limited to traditional locations over windows, walkways, and entrances or over other architectural features where weather protection is needed. Awnings must be applied to walls or posts and may not be applied to existing projections over walkways or windows.

5. FAUX WINDOWS – All windows must be true windows that let in light to occupied space or to large attic areas that provide at least limited standing room.

6. FALSE FRONTS – Building facades must be designed to reflect the mass and bulk of the structure behind the facade. Design details that create a false appearance of building mass, or that otherwise make a building appear to be something that it is not, are not permitted. This restriction is not intended to prohibit the use of decorative pediments that project above the roof line in the historic district.

7. ARCHITECTURAL ANOMALIES – Application of materials or details that are not integrated into the overall building design, or that do not reflect the materials or details characteristic of the overall building design, are prohibited.

Building design should be executed in a straightforward manner. Tack-on devices may not be used to mitigate poor design or to promote a particular theme. If a particular style or theme is desired, it should be reflected in the building's form and general detailing.

B. Maintain consistency in awning design.
Multiple awning designs are not permitted on a single building.

C. Avoid awnings which obscure or dominate the building design.
Awnings, canopies and marquees may not obscure architectural details of the facade and may not be the prominent design element of the building. They must appear as a secondary and complimentary element of the building design. Awnings may not extend more than 12 inches beyond the outer edges of windows or groups of windows, and they may not come any closer than 12 inches to building corners or 36 inches to eaves or cornices.

This continuous awning overpowers the building design and hides the original parapet or cornice detail. Limiting the location of awnings to individual doors and windows assures that they do not overpower the building facade.

D. Orient service and delivery areas away from the streets (IBE).
Service and delivery bays and loading docks shall not be visible from public streets. Where possible, access service and delivery areas from a side street or alley. Warehouse and mini-storage doors may not directly and visibly face public streets.

E. Link dissimilar buildings with common site amenities.
Visual continuity can be achieved between dissimilar buildings by emphasizing common elements of site design (e.g., landscaping, screening, furnishings, light standards, decorative paving materials). Similar colors of structures can also provide visual continuity to the streetscapes.

Avoid layering awnings over existing projections.

17.99.450 Color.

The following color regulations apply to nonresidential and multifamily residential development outside the historic district. The planning staff and/or the design review board can provide guidance on selecting colors that will conform to the following criteria:

A. Keep field colors subdued.

Field or base colors (the main color of exterior walls) are limited to the more subtle earthtone colors. White, soft sands, grays, sage greens, pale yellows and deep, rich clay colors are appropriate field colors.

B. Avoid bold or bright trim colors.

Trim colors (fascia, cornice, window and door trim, kick panels, etc.) may contrast to complement the field color but shall not be bright or bold. A lighter or darker shade of the field color is always an appropriate trim color, as is white. Bright or primary colors are not permitted.

C. Limit bright colors to finer architectural details.

Accent colors can generally be brighter than field or trim colors. Accent colors shall be used with restraint. Appropriate areas for accent colors are those details that might otherwise go unnoticed such as moldings or molding indentations, medallions, and shadow lines of windows and door frames. Doors are also an appropriate location for accent colors.

D. Avoid painting factory colors of stone and brick.

Stone and brick have naturally durable colors and finishes that would be lost or damaged if painted. Painting or staining of stone and brick is prohibited.

Color is an important and dominant aspect of building design.

When selecting colors, consider carefully the different materials and levels of detail that color can emphasize. The field or base color is one of the most dominating features of the building; trim colors are used on the building's secondary features, while accent colors can emphasize the finer, more characteristic elements of the building's design.

Typically, no more than three colors should be used in one building, but additional colors may be considered if they are close shades of one of the other three colors.

17.99.460 Lighting.

The following standards apply to all nonresidential and multifamily residential development:

A. Avoid back-lit panels and awnings.
Translucent panels and awnings illuminated from behind are prohibited. This shall not exclude soft light commonly and incidentally emitted from windows.

B. Keep light source hidden from public view.
Except for decorator lights which use clear 60-watt maximum incandescent bulbs (e.g., candelabra bulbs), light sources shall be concealed behind soffits, within recessed containers, behind shrubbery, etc. Sources of high-intensity light, whether behind a translucent lens or not, shall not be visible to the public.

C. Avoid bright lighting on outdoor surface of buildings (IBE).
Outdoor building lighting is limited to one 60-watt bulb (or equivalent foot-candles) on any 10 feet of facade length, except that more intense lighting is allowed at building entrances.

D. Avoid colored lighting on buildings.
Colored lighting is limited to temporary holiday lighting only.

E. Avoid light fixture designs which have a utilitarian appearance (IBE).
Designs that are strictly utilitarian in appearance are prohibited on all fixtures visible to the public, e.g., mercury vapor lights, cobra lights, etc.

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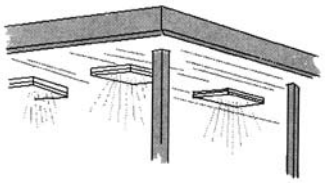


Indirect lighting

ACCEPTABLE

F. Use downward-directional lighting.
All lights more than seven feet above the ground shall be downward-directional lighting.

Lighting may be used to accent a building but shall not be used to denote a corporate or commercial image except on allowed signage.

Lighting may be directed to a building but should generally not emanate from a building.

The protection of neighborhoods and quality of the night sky are important goals of lighting design in the city.

High intensity light sources may not be visible to the public. Fixture designs of a utilitarian appearance shall be avoided.

Indirect lighting keeps light source hidden from the public's view. Recessed spot lighting may supplement indirect lighting where more direct lighting is desired.

17.99.470 Parking garages.

The following standards pertain to garages for four or more vehicles. They apply to all nonresidential and multifamily development.

These requirements are intended to soften the visual impacts of parking garages as seen from the street face.

A. Recess vehicle entries in main facade.

Garage doors and open vehicle entries must be recessed at least six feet from the front facade plane. Where possible, garage entrances should not directly face the street.

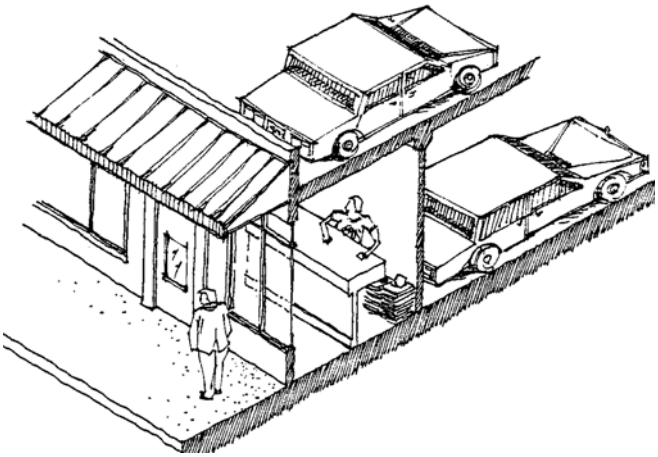
B. Screen parking garage facades.

Parking garage facades which are visible from the street shall conform to one or a combination of the following options:

1. A LANDSCAPED SCREEN – Screening may be trees and shrubs or climbing plantings on a trellis.

2. STOREFRONTS – The parking garage may be faced with storefronts or display windows.

3. SIMULATED STOREFRONT – The openings of the garage may be designed to reflect or simulate the window pattern and material choice of the primary structure on the site. The door and window fenestration requirements in GHMC 17.99.410 should be used as a guide.



This parking garage is located behind an actual storefront.

C. Acquire DRB recommendation/hearing examiner approval for all parking garages over one story or which enclose 20 cars or more.

In making its determination of compliance, the DRB and hearing examiner shall consider the design criteria under subsections (B)(1) and (B)(2) of this section, and may also determine how much screening or architectural embellishment is required based upon projected lines of sight from the pedestrian's perspective.

17.99.480 Multifamily housing standards.

The following standards apply to residential structures with three or more units, and to three or more single-family units that share common walls:

A. Design units to fit slope conditions.

Housing units shall be designed to fit natural slopes rather than forcing the slope to fit a particular building design. Units shall be designed with both uphill and downhill floor plans if the site involves significant slopes.

B. Avoid parking lots oriented to the street.

Parking lots and carports shall not be located in front of street-oriented units. Driveways are allowed, as are garages, but garages shall not be the dominant architectural feature.

C. Avoid dominant garages on multifamily or high-density housing.

Keep units from looking like garages or storage units. Give visual emphasis to human enclosure as opposed to vehicular enclosure. Create focal points in the design such as front porches, larger accent windows or windows in prominent gables which project forward of the garage door and draw attention above the garage door.

There is little in this design to draw the eye away from the garage door. The design lacks a residential emphasis.

Multifamily housing is typically designed with an internal orientation leaving fences or blank walls facing the public road. To better integrate multifamily housing into the community, it should be designed to relate to the street, thereby creating a more functional interface between public and private spaces. Its design should enable as many residents as possible to relate to the street without being funneled through a common driveway or access point. Finally, its design should reflect the site's natural topography.

D. Vary design on units or groups of units.

Emphasize individuality of units with variation of massing and/or details, e.g., a combination of trim, roof-lines, porch designs, reverse designs and color variation, particularly on street-oriented units.

E. Provide consistent architectural interest to all prominent facades.

All building facades prominently visible to public rights-of-way shall meet the following facade requirements:

1. Prominent facades shall not be blank walls.

2. Prominent facades shall reflect the same design and detailing which typify the building's front including roof design, window proportion, facade variation, and building materials.

3. Prominent facades on required street-facing units may not be concealed behind high walls or privacy fences. Lower fences and walls not exceeding three feet in height are acceptable.

4. Prominent facades shall conform to all general prominent facade requirements stated in GHMC 17.99.400.

17.99.490 Single-family and duplex housing standards.

The following standards apply to all single-family and duplex residential development outside the historic district. In order to deviate from minimum setback standards or maximum height standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review process.

The standards of subsection A of this section represent alternative ways to de-emphasize garages located in the front of houses and include incentive to locate garages behind houses.

A. De-emphasize garages.

De-emphasize garages by giving visual emphasis to design elements which reflect human activity and enclosure. Choose one of the following options:

1. LOCATE GARAGE BEHIND HOUSE

A garage may be located in the defined side and rear yards provided it conforms to the following criteria:

a. The garage is placed at least six feet behind the dwelling (a six-foot-wide breezeway (measured side-to- side) may connect the garage to the dwelling).

b. The garage is at least three feet from the side and rear property lines or three feet from an alley access easement.

c. The size of the garage does not exceed 24 by 24 feet.

d. The garage is no higher than 12 feet above the highest point of natural grade along the vehicular entrance side of the garage.

2. RECESS VEHICULAR ENTRANCES

At least 70 percent of the front walls of the dwelling that enclose the living area shall project at least six feet forward of the garage doors.

3. EMPHASIZE WINDOWS AND PORCHES

Provide windows above garage doors in gables, dormers, or other wall planes that are within two feet of the garage door wall planes, along with front porches which emphasize front entries. At least one window is required for every two garage bays. Each window shall have at least 10 square feet of glazing area.

4. INCREASE WINDOW AREA
Garage doors may be flush with the front walls of the dwelling if the front walls include window glazing area that is at least 50 percent of the total garage door area. Garages may project forward of the front walls of the dwelling if the front walls include window glazing area that is at least 70 percent of the total garage door area. (Garage door windows may not be included in the glazing area calculations.)

5. PLACE GARAGE ENTRY ON SIDE OF HOUSE.
In this context, garage doors may not face the street unless it is a side street on a corner lot. If the garage projects forward of the dwelling, the garage doors must be located on the side of the garage most distant from the entry to the dwelling.

6. GARAGE DOOR PLACEMENT
Place garage doors in locations that are not visible from the street providing access to the site.

B. Emphasize front entry.
Front porches can be used to emphasize the front entry. When there is no front porch or when a front porch is not an obvious or prominent feature of the dwelling design, the front door must be oriented so that it directly faces the street.

C. Determine allowable building height from any point within setback area.
Allowable building height may be measured from any point within defined setbacks; provided, that the point of measurement is within 50 feet of the building footprint (refer to zoning code for allowed height in specific zones).

D. Avoid visually looming wall planes.
No wall plane, excluding gable areas, may exceed a height of 22 feet above any point of finished grade. Additional wall plane area may be allowed (subject to maximum building height limits) only if it is stepped back at least eight feet from the lower wall plane, or if it is in a dormer that is stepped back from the lower wall plane. Step-backs from decks, balconies or other spaces not fully enclosed do not meet this step-back requirement. This requirement applies only to prominent facades.

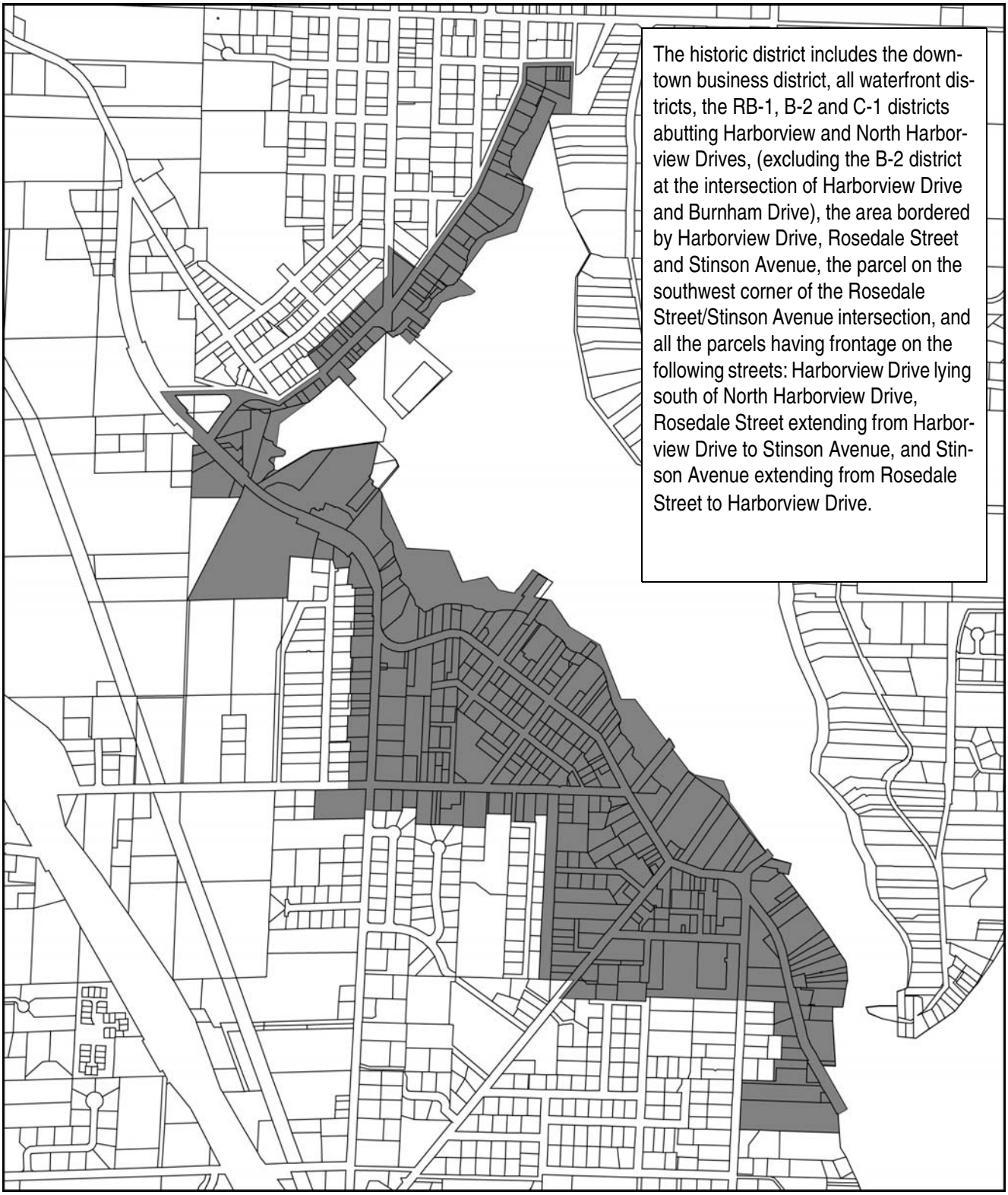
E. If applicable, conform to all parkway standards.
Single-family houses and duplexes on parcels having frontage on a designated parkway shall conform to all parkway standards in GHMC 17.99.110 through 17.99.140.

F. Conform to all building and outdoor lighting standards.
Single-family homes and duplexes shall comply with all outdoor lighting standards in GHMC 17.99.350.

G. Conform to all fencing standards.
Single-family and duplex development shall conform to all fencing standards defined in GHMC 17.99.340.

(Ord. 1194 § 46, 2010).

17.99.500 Historic district map.



17.99.510 Building massing and height – Historic district.

One of the most characteristic design features of Gig Harbor's historic area is the small scale and simple mass of the older homes. These structures are of modest widths, being deeper than they are wide, and include steep pitched roofs with the narrow ends of the roofs facing the street.

Historic homes are also characterized by front porches placed near the street. Garages are set back from the main structure so that the emphasis from the street is on human habitation rather than vehicular enclosure.

These elements of design have been reversed on many newer homes. Most homes built since the 1950s are characterized by horizontal dimensions with low-slung roof planes oriented to the road. The front porch has largely been replaced by front garages, with the garage often appearing larger than the house. These trends have significantly altered the visual character of the view basin and have decreased the width of view corridors between homes.

To preserve views and also to allow structures with basic historic proportions, the standards of this section shall be observed on all residential development within the historic district.

In order to deviate from minimum setback standards or maximum height standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review board process.

A. Incorporate characteristic roof lines and massing into residential structures.

Historic structures in Gig Harbor are characterized by similar roof lines and massing. All residential structures within the historic district must meet the following criteria:

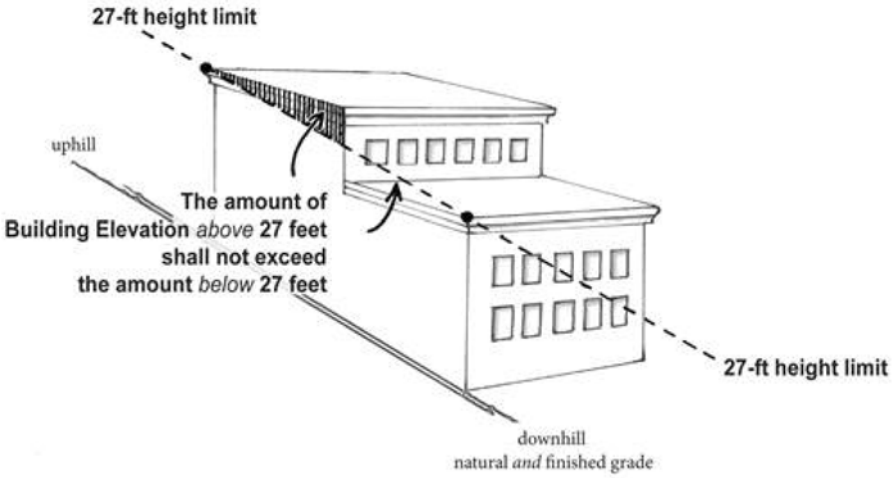
1. MINIMUM ROOF PITCH.
Roof pitches shall be minimum 6/12 and maximum 12/12 on all portions of the roof except for (a) shed dormers, (b) porches, (c) the lower pitched roof portion on a saltbox-style structure, and (d) steeples, bell towers, and similar accentuated structures.

2. MAXIMUM HEIGHT – DB ZONE SOUTH OF ROSEDALE STREET and THE PORTION OF THE WC ZONE ABUTTING THE DB ZONE.
A building shall not exceed 27 feet above natural and finished grade as measured from the building footprint except as allowed for stepped-down buildings as follows:

On sloped sites, the elevations of buildings may be stepped down and those stepped-down sections may exceed the 27-foot maximum; provided, that the uphill and downhill facades do not exceed 27 feet above natural and finished grade as measured from the building footprint and that the amount of elevation above 27 feet does not exceed the amount of elevation below 27 feet as shown in Figure A below. Safety rails surrounding rooftop patios or gardens that are stepped back from the most forward front face of perimeter cornice are not included in the elevation provided the safety rail meets the design requirements of balustrades in GHMC 17.99.545(B) and provides a minimum of 60 percent transparency.

The dominating end-gable and intersecting dormer on the side typify many historic homes in the Gig Harbor basin.

FIGURE A



3. MAXIMUM HEIGHT – ALL OTHER ZONES. Each residential lot is allowed a building height of up to 18 feet from any point within the buildable area and within 50 feet of the building's footprint; provided, that no portion of the structure exceeds 27 feet above natural and finished grade. In the Waterfront Millville (WM) zone, the point at which the 18-foot maximum is measured may be at the highest point within the lot along the street right-of-way. Additionally, one BASIC STRUCTURE measuring 25 feet wide by 40 feet deep by 27 feet high may be incorporated into the building design based upon the following criteria:

a. The height of the basic structure shall be measured from the lowest elevation point at the setback lines. Height shall be measured from natural grade.

b. The ridge of the basic structure shall be perpendicular to the shoreline or "point" to a significant view.

c. No structures other than chimneys shall extend beyond the area defined by the gable or hip, i.e., no structure shall extend above the common rafter extending from the top wall plate to the ridge unless it is within the underlying 18-foot height envelope.

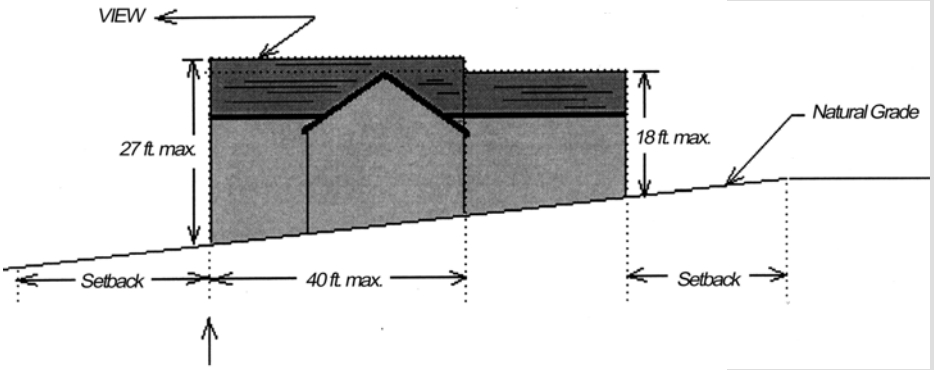
d. The minimum roof pitch is 8/12. Equal pitches are used on the remaining portion of the house.

e. A full-width front porch shall be included on the front side of the basic structure unit and windows on

the entire structure shall be true-divided light windows if a grid pattern is desired.

f. All other setback and height requirements are complied with.

The ridge line must point toward the direction of the view.



27-foot portion measured from lowest point of natural grade within setback area.

4. INTERSECTING GABLES OR DORMERS.

a. To avoid expansive roof planes, fascia boards may not exceed 35 feet in length without an intersecting gable, dormer or similar architectural element incorporated into the roof plane above the fascia board on pitched roofs.

b. The total width of all dormers, gables, and similar architectural elements shall not exceed 50 percent of the width of the roof plane on which those elements are located.

c. This requirement does not apply to BASIC STRUCTURES defined under subsection (A)(3) of this section.

The intersecting dormers and porch gable provide visual interest to this otherwise unbroken roof plane.

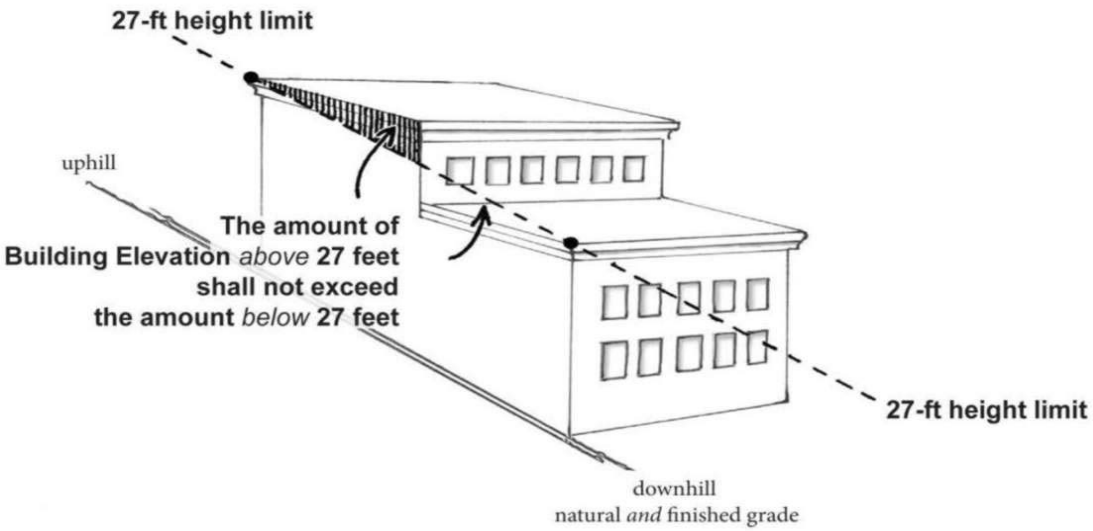
B. Conform to height standards for nonresidential structures.
Historic commercial structures were typically flat-roofed buildings with projecting cornices, sometimes with an extended parapet on the front. Pitched roof commercial buildings were also common. To allow similarly designed buildings, all nonresidential structures within the historic district shall conform to the following height and roof pitch standards:

1. DOWNTOWN BUILDING HEIGHTS
In the portion of the downtown business (DB) district south of Rosedale Street and the abutting portion of the waterfront commercial (WC) district, the building height limitations of this subsection (B)(1) apply as do the requirements of subsection (B)(5) of this section. In all other zones, the requirements of subsections (B)(2) through (5) of this section apply.

A building shall not exceed 27 feet above natural and finished grade as measured from the building footprint except as allowed for stepped-down buildings as follows:

On sloped sites, the elevations of buildings may be stepped down and those stepped-down sections may exceed the 27-foot maximum; provided, that the uphill and downhill facades do not exceed 27 feet above natural and finished grade as measured from the building footprint and that the amount of elevation above 27 feet does not exceed the amount of elevation below 27 feet as shown in Figure B below. Safety rails surrounding rooftop patios or gardens that are stepped back from the most forward front face of perimeter cornice are not included in the elevation, provided the safety rail meets the design requirements of balustrades in GHMC 17.99.545(B) and provides a minimum of 60 percent transparency.

FIGURE B



2. MAXIMUM UPHILL HEIGHT
No portion of a building shall exceed 16 feet for a flat-roofed building, or 18 feet for a pitched roof building, as measured from the highest point within the buildable area and within 50 feet of the building footprint.

3. MAXIMUM DOWNHILL HEIGHT
No building shall exceed a height of 24 feet as measured from finished grade at the lowest point of the building footprint, except that additional height is allowed for roof planes, gables and dormer windows, not to exceed the uphill height limits.

4. MAXIMUM HEIGHT ABOVE GRADE
Buildings may not exceed a height of 27 feet above natural and finished grade at any given point within the building footprint.

5. PITCHED ROOFS
Pitched roofs shall have a minimum roof pitch of 6/12 and a maximum pitch of 12/12 on all portions of the roof except for (a) shed dormers, (b) porches, (c) the lower pitched roof portions on a saltbox-style structure, which may all have lesser pitched roofs, and steeples and bell towers, which may have greater pitched roofs. The ridge of a pitched roof shall run perpendicular to (pointing

toward) the view of the bay as seen from the street nearest the front setback line of the subject site, unless the ridge is within the flat roof height limits.

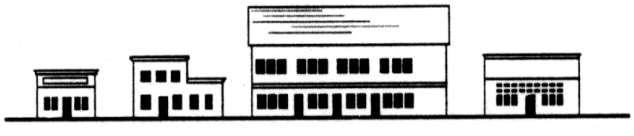
C. Avoid unusual or atypical roof forms on all structures.
A-frame, gambrel, curvilinear, domed and mansard-style roofs are not characteristic of Gig Harbor's historic architecture and are prohibited. Multiple gables or sheds over a single-mass structure forming a "sawtooth" design are also prohibited (see GHMC 17.99.380(E)).

D. Respect scale of adjacent structures.
To emphasize the visual pattern of the streetscape, structures shall be designed to reflect the width and height proportions of adjacent structures.

ACCEPTABLE

Although this building is large, it includes projections which are similar in height and scale to adjacent structures.

This large single-mass building is out of scale with adjacent structures.



UNACCEPTABLE

(Ord. 1307 § 69, 2014; Ord. 1284 § 2, 2014; Ord. 1275 § 3, 2013; Ord. 1268 § 3, 2013; Ord. 1194 § 46, 2010; Ord. 1173 § 1, 2009).

17.99.520 Garage and front entry – Historic district.

The following standards are applicable to all residential structures within the historic district:

A. De-emphasize residential garages.

De-emphasize the garage by giving visual emphasis to design elements which reflect human activity and enclosure. Choose one of the following options:

1. LOCATE GARAGE BEHIND THE HOUSE
The reduced setback provisions for garages in GHMC 17.99.320(C) may be applied.

2. RECESS VEHICULAR ENTRANCES
At least 70 percent of the front walls of the house that enclose living area shall project at least six feet forward of the garage door.

3. EMPHASIZE WINDOWS AND PORCHES
Provide windows above garage doors in gables, dormers, or other wall planes that are within two feet of the garage door wall plane, along with front porches which emphasize front entries. At least one window is required for every one or two garage bays. Each window shall have at least 10 square feet of glazing area.

4. INCREASE WINDOW AREA
Garage doors may be flush with the front walls of the house if the front walls include glazing area that is at least 50 percent of the total garage door area. Garages may project forward of the front walls of the house if the front walls include window glazing area that is at least 70 percent of the total garage door area. (Garage door windows may not be included in the glazing area calculations.)

5. PLACE GARAGE ENTRY ON SIDE OF HOUSE
In this context, garage doors may not face the street unless it is a side street on a corner lot. If the garage projects forward of the house, the garage doors must be located on the side of the garage most distant from the front entry to the house.

6. GARAGE DOOR PLACEMENT
Place garage doors in locations not visible from the street providing access to the site.

Emphasize the concept of human enclosure rather than vehicular enclosure in building designs by giving visual emphasis to windows and front entries.

B. Emphasize front entry.

Front porches can be used to emphasize the front entry. When there is no front porch or when a front porch is not an obvious or prominent feature of the house design, the front door must be oriented so that it directly faces the street.

The front porch provides an inviting appearance to this house design by giving emphasis to its entrance.

C. Respect scale of adjacent structures.

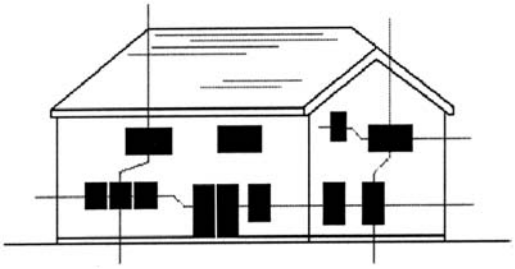
To emphasize the visual pattern of the streetscape, structures shall be designed to reflect the width and height proportions of adjacent structures.

17.99.530 Window design – Historic district.

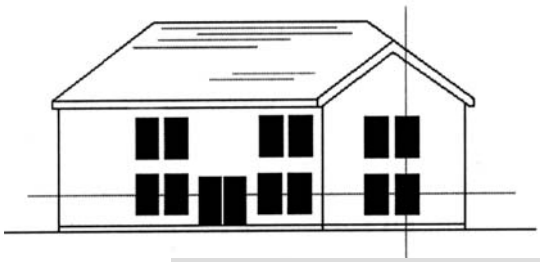
The following standards are applicable to all development within the historic district:

A. Maintain balance in the placement of windows.

To the extent possible, multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane. Single grouped windows on a wall plane shall relate to other architectural features such as roof forms, doors, or facade projections.



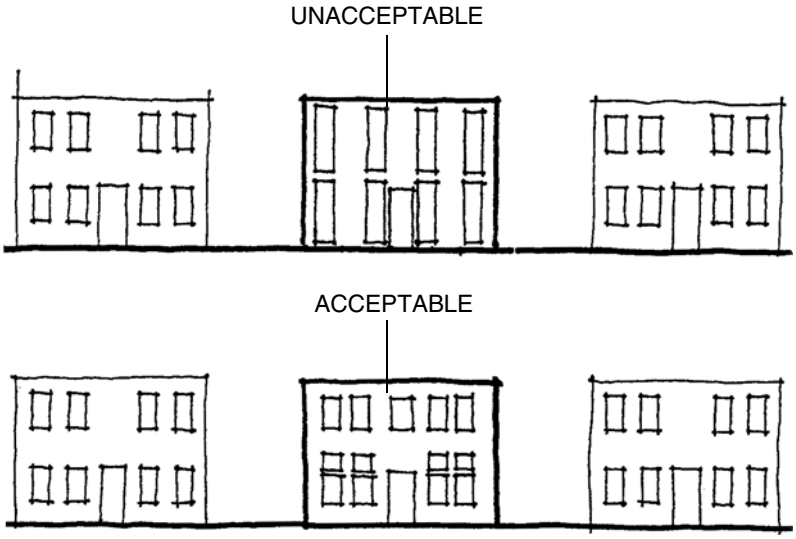
The scattered and haphazard arrangement of windows on this facade results in poor balance in the overall building design.



The careful alignment of windows provides visual balance to this facade. Notice that it is not always necessary to center windows on a wall plane. Usually, however, noncentered windows look better below a hip than below a gable.

B. Conform to solid/void ratio requirements.

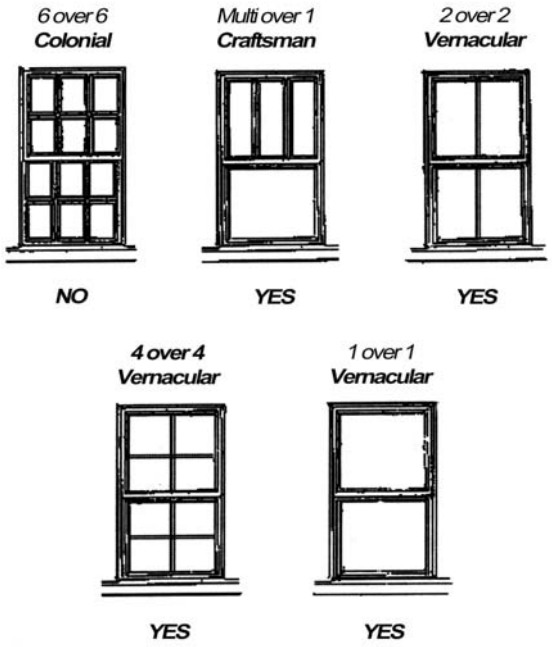
Generally, windows and doors shall constitute 25 to 30 percent of prominent facade wall planes. In situations where this is not practical, the masonry facade option described in GHMC 17.99.420(B) may be considered.



Referring to the pattern and organization of windows on existing structures can acheive a higher level of compatibility.

C. Use window muntins representative of Gig Harbor's historic structures.

Small-paned colonial windows are not indigenous to Northwest architecture and are prohibited in the historic district. Acceptable window patterns for single- or double-hung windows include one-over-one, two-over-two, or four-over-four. Multiple-paned sashes over single-paned sashes are also appropriate. Similar grid patterns may be used on casement, slider or fixed-sash windows. On structures built prior to 1950, windows must be true divided light windows. On all other structures, artificial muntins may be used, provided they are the wider contoured grids as opposed to the narrow flat grids. Single-paned sashes without muntins (e.g., one-over-one) are always appropriate and are preferred over the use of artificial grids – particularly if window sections are divided by mullions of two inches or more.



The grid patterns shown are typical of double-hung windows. Similar grid sizes and patterns are appropriate on larger fixed or casement windows.

D. Use double-hung, casement, or fixed windows.
Most structures representative of Gig Harbor's historic commercial development used fixed windows on the first level of commercial buildings and double-hung windows on second floors. Similar window placements are encouraged on new construction. If a double-hung window is not practical and an operable window is required, casement windows are acceptable, as are hopper windows combined with fixed sashes of vertical proportions. Sliding windows may only be used if egress requirements cannot be met with other acceptable window types. If slider windows are used, they must include horizontal mullions in their center to give the look of paired double-hung windows.

E. Develop and maintain vertical window pattern.
Window patterns shall be characterized by vertical proportions. Individual windows shall be no more squat than square and no more tall than three square. This requirement may be waived on portions of a building where function or building mass does not accommodate vertical windows.

F. Group vertical windows for wider openings.
On wide window areas, single windows with vertical proportions may be grouped to cover a wide space, not to exceed three windows in a single group. Multiple groupings shall be divided by a minimum 12-inch pillar.

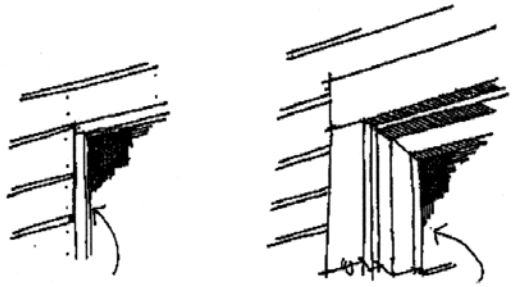
G. Consider storefront transom windows.
Square or near square window sections may be used for ground floor storefronts if they are combined with transom windows across the top or are divided across the top to provide a transom window appearance.

Transom-style windows above larger storefront windows are appropriate.

H. Orient retail windows to the street.
Maintain interest at the street level in nonresidential buildings that abut the street by including retail or restaurant storefront windows on facades facing the street. All nonresidential structures and sites in the historic district must be designed to accommodate retail uses at the street level regardless of their initially intended use.

I. Use irregular-shaped windows sparingly.
Windows must be generally rectangular in their configuration. Circular, elliptical, octagonal, triangular, or trapezoid windows should be limited to accent windows and shall not be the prominent window form. Arched windows with vertical proportions are acceptable, but shall be limited to second level windows only. Palladian-style windows must also be used sparingly, i.e., as a single focal point in the building design.

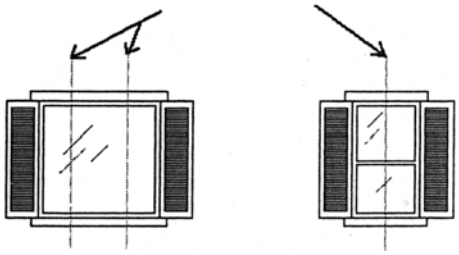
J. Use windows with traditional frame depth and shadow lines.
Window sashes and frames shall have cross-dimensions similar to traditional wood window sashes and frames.



UNACCEPTABLE ACCEPTABLE

K. Wrap windows in a traditional manner.
To provide additional detail and dimension to the window design, all windows on prominent facades shall be wrapped with minimum five-fourths-by-four-inch trim. Projecting windowsills and aprons are encouraged. This requirement does not apply to windows surrounded by masonry siding.

Point of shutter



NO YES

L. Consider width of window when selecting shutters.
Shutters must closely approximate the width of the windows to which they are attached, either in pairs or singly.

M. Reflective glass is prohibited.

Use Palladian-style window sparingly.

The window frame illustrated to the far left is too thin and provides no definition. The substantial cross section of the frame and sash shown next to it creates interesting shadow lines that will add interest to the building facade. Notice the window wrapping also.

17.99.540 Siding and trim – Historic district.
The following standards apply to all development within the historic district:

Use siding materials that convey the same visual qualities as wood, brick, stone, stacked masonry or (in limited application) other unspecified materials.
Siding materials are limited to horizontal lap siding (of any lap design) made of wood or cement-like materials; shingles made of cedar or of cement-like materials; board and batten (or panels with similarly spaced battens); brick; stone (real or cultured); nonscored, split-faced or ground-faced block (CMU); stucco on single-family homes. Stucco, tile, terra-cotta, concrete, spandrel glass, sheet siding (e.g., T1-11), corrugated metal panels and smooth-faced or scored concrete block may be used as accent materials, not to exceed 20 percent of any given facade. Standing seam metal siding with separately attached battens (with proportions similar to board and batten siding) may be used in gables only, or on up to 20 percent of any given facade.

(Ord. 1302 § 1, 2014; Ord. 1194 § 46, 2010).

Siding materials such as brick, stone or wood reflect human handicraft and provide texture to building exteriors. Materials for new construction and remodeling must convey similar visual qualities.

17.99.545 Railings – Historic district.

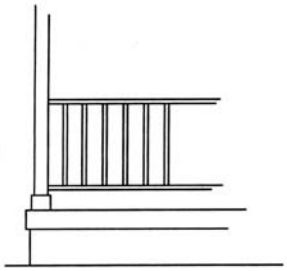
The following standards shall apply to all development within the historic district. All overwater piers, docks and gangways are exempt from the requirements of this section.

A. Use historically appropriate railing design for all structures either listed or eligible for listing on the city's Register of Historic Places.

1. The railing design for all structures on the city's Register of Historic Places or eligible for listing on the register based on its architecture (refer to GHMC 17.97.040(A) and (A)(2), (3), (4), (7), (10) and (11)) shall be one of the following options:

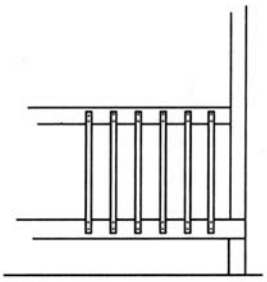
a. Railing design shall include both an upper and lower rail with turnings or nominal two-inch balusters, vertically installed. The balusters shall be connected to a top and bottom rail in a traditional manner, i.e., the balusters shall join at their top and bottom as opposed to contemporary-style connections. Face connections may occur on the back side of the rail if, from the front side, a traditional appearance is maintained.

ACCEPTABLE



Traditional balustrade with top and bottom rail.

UNACCEPTABLE



Contemporary balustrade face nailed with no bottom rail.

b. Solid panel-style railing systems provided they are capped with a traditional, reduced scale railing consisting of a top rail. Clear glass and wire mesh-style panels are prohibited.

c. In waterfront zones, horizontal cable may be used in lieu of vertical balusters; provided, that the railing design include top and bottom rails supported by spaced vertical posts with caps.

d. Rails, posts, and caps shall have the appearance and dimensions of standard lumber products.

2. In all cases, compatibility of design shall be utilized on any one level of a residential or nonresidential structure. Hand railings utilized on stairways providing ingress and egress from decks and porches shall be designed to be compatible with the railing design of the decks and porches.

The following standards shall apply to all other development within the historic district:

B. Use architecturally appropriate quality design for those structures that are either not listed or not eligible for listing on the city's Register of Historic Places.

1. The railing design for all structures not on the city's Register of Historic Places or not eligible for listing on the register shall be one of the following options:

a. Any railing design permitted by subsections subsections (A)(1)(a) through (c) of this section, except that rails, posts, and caps do not need to have the appearance and dimensions of standard lumber products.

b. Clear glass panels are permitted with or without a top and bottom rail.

c. Horizontal cable may be used in lieu of vertical balusters with or without a top and bottom rail.

2. In all cases, compatibility of design shall be utilized on any one level of a residential or nonresidential structure. Hand railings utilized on stairways providing ingress and egress from decks and porches shall be designed to be compatible with the railing design of the decks and porches. Wire mesh-style panels are prohibited.

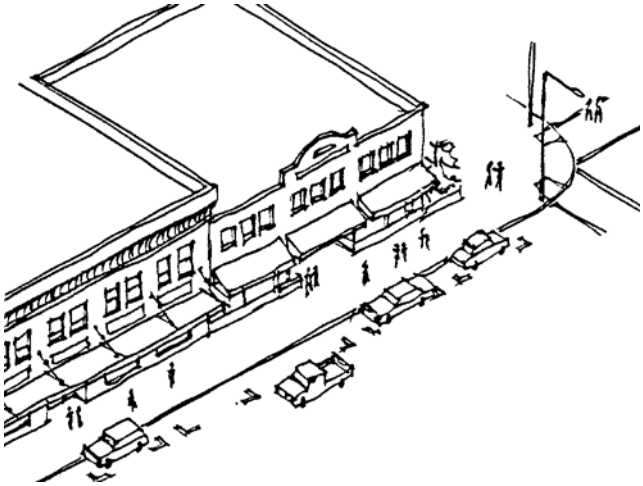
(Ord. 1302 §§ 2, 3, 2014).

17.99.550 Awning design – Historic district.

The following standards apply to all nonresidential and multifamily development within the historic district:

A. Align bottom edge of awnings.

Maintain horizontal alignment of historic district storefronts by aligning the bottom edge of awnings, canopies or marquees with those on adjacent structures. Along sloping streets, maintain the average height of adjacent awnings.

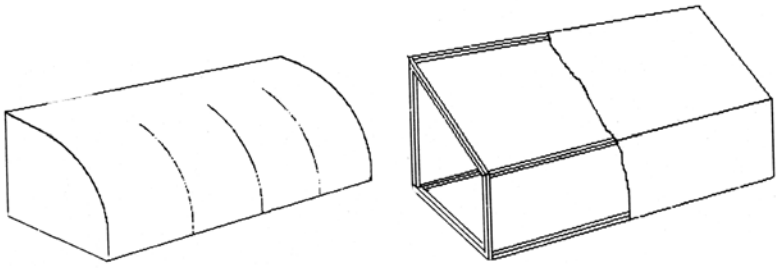


Traditional shed awnings are an appropriate "fit" for the window openings on this buiding. The awnings complement the facade without overpowering it.

B. Choose awning design appropriate to building style.

Awnings, canopies and marquees may not obscure architectural details of the facade. Awnings shall be either a traditional "shed" design or rounded design for arched windows. Bowed awnings, wedge-shaped awnings with wide, solid-framed valances and back-lit awnings with translucent materials do not reflect the character of the historic district and are not permitted.

UNACCEPTABLE



These awnings do not maintain the proportions of the more traditional shed awnings and are considered inappropriate in the historic district.

17.99.560 Roofing materials – Historic district.

The following roofing standards are applicable to all development within the historic district:

A. Use roof materials which provide texture and shadow lines.
Cedar shingles, architectural-grade asphalt shingles, tile, slate, and standing seam metal roofs are allowed. Other roofing materials are prohibited except on roofs having slopes less than 1/12.

B. Avoid bright-colored or reflective roofing materials.
Limit roofing colors to darker earth tone and forest colors. Forest greens, charcoal or medium grays and dark clay colors are allowed. Do not use clay colors that look red or purplish in sunlight.

Views of roofs from the ground and territorial roofscape views are an important element in the visual quality of the historic district.

17.99.570 Colors – Historic district.

The following color regulations apply to all structures in the historic districts. The planning staff and/or the design review board can provide guidance on selecting colors that will conform to the following criteria:

A. Keep field colors subdued.

Field or base colors (the main color of exterior walls) are limited to the more subtle earthtone colors. White, soft sands, grays, light pastels and deep, rich clay colors are appropriate field colors.

B. Avoid bold or bright trim colors.

Trim colors (fascia, cornice, window and door trim, kick panels, etc.) may contrast to complement the field color but shall not be bright or bold. A lighter or darker shade of the field color is always an appropriate trim color, as is white. When using a contrasting trim color, bright or primary colors are prohibited.

C. Limit bright colors to finer architectural details.

Accent colors can generally be brighter than field or trim colors. Accent colors should be used with restraint. Appropriate areas for accent colors are those details that might otherwise go unnoticed such as moldings or molding indentations, medallions,and shadow lines of windows and door frames. Doors are also an appropriate location for accent colors.

D. Avoid painting factory colors of stone and brick.

Stone and brick provide naturally durable colors and finishes that would be lost or damaged if painted. Painting or staining of stone and brick is prohibited.

The historic district is the only area of the city where color is regulated on single-family housing.

17.99.580 Preservation of historic structures.

The following standards apply to all structures built prior to 1950:

A. Consider design review board review of historic structure remodels.

It is strongly recommended that major remodeling proposals of historic structures be reviewed by the DRB. The DRB may be able to provide design solutions which preserve the historic integrity of a building while meeting the contemporary needs of its owner.

B. Preserve integrity of original structure's form.

Historic structures may not be "buried" behind additions and alterations. Additions to historic buildings must be stepped back from the original structure facade so that the original design remains prominent and discernible.

C. Maintain original window pattern and design.

The spacing, proportion and design of the building's original windows must be maintained and be incorporated into remodels and additions. Smaller windows may, on a limited basis, be replaced by larger windows if the muntins and mullions of the larger windows reflect the vertical proportions of historic windows. Windows divided with muntins must be true divided light windows.

D. Maintain prominent and characteristic design features of original building.

Architectural features such as front porches or bay windows which are strong or prominent features of a building's original design must be maintained. Design features which characterize a particular building period or design, such as knee braces and other craftsman design trademarks, must be maintained on the original structure.

E. Continue original building's siding and trim materials onto remodels and additions.

Building additions and remodels shall use the same or very similar types of siding and trim materials as originally found on the existing structure, except that brick or stone may be combined with wood siding.

Historic structures in the historic district of Gig Harbor make a significant and important contribution to the visual character of the harbor basin.

The standards of this section promote the preservation, renovation, restoration and adaptive reuse of Gig Harbor's historic structures and waterfront neighborhoods.

City of Larkspur

Planning Department

Design Guidelines and Submittal Requirements for Single Family Dwellings

April 2008

Table of Contents

Layout and illustrations: Tom Camara Graphics, Mill Valley, CA

SECTION I
Introduction

A primary land use goal of the Larkspur General Plan is to maintain existing neighborhood scale by limiting visual bulk of houses so that they fit in with neighboring homes and the physical setting. Further, each of Larkspur's neighborhoods has a distinct character, which derives from its period of development and/or natural setting, and each individual design proposal should be compatible with and reflect the scale and streetscape of the existing neighborhood in which it is proposed.

These guidelines are provided to assist applicants, staff and the Planning Commission in retaining and enhancing the special qualities of Larkspur's varied neighborhoods. Design Review enables the City to evaluate project proposals to ensure that the design and scale of the addition(s) or new structure are consistent with the patterns of development already established within the City's residential areas.

A. Applicability

These guidelines are provided to assist all applicants planning to construct within the City of Larkspur. Refer to Appendix 1 of these Guidelines or to Larkspur Municipal Code (LMC) Section 18.64.020, for a complete list of projects requiring review by the Planning Commission or the Zoning Administrator.

B. Purpose

Chapter 18 of the LMC governs such design aspects as floor area ratios (FAR), building height, and setbacks. Within the zoning limitations, however, there are many possible ways to design a new house, an addition, or a remodel of an existing house, and these design guidelines are intended to:

1. Provide a guide for the homeowner, architect, designer, developer, and builder to encourage projects that are compatible in size and design with the natural landscape and the surrounding neighborhood, and which will retain the community character of Larkspur's neighborhoods.
2. Provide a consistent foundation from which the public, City staff, and the Planning Commission and City Council can evaluate a project.
3. Ensure the preservation, protection and enhancement of the City's historical, architectural, and aesthetic resources.
4. Encourage thoughtful planning and design that respects the privacy of neighbors.
5. Assist in streamlining the development review process by more clearly communicating community expectations to applicants.

C. Submittal Requirements

The submittal of accurate and complete drawings, along with adequate photographs of the site and surrounding neighborhood, is extremely important to the understanding of any project proposal. Inaccurate and incomplete materials will invariably lead to delays in the review process. The minimum submittal requirements are outlined below; additional information may be required depending on the application.

- Application-completed & signed by applicant & property owner. (Note: property owner may be different from applicant.)
- Deposit or fee as established by resolution of the Council.
- Statement of required findings under the Design Review ordinance- (Section 18.64.055, Larkspur Municipal Code [LMC]) describing how the application satisfies these findings. (See Appendix 2 for the Design Review Findings.)
- Green Building Certification Form demonstrating how the application satisfies Chapter 18.17 of the LMC.

- Three (3) sets of plans (up to an additional 8 plans will be required when the application is deemed complete) including the following:
  - ◊ Location map –showing the general location of the parcel & the addresses of adjacent properties.
  - ◊ Topographic & Boundary Survey- including calculations for the average slope of the property per LMC Section 18.34.030.
  - ◊ Site Plan shall–
    a. Be drawn to scale & dimensioned.
    b. Have a graphic bar scale, a statement of scale, a north arrow, title block & date.
    c. Include parcel area calculations & applicable zoning requirements.
    d. Show all treated portions of the lot (e.g., walkways, stairs, pools, hot tubs, patios, decks & paved driveways etc.), the main structure & any accessory structures on the site. Include labels identifying the improvement and distinguishing existing and new (proposed) construction.
    e. Show adjacent building walls of neighboring structures along abutting lot lines.
    f. Depict any existing and proposed landscaping.
    g. Show existing and proposed setbacks.
- Building Floor Plans and Sections – showing existing floor area & proposed floor area at 1'=1/4" scale. Both shall be dimensioned at exterior walls.
- Architectural Elevations- showing existing and proposed materials & colors at 1/4" = 1' scale, typical building details affecting exterior appearance (e.g., window sills and jambs), and building heights.
- Roof Plan (existing and proposed).
- Table listing existing & proposed: floor area (including garages, carports, and covered porches) broken down by story level and total floor area, floor area ratio (FAR), lot coverage, lot area, average slope, and natural state. Note: see definition of "Gross Floor Area," Story," "Height" & "Enclosed Structure" in Chapter 18.08 "Definitions" in the LMC.
- Story Pole Plan- see Story Pole Requirements handout.
- Demolition Plan- indicating walls to be removed, walls to remain & new walls.
- Elevation photographs of all other homes along both sides of the parcel's block face or within a reasonable distance keyed to an Assessor's Parcel Map.
- Composite, to-scale drawing of proposed front elevations and those of the existing homes on either side.
- Photographs taken in the direction of immediately adjacent homes to the side and rear of the parcel.

D. Community Expectations

Design review involves a balancing of the needs and expectations of the applicant with those of the surrounding neighbors, many of whom have likely lived in the neighborhood for many years, have made substantial investments in their homes, and have developed an understandable attachment to the surrounding visual qualities that comprise their neighborhood. The first step expected of any applicant is that they attempt to see the neighborhood as the current residents see it and to understand the architectural and natural elements that are important in determining and maintaining the unique character and scale of that neighborhood. The applicant is encouraged to meet with neighbors about their design plans during the preliminary design stages so that potential problems and issues might be resolved early on.

Applicants should also meet with City Planning Department staff to acquire information about the City's development standards and requirements. Once a preliminary design proposal has been prepared, the applicant is encouraged to again meet with staff to determine if there are any immediately apparent problems with the design.

The importance of retaining the community character of Larkspur's neighborhoods is clearly described in the Larkspur General Plan Community Character Element. Larkspur's neighborhoods vary significantly from the older tracts of Baltimore Park and Heather Gardens, to the densely wooded areas of Murray Park and Madrone Canyon and its surroundings, to the relatively newer developments on Palm Hill, in Greenbrae and along Doherty Drive. A description of Larkspur's neighborhoods can be found in Appendix B of the Larkspur General Plan (also included as Appendix 3 to these Design Guidelines) and in the book entitled *Larkspur Past & Present,* published by the Larkspur Heritage Committee.

The natural setting, the pattern of lot subdivision, and the dominant period of development establish the defining characteristics of each of Larkspur's neighborhoods. Neighborhood character is often apparent through observable patterns, such as:

- front yard setbacks, fencing and landscaping
- garage location, size and treatment
- roof types, orientation, slopes, eave heights, and over hangs,
- building heights,
- second floor size and placement
- entry treatment and scale
- exterior wall complexity
- window types, size, and proportions
- exterior building materials

The community expects to see new development respect the qualities that make the neighborhood unique and to see care taken in the siting and design of new homes and additions. Though new homes tend to be larger than the older vintage homes of the neighborhood they should be designed so as not to overwhelm the neighborhood or be at great odds with the scale and bulk of other nearby homes. The fact that one or more homes of a different scale and character have been constructed in the past, often before design review, does not negate the need and desirability of relating new homes to the majority of homes nearby. Further, where streetscape components are similar or compatible in appearance, they contribute to and provide a cohesive sense of neighborhood character. These features should not necessarily be copied but should be respected to avoid new construction that detracts from the neighborhood.

NEIGHBORHOOD CHARACTER

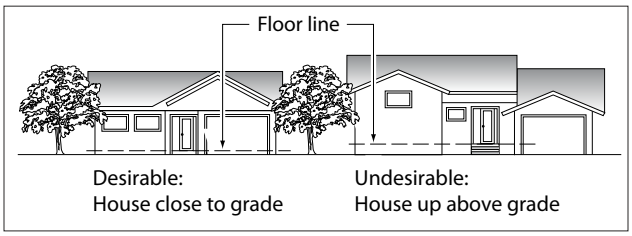
Design Goals

1. Complement the existing scale, massing, and orientation of homes in the neighborhood.
2. Create and maintain a pedestrian friendly environment that respects the architectural and natural character of existing developed neighborhoods.

Design Guidelines

- Incorporate historic and natural features of the neighborhood with an emphasis on pedestrian friendly design.
- Incorporate architectural details (e.g., roof forms, siding materials, doors, etc.) of homes located on or near the project that reflect the scale and pattern in the neighborhood.

- Incorporate finished floor heights typical of that seen in the neighborhood (except where flood elevations may require a higher floor elevation).



- Step down and minimize building height toward the street and neighboring smaller structures.
- Avoid removal of mature or native trees. See Chapter 12.16 of the Larkspur Municipal Code regarding heritage trees.
- Preserve and incorporate natural features, such as creeks, rock out-croppings or groves of trees into the site design.
- Enhance the identity of the neighborhood with landscaping; minimize paving.
- Planting of street trees is encouraged.

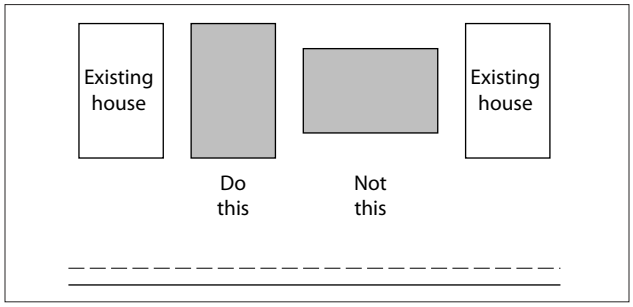
STREETSCAPE

Design Goals

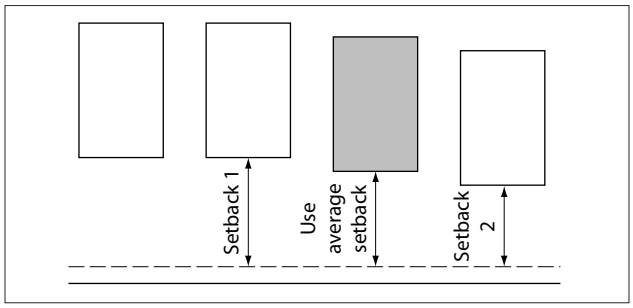
1. Develop projects that are sensitive to significant existing neighborhood patterns and/or characteristics.
2. Create a pleasant environment for everyone living in or passing through the neighborhood.
3. Create streetscapes with defined and enhanced front entrances where paving is minimized and landscaping is maximized.

Design Guidelines

- Front yards, particularly the interface between the property and the street edge, should emulate the neighborhood pattern and create a pleasant environment for everyone, from property owners to passers-by.



Relate building orientation to those of adjacent homes



Relate building setbacks to those of adjacent homes

- Existing patterns of setbacks, building orientations, fencing, and landscaping should be recognized and appropriately incorporated into any proposed design.
- Do not exceed the building facade width of a typical residential structure on adjacent lots.
- On a large lot, express facades as multiples of typical facade widths.
- Plant low shrubs and flowers, where necessary, to maintain visibility and safety for pedestrians and cars.
- Front entrances should be enhanced and defined as seen from the street.
- To the extent practicable, incorporate landscaped pathways to the main entry from the public right-of-way rather than just directly from the driveway.
- Consider use of decorative gates, trellises with climbing vines, or low hedges with openings to express a sense of “welcome.”
- Plan the location of the driveway and curb cuts to avoid existing street trees and maximize available on-street parking.
- In traditionally developed neighborhoods, design and locate garages consistent with the prevalent neighborhood pattern.
- Place significant additions at the rear of the house or at the side, if setbacks allow.

SECTION III
Site Conditions and Planning

Construction on sloping land should be designed to work with the site's natural features, such as topography, vegetation, drainage, soil conditions, and vistas. Further, slope conditions can exaggerate height, bulk and mass; hence, new construction on sloping land should relate to existing landforms in order to minimize the building's mass and bulk (e.g., step with the slope) and its impact on the natural environment, particularly drainage on- and off-site. Insensitive development of a hillside site can negatively impact not only the project site, but also surrounding properties, particularly those located downhill and in the flatlands of the community. Refer to LMC Chapter 18.34 for regulations regarding slope and hillside development.

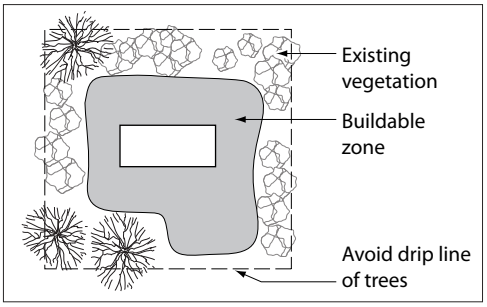
Design Goals

1. Preserve, protect, and restore significant site features in their natural state.
2. Locate improvements on the least sensitive areas of a site to avoid impacts on unique areas such as topographic (e.g., ridgelines) and hydrological resources (e.g., drainage channels).
3. Minimize grading and blend structures into their natural surroundings.
4. Accomodate existing and new drainage flows and patterns so adjacent and downhill properties as well as the project site are not impacted.

Design Guidelines

Vegetation and Landscaping

- Preserve and incorporate natural features, such as mature trees, natural vegetation, streams and rock outcroppings, into landscape designs.



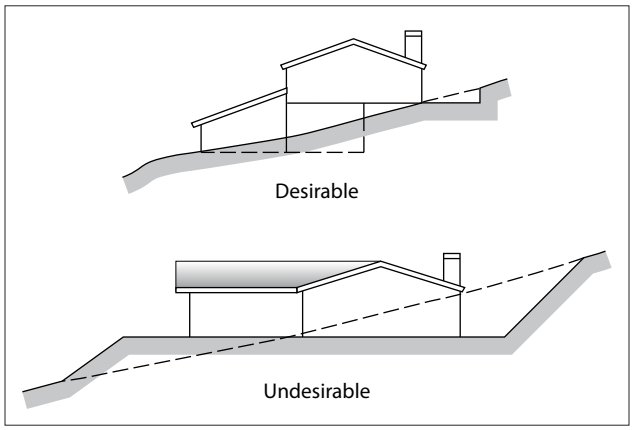
- Retain both young and heritage natives (e.g. oak, madrone, laurel, and redwood) wherever possible.
- Plant primarily native or adapted, drought resistant, and fire resistant plant species in new or replacement landscaping.
- Integrate vegetation and landscaping with fence and wall designs.

Drainage

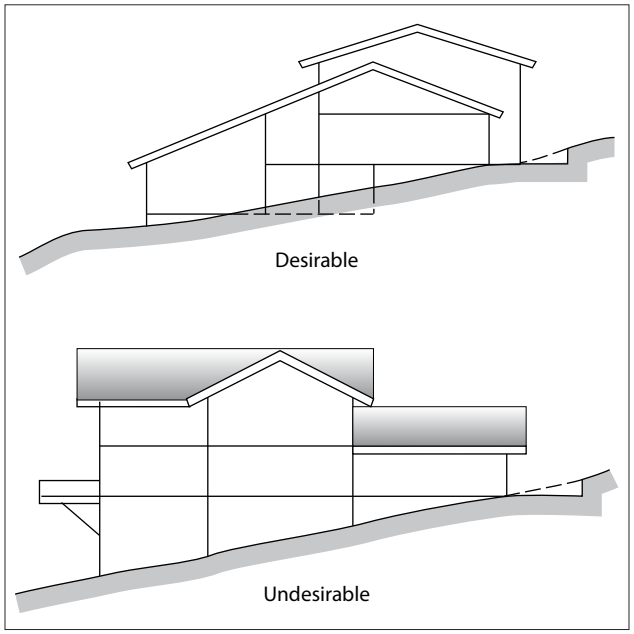
- Determine existing flow amounts and drainage patterns of a site at the beginning of the planning stages.
- Minimize paved and other impervious surfaces.
- Accommodate existing and new drainage patterns and flow that may result from the project.
- Preserve natural drainage courses as close as possible to their natural location and appearance.
- Design above ground drainage systems to serve as a water quality protection feature and work into the natural landforms and land uses as a major design element.
- Collect and convey stormwater from building roofs to a comprehensive site drainage system, which may include on-site dispersion.

Grading

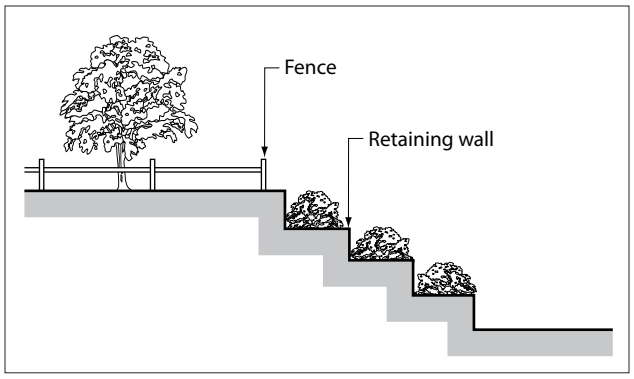
- Minimize grading and balance cut and fill.



- Avoid grading near all perimeter property lines.
- Design any grading plan in such a way as to protect natural features and blend visually with the site and adjacent properties.
- Step structures with the natural terrain.
- Design lower floors to be near grade.



- Minimize and balance cut and fill volumes.
- Avoid building in areas with excessive slope, soil with poor bearing capacity, high slide potential, or other hazards.
- Minimize graded pads for outdoor recreation areas. Development that necessitates grading of pads for yards, tennis courts, and swimming pools is generally considered inappropriate on hillside lots.
- Avoid expansive retaining walls and, where a high retaining wall is necessary, break the wall into terraces to reduce the overall height of a single wall.
- Design terracing with small incremental steps that conform to the natural hillside profile as much as possible.



- Locate garages and parking areas so as to minimize grading for driveways.

SECTION IV
House Design

The scale, roof form, and shape of new construction should be compatible with existing houses along the street and block. It should respect the neighborhood context with richness in texture, patterns and design elements found in traditional neighborhoods.

In terms of remodels and additions, it is often not feasible or desirable to expand the first floor of a dwelling in a neighborhood of single-story homes, and a second story is required. A second story addition that is stepped back from the front and sides of the lower floor makes the house appear smaller as seen from the street. Reductions in overall scale and height help a second story addition fit the neighborhood scale in a single-story neighborhood.

Design Goals

1. Design new homes and additions that meet the needs of the applicants and are in character with the neighborhood.
2. Minimize impacts of new homes and additions, particularly two-story homes and second story additions, on adjacent properties.
3. Do not impact prominent scenic views from significant living spaces in nearby homes.
4. Historic resources are preserved.

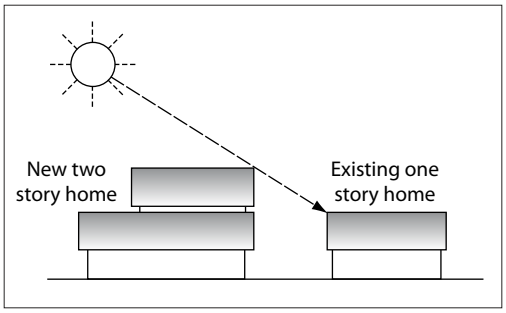
Design Guidelines

Garages

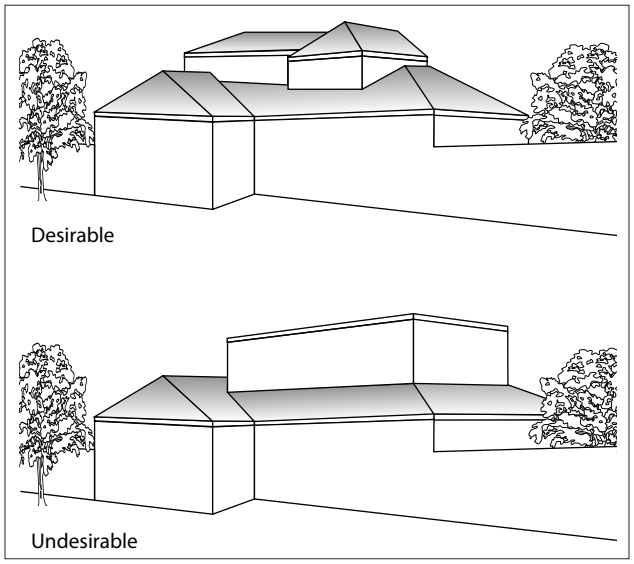
- Express multiple stall garages as single separate entities.
- Recess garage doors from the face of walls as much as possible when doors face a street.

Second Stories

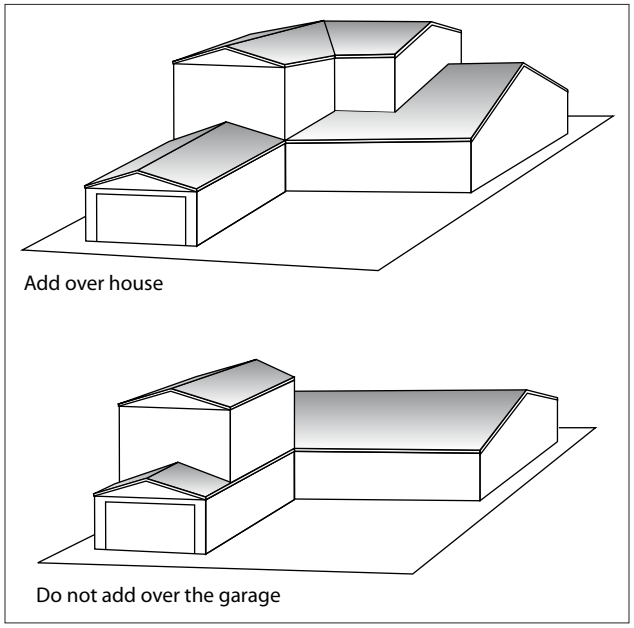
- Minimize areas of maximum height.
- Incorporate upper level setbacks into the design of the home to maintain adequate space, light and a sense of openness for all neighbors.



- Build a second story "within" the overall roof form and use dormers or bay projections as appropriate.



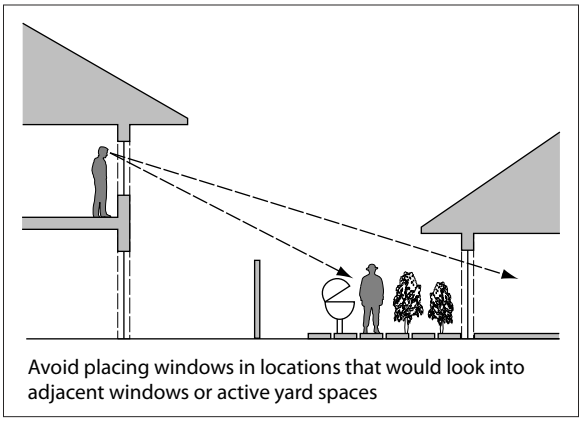
- Proportion second story additions to harmonize with the existing scale of the house. Moving a second story to the rear can help to make a house have more of a one-story appearance.



- Locate additions over the main living area of the house, not over the garage.
- Design second stories subordinate in scale so as not to project or overhang the first floor footprint.
- In two-story designs, use more than one material or color change on an elevation to help break up the vertical mass.
- Avoid long, flat wall planes along the entire side of a house.
- Avoid massive, tall chimneys.

Privacy and Views

- Stagger or alternate windows, or use clerestory windows, to prevent looking straight into a back yard or across into a neighboring room of an adjacent home.



- Avoid impacting a neighbor's prominent scenic view, but where it cannot be avoided, the design should not result in a significant and unreasonable loss of a neighbor's prominent scenic view.

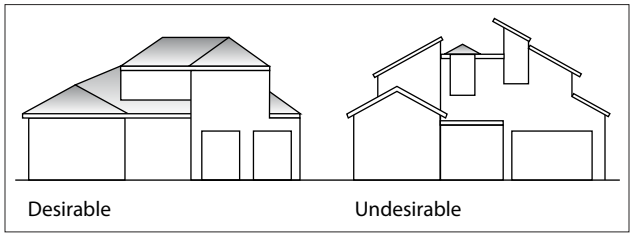
Lighting

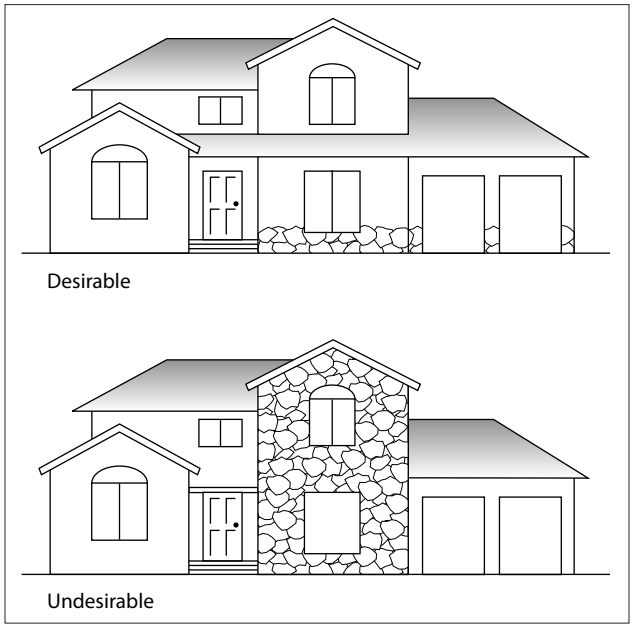
- Direct exterior lighting downward and arrange to illuminate only your own property.
- Avoid glare onto neighboring properties and the street.
- Run exterior lighting at nighttime only; motion sensors are encouraged.

SECTION IV
House Design

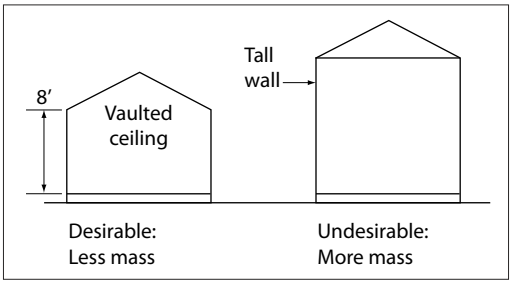
Roof Design/Massing

- Follow background topography with roof slopes.
- Design new roof slopes consistent or compatible with the existing roof slopes.
- Avoid multiple roof angles, types, or slopes as they create a disjointed and chaotic appearance.





- Design vaulted ceiling rather than high exterior walls.



Materials and Finishes

- Incorporate materials and finishes on an addition or remodel consistent and continuous with the original house.
- Consider using lighter looking materials on second story and avoid using heavy looking materials.
- Incorporate quality materials/finishes, examples include natural materials such as adobe, slump block, brick, stone, stucco, wood, and clay tile roofs. With the proper design, attractive oxidized finished metals, such as copper, zinc, or weathering steel, may be used.

Historic Resources

- Maintain the historic integrity of the existing structure in the design of any additions or alterations to historic structures.
- Design additions to complement the historic character of the buildings.

SECTION V
Green Building and Universal Design

GREEN BUILDING

Green Building happens when development, including demolition, construction, and renovation, occurs in a manner that minimizes negative impacts on the community and the natural environment and creates a healthy environment for occupants. There are four fundamental objectives to Green Building: (1) conserve natural resources, (2) use energy wisely, (3) improve indoor air quality, and (4) plan for livable communities.

These Guidelines promote the use of green building measures into new residential construction and substantial remodels. Some sample strategies are provided below.

Design Goals

1. Maximize use of renewable energy resources for heating, cooling, and lighting.
2. Maximize conservation of energy and water.
3. Use building materials that reduce the consumption of nonrenewable resources and improve air quality.

Design Guidelines

The following guidelines are examples of green building techniques that relate to the home layout and siting. Refer to the City's Green Building information sheets and checklist for a more complete listing of Green Building home construction techniques.

- Orient the house on an east-west axis, if practical.
- Locate the most used living areas on the south side of the house.
- Locate the majority of the windows on the south elevation, limit windows on the west elevation and do not block morning/east sun exposure.
- Provide overhangs or awnings on south facing windows.
- Plant deciduous trees to shade west-facing glass in summer but allow for sun in winter.
- Locate windows and design floor plans to provide daylight in all living spaces,
- Install solar tubes, skylight, and fiber optics day lighting systems.
- Design and install water efficient landscaping and irrigation.

UNIVERSAL DESIGN

Universal design is a form of design that accommodates the needs of people of varying ages and abilities.

Design Goals

1. Incorporate universal design principles into a building at the design stage to make it more likely and possible for seniors and persons with disabilities to remain in the home and community in which they are accustomed.
2. Create designs that allow residents to "age in place."

Design Guidelines

- Minimize site grades and steps at the entry of a home and consider future ramp access adaptability, to the extent feasible.
- Incorporate universal design features at the building design stage to reduce cost; incorporation is often simply the selection of different hardware, for example lever or loop-type handles rather than round handles for doors and drawers; lever or loop-type handles require no gripping or twisting to operate.

- Other examples of universal design include, but are not limited to:
  - ◊ ½" or less threshold,
  - ◊ two peep holes in the front door at different levels,
  - ◊ low pile carpet,
  - ◊ 36" hallways and doors (hallways may be reduced to 32" if straight path to doorway is provided; doorways should be no less than 34"),
  - ◊ illuminated light switch toggles,
  - ◊ electrical receptacles 24" above the finished floor,
  - ◊ single lever faucets,
  - ◊ grab bars or backing for grab bars so they can be added at a later date,
  - ◊ roll-in showers,
  - ◊ roll out doors at the bottom of cabinets, and
  - ◊ garbage disposal at the front of cabinet and controls on the front of the oven.

SECTION VI
Appendices

Please note: These appendices include excerpts from the Larkspur Municipal Code (Appendix 1 and 2) and the Larkspur General Plan (Appendix 3). For a complete set of development regulations and General Plan goals, policies and action programs, please refer to the Municipal Code and General Plan on the City's web site at www.ci.larkspur.ca.us.

Appendix 1 - Projects Subject to Design Review and Exemptions

18.64.020 Projects Subject to Design Review and Exemptions

Except as noted below, any site or building development or modification requiring a discretionary land use permit or a building permit shall be subject to the requirements of this chapter. For purposes of this chapter, "story" shall not include basement or cellar areas that are fifty percent or more below grade on all sides.

A. Exemptions to this chapter include

1. New single-story single-family detached dwellings or single-story duplexes, which meet all of the following:

a. Do not increase the existing or previous floor area on the site by fifty percent or more; and

b. For which no discretionary land use permit is required.

2. Ground-level single-story additions to existing single-family detached dwellings and duplexes, which meet all of the following:

a. Do not extend more than fifteen feet above grade; and

b. Do not increase the existing or previous floor area on the site by fifty percent or more; and

c. For which no discretionary land use permit is required.

3. Accessory structures, which meet all of the following:

a. Do not extend more than fifteen feet above grade;

b. Have a gross floor area of four hundred square feet or less; and

c. For which no discretionary land use permit is required.

4. Roof-mounted solar panels that do not extend more than three feet above the roofline of the structure on which they are mounted.

5. Properties located within a specific plan area, planned unit or planned development district, or master residential plan for which design review approval or design guidelines have been previously approved by the Planning Commission or City Council that provide exemptions from this chapter shall be subject to the requirements of the design criteria and procedures, if any, established for those districts or areas.

6. Work which has been determined by the Planning Director to be minor or incidental within the intent and objectives of this chapter, except for minor or incidental changes to historic structures (i.e., buildings situated on property zoned H, Combining Heritage Preservation District, or listed on the National Register or Larkspur's Inventory of Historic Resources), which shall be reviewed by the Zoning Administrator in accordance with subsection (B) of this section.

7. Maintenance, repair or reconstruction of a structure pursuant to Chapter 18.68 LMC.

B. Projects That Require Design Approval by the Zoning Administrator

Projects that require design review approval by the Zoning Administrator include:

1. Ground-level single-story exterior remodels and additions to structures that increase the existing or previous floor area on the site by fifty percent or more and are not subject to Planning Commission approval pursuant to subsection (C) of this section.

2. Accessory structures that have a gross floor area greater than four hundred square feet, and for which no discretionary land use permit from the Planning Commission is required.

3. Detached garages or carports located within the required front yard in areas of steep terrain pursuant to LMC 18.20.070(A), 18.28.070(A), or 18.32.070(A) for which no discretionary land use permit from the Planning Commission is required.

4. Projects involving new construction or changes to an existing structure for which a discretionary land use permit from the Zoning Administrator is required pursuant to LMC 18.06.020.

5. Roof-mounted solar panels that extend more than three feet above the roofline of the structure on which they are mounted, and ground-mounted solar panels or equipment that do not meet the setback and/or screening requirements in LMC 18.16.225(B)(2).

6. Minor changes to the exterior of historic structures (i.e., buildings situated on property zoned H, Combining Heritage Preservation District, or listed on the National Register or Larkspur's Inventory of Historic Resources) such as, but not limited to, replacing windows, doors, molding, or siding, or changes in materials that do not significantly affect the historic or architectural character of the property based on the nature of the change, and, if necessary, a review by Larkspur's Historic Preservation Consultant.

C. Projects That Require Design Approval by the Planning Commission

Projects that require design review approval by the Planning Commission include:

1. New single-family detached dwellings or duplexes, or the reconstruction of existing structures, that do not meet the criteria for an exemption or Zoning Administrator review.

2. Additions to single-family detached dwellings or duplexes, including remodels or reconstruction that add floor area which do not meet the criteria for an exemption or Zoning Administrator review.

3. Any multifamily residence, structure or combination of residences.

4. Office, commercial and industrial buildings and structures.

5. Public or private assembly buildings and structures.

6. Sign programs (as provided in Chapter 18.60 LMC).

7. Major changes to the exterior of historic structures (i.e., buildings situated on property zoned H, Combining Heritage Preservation District, or listed on the National Register or Larkspur's Inventory of Historic Resources) that do not qualify as minor under subsection B of this section, including projects where only a building or demolition permit is required. Said changes shall include but are not limited to replacing windows, doors, molding, siding, changes in materials or any changes deemed by the Planning Director or Larkspur's Historic Preservation Consultant to significantly affect the historic or architectural character of the property.

8. Projects involving new construction or changes to an existing structure for which a discretionary land use permit from the Planning Commission is required pursuant to this title.

Appendix 2 - Design Review Findings

18.64.055 Findings for Approval of Applications

The Planning Commission or Zoning Administrator may grant approval or conditional approval of projects subject to the following affirmative findings:

A. Criteria. The proposed structure or alteration is substantially in conformance with LMC 18.64.050, Criteria for Approval of Applications.

B. Compatibility with Neighbors. The height, elevations, and placement on the site of the proposed structure or addition are compatible with the prevailing neighborhood character and scale and with the existing pattern of development in the neighborhood and/or commercial area. Further, the proposed structure or addition avoids significant and unreasonable loss or interference with privacy, light, solar access, and prominent scenic views (i.e., views of hillsides, Mt. Tamalpais, and San Francisco Bay from primary living areas).

C. Bulk. The orientation and scale of the proposed structure or addition in relation to the immediate neighborhood minimizes the perception of excessive bulk. The proposed structure or addition employs architectural features and details, which minimize, rather than accentuate, the prominence of the structure.

D. Overall Design. Architectural features of multiple structures, additions, or design elements combine together in an attractive and visually cohesive manner. Further, the overall composition of the proposed structure or addition is compatible with and complements the historic, architectural, and/or aesthetic character of the neighborhood or commercial area. These considerations include, but are not limited to, the structure's architectural style, size, design quality, use of building materials, and similar elements (e.g., relative to residential development, garage location, garage doors (number and size), window styles, front porches or entry stoops).

E. Other Plans and Regulations. The project is consistent with any applicable specific, area, or precise plans and conforms to the standards and regulations of all applicable provisions of the Larkspur Municipal Code.

F. Public Health, Safety and Welfare. The location, size, design, and characteristics of the proposed structure(s) are compatible with and will not be detrimental to the public health, safety and welfare of the persons residing in or working in the proposed structures or in developments adjacent to the proposed project. This includes the layout of the structures, parking, circulation, pathways, landscaping, and other amenities proposed for the site.

G. Green Building. The project design includes features that foster renewable energy and/or resource conservation, and the overall project (i.e., site design, building construction, energy efficiency, and waste reduction) meets or exceeds the applicable compliance threshold for green building as set forth by resolution of the City Council.

Appendix 3 - Description Of Larkspur's Neighborhoods

(Excerpt from Larkspur General Plan, 1990, Appendix B)

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Racism stands in the way of Obama's push for affordable housing

By Ben Adler (http://grist.org/author/ben-adler/) on Oct 7, 2016

The Obama administration took aim at the spiraling cost of housing when it recently released a "toolkit" (https://www.whitehouse.gov/sites/whitehouse.gov/files/images/Housing_Development_Toolkit%20f.2.pdf) for changing local zoning codes. Get rid of requirements for parking and large lot sizes, the White House urged, allow greater density and more affordable housing will follow.

The problem, at first glance, was that these recommendations appeared toothless (https://grist.org/cities/obama-pushes-to-make-cities-denser-and-more-affordable/). The federal government doesn't control zoning codes, so how can it carry them out?

But, because of the racial discrimination inherent in these exclusionary zoning codes, it turns

out that the federal government has more power to force changes to zoning rules than many (including me) realized.

Why do affluent suburbs throughout the country want codes that guarantee low-density development? The residents will tell you it's to prevent nemeses like traffic, overcrowded schools, and loss of greenery.

But the history of zoning says something else. These zoning codes have often been adopted precisely because residents want unaffordable housing to keep out people with less money. In many urban areas, it's the same thing as keeping out people of color.

That means the Department of Justice could use the Fair Housing Act of 1968 to force them to change. The law bans not just intentional discrimination but any policy that has an "unjustified" discriminatory effect or "disparate impact" on different racial groups (How can discrimination ever be justified? An example might be a town where low-density rules protect sensitive wetlands).

Until a century ago, towns and cities, especially in the South, could legally pass ordinances that were explicit about stopping black people from moving into white neighborhoods. That changed in 1917, when the Supreme Court ruled that practice unconstitutional (http://www.bostonfairhousing.org/timeline/1917-Buchanan-v.Warley.html)by striking down such a law in Louisville.

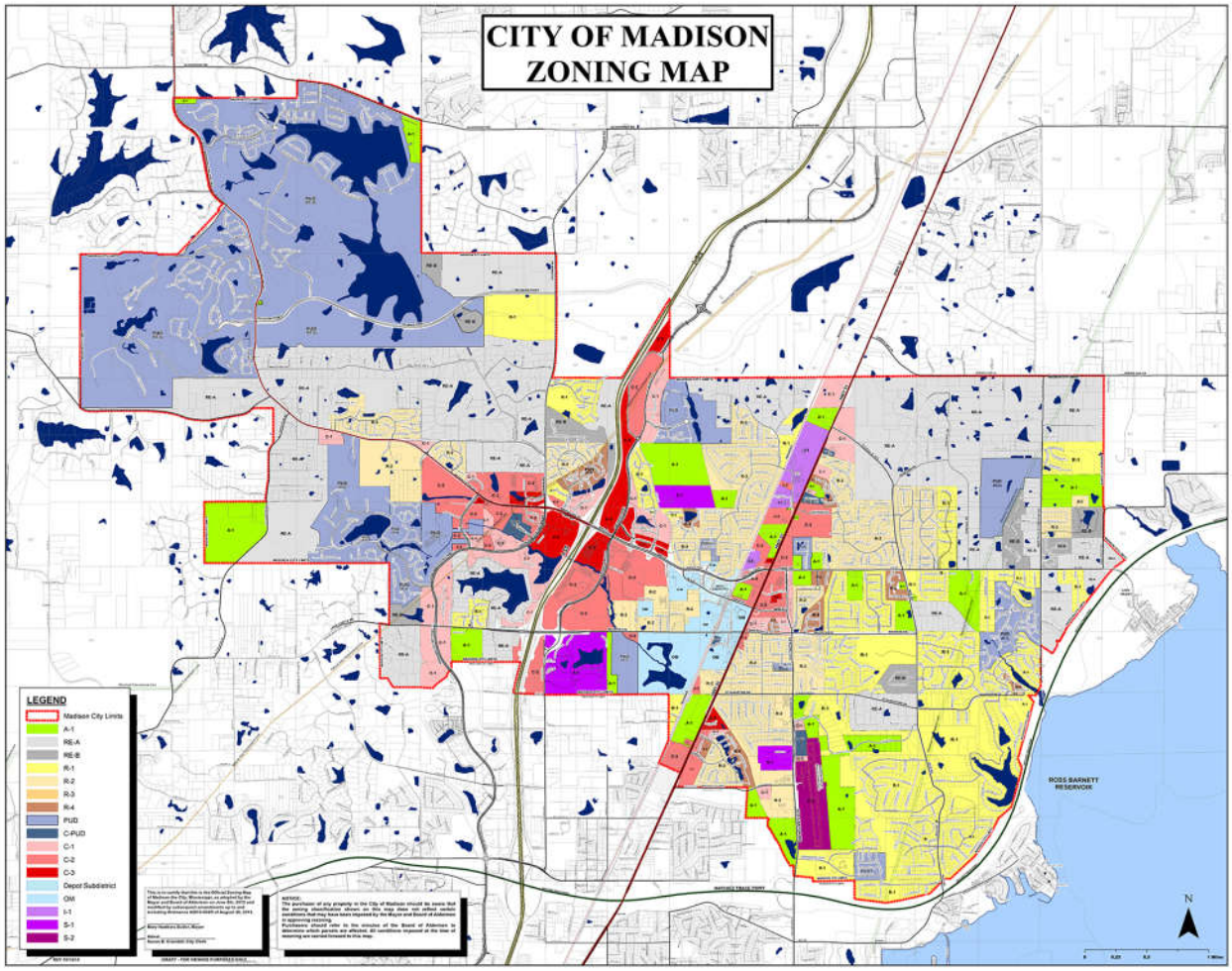
Local governments responded by devising zoning rules that kept out African-Americans, and later Latinos, by effectively making their housing unaffordable. They allowed only single family homes with multi-car garages on large lots, guaranteeing that their neighborhoods would be fairly expensive, which in turn meant they would remain mostly white.

The connection between high housing prices and racial exclusivity is even stronger than the racial income gap (http://nypost.com/2016/09/20/racial-wage-gap-hasnt-been-this-bad-in-almost-40-years-report/) would suggest, because buying an expensive house requires a large down payment, and that requires savings. The average white family has 13 times (http://www.pewresearch.org/fact-tank/2014/12/12/racial-wealth-gaps-great-recession/) the wealth of the average black family and 10 times the wealth of the average Latino family.

Suburbs today are rife with such exclusionary zoning. As you can see in this map (http://www.madisonthecity.com/sites/default/files/ZoningMap_Oct2014_Rev1.pdf), the city of Madison, Mississippi, a suburb of Jackson, has 17 different kinds of zoning districts. Only one of those designations, R4, is for multi-family housing (http://www.madisonthecity.com/sites/default/files/ZoningOrdinance2012.pdf), and it's allowed in less than 2 percent of the city.

This mandatory low density helps to maintain Madison's racial and economic exclusivity. The

numbers reveal stark differences between the neighboring cities: Madison is 92 percent non-Hispanic white, while the city of Jackson is 79 percent African-American. In Madison, the median household income is $109,873, and 2 percent of its residents live in poverty. In Jackson, the median is $33,000, and 30 percent live in poverty. Madison's residents paid a median monthly rent including utilities of $1,238 (http://www.city-data.com/city/Madison-Mississippi.html), according to the latest figures. Jackson's residents paid $720 (http://www.city-data.com/city/Jackson-Mississippi.html).



City of Madison

It's a similar story across the country wherever you find wealthy, predominantly white suburbs from Oakland County, Michigan (http://www.newyorker.com/magazine/2014/01/27/drop-dead-detroit), outside of Detroit, to the San Francisco Bay Area (http://www.slate.com/articles/business/metropolis/2015/06/san_francisco_rent_crisis_the_solution_isn_t_in_the_city_it_s_in_the_suburbs.html).

Sometimes, suburbs pretend they're promoting affordable housing while actually holding diversity at bay. Affluent towns create affordable housing for senior citizens or their own civil servants, like schoolteachers, so that they can take care of their existing community without letting any outsiders in.

"There are certain restrictions like having multi-family developments but only luxury housing; then you might have white residents able to live there but not African-Americans or Latinos," says Elaine Gross, president of Erase Racism, an organization advocating for racial equity based in suburban Long Island, New York.

So if all these towns are breaking the law, why doesn't the Obama administration just use its legal authority to force them to permit denser, more affordable housing?

The answer is that the Fair Housing Act doesn't give the government much power to enforce the law. A federal agency cannot send out inspectors to every town to issue fines for violations. The primary solution is to sue, which is time-consuming, expensive, and subject to the whims of judges — many of whom were appointed by conservatives.

Under most recent presidents, the Department of Justice has neglected this responsibility, leaving it up to civil rights organizations to sue in some of the most egregious cases. Under the Obama administration, the Department of Justice sometimes does step in. It's suing (https://www.justice.gov/opa/pr/united-states-sues-oyster-bay-ny-housing-discrimination) the town of Oyster Bay, New York, for creating affordable housing programs that favor its residents, instead of supporting affordable housing for anyone. Since Oyster Bay is overwhelmingly white, the programs assure it will remain so.

But even Obama's DOJ has been cautious. They are walking on eggshells politically: Get too aggressive, and they might trigger a backlash from suburban white swing voters, or a crusade to defund the civil rights division from the House Republican majority.

This city-by-city approach — challenging a county here and a town there — means there's no sweeping, countrywide change.

"It's going to be on a case-by-case basis," says Thomas Silverstein, associate counsel at the Lawyers Committee for Civil Rights Under Law, an anti-discrimination non-profit. "They can't sue every municipality that's engaged in exclusionary zoning at once."

What's needed is a system-wide solution, such as strengthening the Fair Housing Act to give the feds broader enforcement powers. It's impossible to imagine this happening with the current Congress, of course, and any effort by the federal government to claim more control over land use would lead to legal challenges.

"We have not just an historical norm that local governments control these processes, but it's almost become like a culture of it," says Silverstein. "People think of local control as the natural state of affairs."

As the Obama administration has finally come to realize, however, the shortage of housing and its drag on our economy (https://www.whitehouse.gov/sites/default/files/page/files/20151120_barriers_shared_growth_land_use_regulation_and_economic_rents.pdf) is a

national problem, and so is housing segregation. It's time we started working on a national solution.

(http://grist.org/climate-energy/satirist-writes-obituary-for-the-great-barrier-reef-internet-takes-him-all-too-seriously/)

NOT DEAD YET!

Satirist writes obituary for the Great Barrier Reef. Internet takes him all too seriously. (http://grist.org/climate-energy/satirist-writes-obituary-for-the-great-barrier-reef-internet-takes-him-all-too-seriously/)

What a surprise.

(http://grist.org/climate-energy/ken-bone-if-i-was-energy-king/)

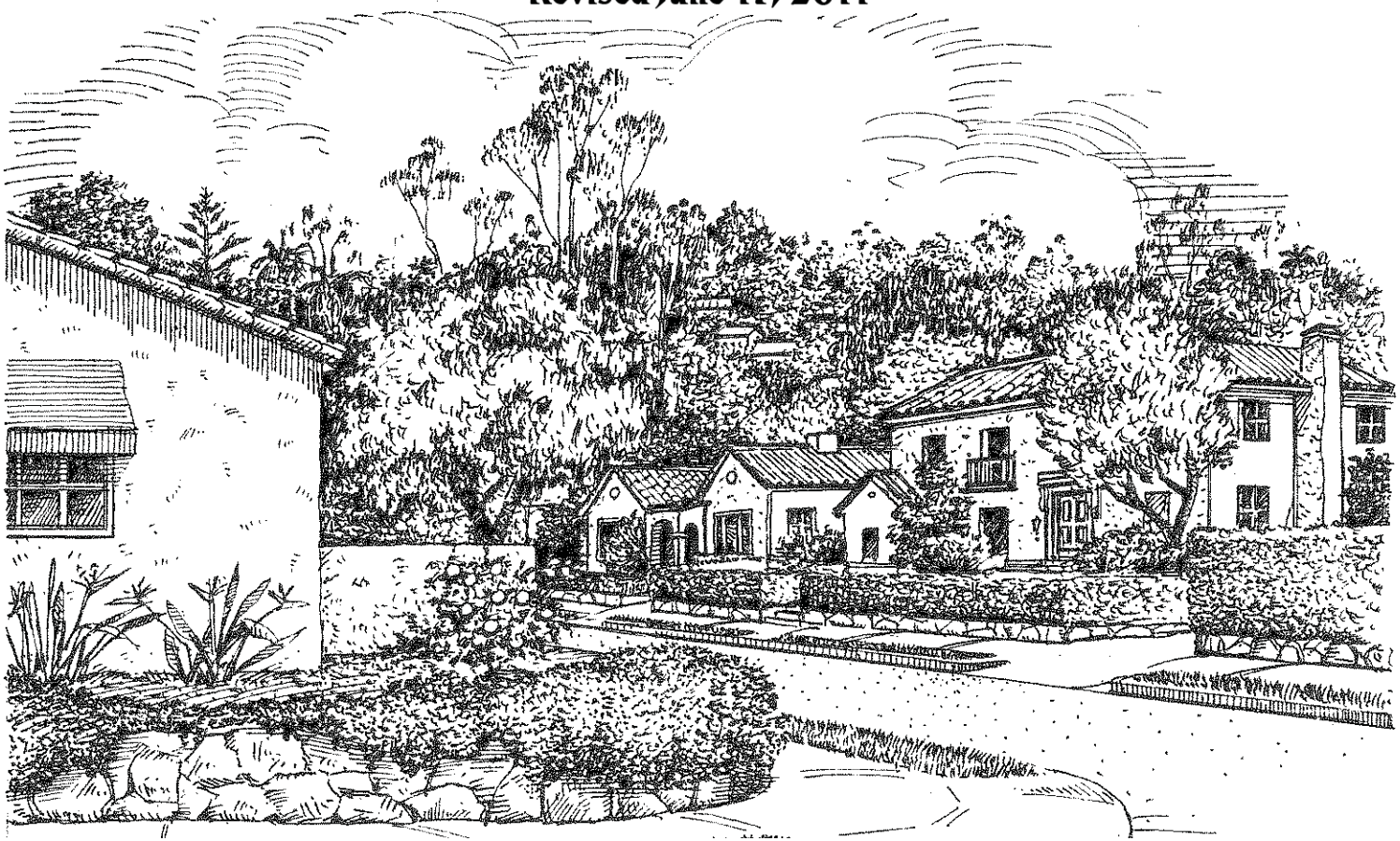
BONE APPETIT

Ken Bone: "If I was Energy King ..." (http://grist.org/climate-energy/ken-bone-if-i-was-energy-king/)

We talked to the red-sweatered star of the second presidential debate about climate change and his job as a coal plant operator.

Updated
Single Family Residence Design Guidelines
City of Santa Barbara

Revised June 17, 2011



ADOPTED BY SANTA BARBARA CITY COUNCIL IN 2007

Available at the Community Development Department,
630 Garden Street, Santa Barbara, California, (805) 564-5470 or www.SantaBarbaraCA.gov

2007 City Council, 2007

Marty Blum, Mayor
Brian Barnwell
Das Williams
Helene Schneider
Iya Falcone
Grant House
Roger Horton

Planning Commission, 2007

Charmaine Jacobs
George C. Myers
John C. Jostes
Stella Larson
Bruce Bartlett
Addison Thompson
Harwood A. White, Jr.

Steering Committee

Allied Neighborhood Association:
Dianne Channing, Chair & Joe Guzzardi
City Council: Helene Schneider & Brian Barnwell
Planning Commission: Charmaine Jacobs & Bill Mahan
Architectural Board of Review: Richard Six & Bruce Bartlett
Historic Landmarks Commission: Vadim Hsu

Historic Landmarks Commission, 2007

William R. La Voie
Louise Boucher
Steve Hausz
Fermina B. Murray
Susette Naylor
H. Alexander Pujo
Robert Adams
Donald Sharpe

Architectural Board of Review, 2007

Mark Wienke
Chris Manson-Hing
Jim Blakeley
Gary Mosel
Randall Mudge
Dawn Sherry
Clay Aurell

Single Family Design Board, 2010 Update

Paul R. Zink
Glen Deisler
William Mahan
Gary Mosel
Berni Bernstein
Erin Carroll
Denise Woolery

Project Staff

Paul Casey, Community Development Director
Bettie Weiss, City Planner
Jaime Limón, Design Review Supervising Planner
Heather Baker, Project Planner
Jason Smart, Planning Technician
Tony Boughman, Planning Technician (2009 Update)

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References/Acknowledgements

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City of Del Mar, California

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City of San Jose, California

City of San Luis Obispo, California: *Community Design Guidelines*

City of San Mateo, California

City of Sunnyvale, California

City of Toronto, Canada: *Toronto Bike Plan, Chapter 9: Bicycle Parking*

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Susanka, Sarah: *The Not So Big House, A Blueprint for the Way We Really Live*

Town of Palm Beach, Florida: *Draft Design Guidelines*

Town of Tiburon, California: *Design Guidelines for Hillside Dwellings*

Table of Contents

Hillside Housing Design Guidelines

Describes additional special techniques to be used when designing your house (or addition) within the Hillside Design District.

Good Neighbor Guidelines & Tips

Describes ideas for maintaining good relations with your neighbors when you are proposing to build a new house or add to your existing house.

Supplemental Information

Includes additional information useful in planning a single family home project.

Introduction

Introduction

Introduction

According to the City of Santa Barbara General Plan, "Santa Barbara has, as its primary… [goal], the provision of a particularly desirable living environment." Single family homes have long contributed to the character of many neighborhoods in the City. Home designs which achieve the following contribute to a desirable living environment:

- compatible with the surrounding neighborhood
- preserve the City's visual resources
- promote long-term sustainability

Neighborhood Compatibility

In recent decades, changes in the various neighborhoods throughout the City have raised quality-of-life concerns. Homes are built or remodeled in order to suit the changing needs and lifestyles of new and existing residents. As a result, neighborhood character gradually changes over time. When a change is made in an established neighborhood, it is essential to properly balance that change with a respect for the design features and characteristics of surrounding properties. Homes are more likely to be compatible when their volume and bulk are at an appropriate scale with their neighbors. This is the concept of neighborhood compatibility. New and remodeled houses can maintain a desirable living environment when they:

- have an appropriate volume, bulk, massing and scale
- have a size that is not significantly larger than the immediate neighborhood
- use materials and designs that are compatible with their surroundings
- are sited such that they do not block light and views for other existing homes
- minimize privacy impacts to surrounding properties

Hillside Neighborhoods

The City's hillsides are a unique resource and pose additional design considerations. The General Plan Conservation Element states:

> "Hillside developments provide vistas for residents who inhabit those structures. Yet, residential developments render hillsides less natural as topography and vegetation are modified."

Appropriately designed residential development in hillside areas can avoid threats to visual resources recognized by the Conservation Element, including:

- excessive grading
- views blocked by new structures or overly tall planted trees and hedges
- ridgeline development
- the loss of important trees

Applicants for hillside development projects need to follow the Compatibility, Two-Story Design Guidelines (if applicable) and Good Neighbor Guidelines, as well as the Hillside Design Guidelines.

SUSTAINABILITY

Good design can help ensure that meeting the needs of the current generation does not compromise the ability of future generations to meet their needs. This is the "sustainability" concept. It is important that neighborhoods change in a way that promotes the long-term economic, environmental and social sustainability of the City. Homes help contribute to sustainability when they are at a size that is compatible with the surrounding neighborhood. Smaller, well-designed homes are often more sustainable because they tend to:

- require fewer natural resources in construction
- consume less electricity and natural gas
- require less grading
- provide more affordable housing opportunities

For more information, see the City's Sustainable Santa Barbara Builder's Packet, available at 630 Garden Street.

DESIGN REVIEW

The City Charter gives direction to consider "…the preservation and protection as nearly as practicable of the natural charm and beauty of the area in which the City is located and the historical style, qualities and characteristics of the buildings, structures and architectural features associated with and established by its long, illustrious and distinguished past." The Single Family Design Board (SFDB) Guidelines ensure high design standards are maintained in development and construction.

Within the landmark districts, design review is handled primarily by the Historic Landmarks Commission (HLC), which reviews designs for consistency with the architectural styles allowed within the districts. See the Lower Riviera Special Design District or El Pueblo Viejo District Design Guidelines for more information.

City Staff reviews designs for adherence to the City's Municipal Code and relevant guidelines. Staff forwards designs to the SFDB or HLC for further review if required by the Municipal Code.

PURPOSE

The Guidelines are primarily a guide for the homeowner, architect, designer, developer and builder who are designing new single family homes or changing existing houses. These Guidelines are intended to help design homes that are compatible with the surrounding neighborhood, preserve visual resources and promote sustainability. The Guidelines help homeowners design projects that are compatible in both size and design. While Floor to Lot Area Ratio (FAR) regulations inform homeowners of the maximum allowed home size, homes designed smaller than the maximum FAR can still be incompatible, depending on design. Therefore, design is just as important as size.

These Guidelines also provide a framework for the design review process and a foundation for public, City staff, SFDB, HLC, Planning Commission and City Council project evaluation. Whenever SFDB is referenced, the information generally applies to other hearing body reviews. These Guidelines are not meant to discourage unique and inventive design solutions. Rather, these guidelines serve as a tool to help decision makers determine if appropriate findings and approvals can be made for projects.

A Guide to the Design Review Process

A Guide to the Design Review Process Summary

- Projects that Require Design Review
- Design Review Process Flow Chart
- Design Review Submittal Checklist
- Neighborhood Preservation Ordinance Findings
- Other Findings

PROJECTS THAT REQUIRE DESIGN REVIEW

Following is a list of the general types of single family home projects which can be subject to Design Review. To view the source of the Design Review "triggers", see the Municipal Code Neighobrhood Preservation Ordinance (SBMC§22.69.020). For details regarding the Design Review process, see the SFDB Guidelines or HLC Rules and Procedures.

SPECIAL DISTRICTS

- ❑ Located in the Mission Area Special Design District (within 1,000 ft. of EPV II) (§22.69.020.B.1)
- ❑ New development only in the Lower Riviera Survey Area – Bungalow District (§22.69.070.E). Existing development is reviewed on a case-by-case basis (§22.69.020.B.1 and §22.69.070)
- ❑ Located in the Hillside Design District AND the average slope of the lot or building site is 20% or greater; (§22.69.020.B.2)
- ❑ Located in the Hillside Design District and on any slope, the replacement of an existing roof covering with a roof covering of different materials or colors (excluding "like for like" re-roof) (§22.69.020.B.2)

BUILDING HEIGHT AND FLOOR AREA

- ❑ If the building is taller than one story or taller than 17' in height (measured from natural or finished grade, whichever is lower). (§22.69.020.C.1, .2 &.3)

  Exceptions:

  a. alteration on the first floor below 17' only

  b. proposed construction is one-story, under 17' tall, and does not significantly alter a second floor (see illustration examples available at the public Planning and Zoning Counter).

  c. Any combination of a. or b., above.

- ❑ Net floor area of all stories of all buildings on the site (including garages and carports) will exceed 4,000 sq. ft. (§22.69.020.C.4).
- ❑ Modification to exceed a maximum floor area is required (§22.69.020.C.5)

PREVIOUS APPROVALS/CONSTRUCTION

- ❑ Design Review was previously required in the past two years (from Certificate of Occupancy); or if the cumulative scope of work from permits in the past two years will trigger review (§22.69.020.J)

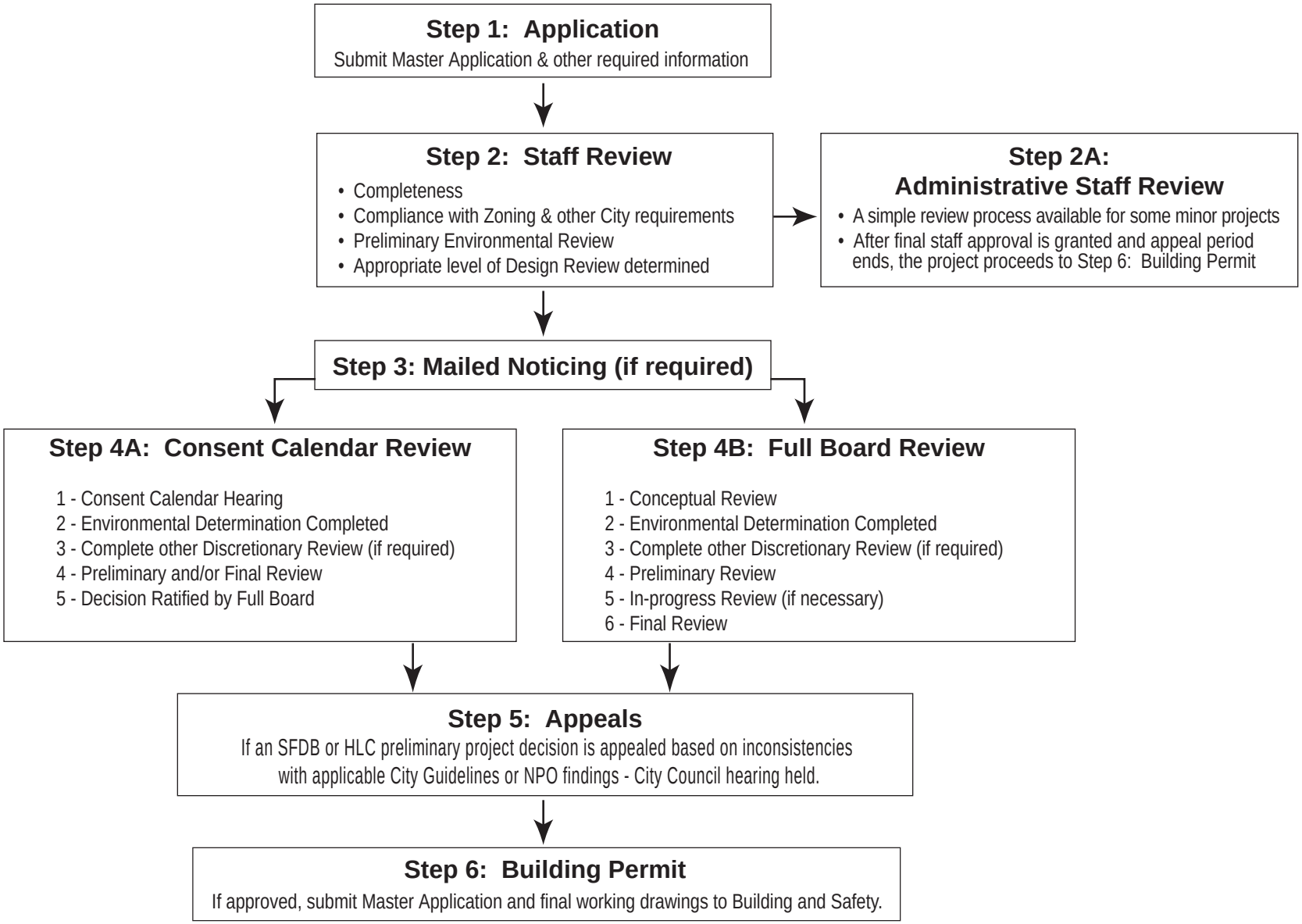
WALLS AND BALCONIES

- ❑ Construct, alter, or add a deck or balcony on the second or higher floor (including roof decks) that will be greater than 3' deep or 7' wide (§22.69.020.C.6)
- ❑ Walls, fences, or gates 3.5' or greater in height located in any portion of the front yard, excluding those along interior lot lines. (§22.69.020.C.8)
- ❑ Retaining walls anywhere on a site 6' or greater in height (§22.69.020.C.7)
- ❑ Retaining walls located on a lot or building site with an average slope of 15% or greater; (§22.69.020.G.1)
- ❑ Retaining walls located on a lot adjacent to or on a lot that contains an ocean bluff; (§22.69.020.G.2)
- ❑ Multiple retaining walls with a combined height of 6', that are not separated by either a building or 10' of horizontal distance (§22.69.020.G.3)

OTHER

- ❑ Installation of a manufactured home, mobile home, or factory built home (§22.69.020.C.9)
- ❑ Relocation in whole or in part of a single family residential unit (§22.69.020.C.10)
- ❑ Subdivision grading plans – in single family zones only (§22.69.020.D)
- ❑ Grading on a vacant lot in a single family zone (alone or in combination with other work). (§22.69.020.E)
- ❑ Grading outside the main building footprint is proposed of more than 50 cubic yards in the Hillside Design District or more than 250 cubic yards in other areas. (§22.69.020.C.11)
- ❑ Vegetation removal permit (§22.69.020.F)
- ❑ Parking exception for two uncovered spaces is requested (SBMC 28.90.100.G.1.c)

City of Santa Barbara
Single Family Design Board (SFDB) and Historic Landmarks Commission (HLC)
Design Review Process Flow Chart



DESIGN REVIEW SUBMITTAL REQUIREMENTS SUMMARY

(See Single Family Design Board (SFDB) Guidelines & Planning and Zoning Counter Design Review submittal requirements handouts for details. Go to 630 Garden Street for handouts, staff advice, submittals and fee payments.)

Single Family Design Board & Historic Landmarks Commission Submittal Requirements Summary		
CONCEPT REVIEW	Required	Master Application & Submittal Fee Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. If over 85% of max. FAR*, then also panoramic streetscape photos. Plans - floor, roof, etc. drawn to scale, three sets of folded plans, minimum size 18" x 24", required at time of submittal & with each plan revision. Vicinity Map and Project Statistics Forms/or Equivalent - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines. Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. Exterior elevations - showing existing & proposed grading where applicable. . Story Pole Plan – if story poles are required for the project. Topographic Survey – professional survey for sites averaging 15% or more. Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient project review.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions: Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - required for some single family projects, for example, where grading or new landscaped areas are proposed or for over 85% of max. FAR* projects. Proposed tree removal or planting and other proposed planting areas must be shown per SFDB Guidelines, Part 2: Landscape Design. At least 80% of landscaped areas must be allocated for water-wise plants. Paved areas must be shown and site statistics provided. Plans must include any street parkway strips. Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including additional planting specifications, erosion control measures, Storm Water Management Plan components and irrigation plan. Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing, where applicable.

*See submittal requirements for over 85% of maximum FAR or over maximum FAR projects listed on page 4-D. See Planning & Zoning Counter handouts for most current and more detailed requirements.

Additional Submittal Requirements

Projects 85% or Less Than Maximum Square Footage

These projects are subject to standard application and processing requirements. Applicants are encouraged to design homes under 85% of the maximum square footage for their lot size whenever possible to help ensure neighborhood compatibility. (See pages 21-C - 25-C for more information).

Projects Over 85% of a Maximum Square Footage

These projects are more likely to pose neighborhood compatibility issues and are generally discouraged. However, careful design and review can sometimes produce projects that are still compatible with the surrounding neighborhood. Due to the special nature of these larger, potentially incompatible projects, special additional processing requirements apply for lots under 15,000 square feet.*

- 20 closest homes County Assessor's report copy
- Panoramic streetscape photo presentation
- Story poles likely to be required
- Street elevation showing building outline silhouettes
- Landscape plans
- Perspective drawing or model

Applications for projects over 85% of a maximum square footage on lots under 15,000 square feet require a Planning Commission modification request if any of the following apply:

- Average property or building site slope is greater than 30%; or
- Height is greater than 25'; or
- In the Hillside Design District & site grading outside the main building footprint is greater than 500 cubic yards.

** The SFDB may require some project proposals on properties over 15,000 sq. ft. to include this information if needed.*

Projects Over a Maximum Square Footage

Projects proposing square footage over the maximum specified for a property are strongly discouraged in most cases. However, there may be some project sites with special physical features, which when combined with exceptional design, can accommodate an over maximum home compatible with the neighborhood. A Planning Commission modification is required for over maximum square footage proposals. Also, a super majority (five out of seven) of the SFDB members must vote in support of the project approval. The following "findings" must be made for approval of projects proposing to exceed a maximum required square footage.

- The subject lot exhibits a physical condition (such as the location, surroundings, topography, or the size of the lot re lative to the other lots in the neighborhood) that does not generally exist on the other lots in the neighborhood
- The physical condition of the lot allows the project to be compatible with existing development within the neighborhood that complies with the net floor area standard

Projects proposing over 100% of a required maximum square footage must submit the following items in addition to normal submittal requirements:

- 20 closest homes analysis of current available data

SUBMITTAL REQUIREMENTS CONT.

- Panoramic streetscape photo presentation which includes a simulation of the proposed project superimposed on the streetscape panoramic photographs
- Full level of story poles
- Street elevation showing building outline silhouettes, including window and door details
- Landscape plans
- Model or three-dimensional computer graphic
- A neighbor workshop is required prior to the first SFDB hearing

See page 21-C for information regarding legal non-conforming as to maximum floor area properties with a project proposal of up to 100 additional square feet.

NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS

All Neighborhood Preservation Ordinance (NPO) single family projects subject to review and approval by the Single Family Design Board or Historic Landmarks Commission must be consistent with the following set of findings.

GENERAL REQUIRED FINDINGS

(Apply to all NPO projects subject to Design Review.)

1. **Consistency & Appearance:** The proposed development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
2. **Compatibility:** The proposed development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and neighborhood.
3. **Quality Architecture & Materials:** The development, including proposed structures and grading, is designed with quality architectural details and quality materials. Proposed materials and colors will maintain the natural appearance of the ridgeline or hillside.
4. **Trees:** The proposed project will not remove or significantly impact any designated Specimen, Historic and Landmark trees. Also, the proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') above natural grade. The project includes a plan to mitigate the impact of the removal of any healthy, non-invasive mature tree with a diameter of four inches (4") or more at four feet (4') above natural grade in compliance with applicable tree replacement ratios.
5. **Health, Safety and Welfare:** The public health, safety and welfare will be protected.
6. **Good Neighbor Guidelines:** The project generally complies with applicable privacy, landscaping, noise, and lighting Good Neighbor Guidelines.
7. **Public Views:** The development, including proposed structures and grading, will preserve any existing significant public scenic views of and from the hillside.

Hillside Findings

(Apply to all NPO projects in the Hillside Design District or on lots in other parts of the City with a slope of 15% or greater.)

1. **Appropriate Grading & Natural Topography Protection:** The development, including proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
2. **Appropriate Development Scale:** The development, including proposed structures and grading, will maintain a scale and form that blends with the hillside area by minimizing the visual appearance of structure(s) and the overall height of structure(s).

Special Design District Grading and Vegetation Removal Projects Required Findings

(Apply to all NPO projects in a Special Design District requiring a grading or vegetation removal permit.)

1. The proposed vegetation removal will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and
2. The proposed vegetation removal will not cause a substantial loss of southern oak woodland habitat; and
3. The proposed vegetation removal is in compliance with all applicable provisions of Chapter 22.10, Vegetation Removal, of the City Municipal Code.

Projects Proposing Square Footage Exceeding A Required Maximum FAR

(Apply only where lot size is under 15,000 square feet in single family zones and either taller than 17' in height or two or more stories.)

1. Not less than five (5) members of the Single Family Design Board or six (6) members of the Historic Landmarks Commission (on projects referred to the Commission pursuant to Section 22.69.030) have voted in support of the modification following a concept review of the project; and
2. The subject lot has a physical condition (such as the location, surroundings, topography, or the size of the lot relative to other lots in the neighborhood) that does not generally exist on other lots in the neighborhood; and
3. The physical condition of the lot allows the project to be compatible with existing development within the neighborhood that complies with the net floor area standard.

Site Planning and Structure Placement

Site Planning Structure and Placement

1. Environmental Setting & Landscaping

Consider the enviornmental setting and appropriate landscaping in the site planning and structure placement process. p. 7-SP

2. Neighborhood Context

Integrate structures and site plan with the neighborhood. p. 7-SP

3. Solar Design

Design to maximize solar access and options for passive and active solar heating and cooling. p. 8-SP

4. Permeability

Maximize permeable surface areas. p. 10-SP

5. Parking Aesthetics

Minimize parking aesthetic impacts along the street. p. 12-SP

Note: *As in all the sections of this document, illustrations may indicate a list of guidelines, which are exemplified by the illustration, in parenthesis immediately after captions.*

SITE PLANNING AND STRUCTURE PLACEMENT

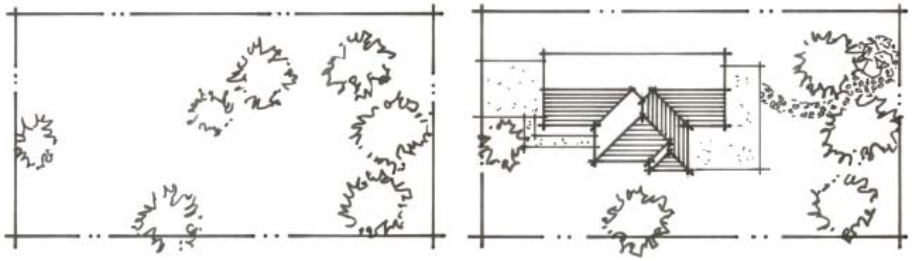
One key element that defines visual character of an individual dwelling and a neighborhood is how a dwelling is located or placed on a site. A single building out of context with its site or neighboring dwellings can appear disruptive. Site design should reinforce the local context of the natural and built environment. When planning a site, consider the setting, opportunities for solar design, ways to maximize permeability, and ways to minimize parking aesthetic impacts.

1. ENVIRONMENTAL SETTING & LANDSCAPING

Consider the environmental setting and appropriate landscaping in the site planning and structure placement process.

1.1 Integrate structures and site plan with the environmental setting.

Structures are integrated with the setting when new dwellings and additions look as if they belong on the site, have been constructed to blend with the natural environment and natural land forms of the site, and are complementary to adjacent neighborhood structures. Projects adjacent to creeks should follow applicable "special area" landscape design guidelines for creeks, water courses and wetlands listed in the SFDB. Native plant preservation is important on some sites. Additionally, consider potential impacts of new and remodeled structures in the vicinity of historic resources identified by the City.



Undeveloped site

Sensitive site development to retain significant, special vegetation and natural features.

1.2 Comply with landscape standards, codes and guidelines.

Projects are required to comply with applicable city water wise standards and Storm Water Management Program components. Additionally, the SFDB Guidelines contain a chapter of Landscape Design Guidelines which all projects should comply with.

2. NEIGHBORHOOD CONTEXT

Integrate structures and site plan with the neighborhood.

Respect, complement or improve upon existing neighborhood patterns, such as:

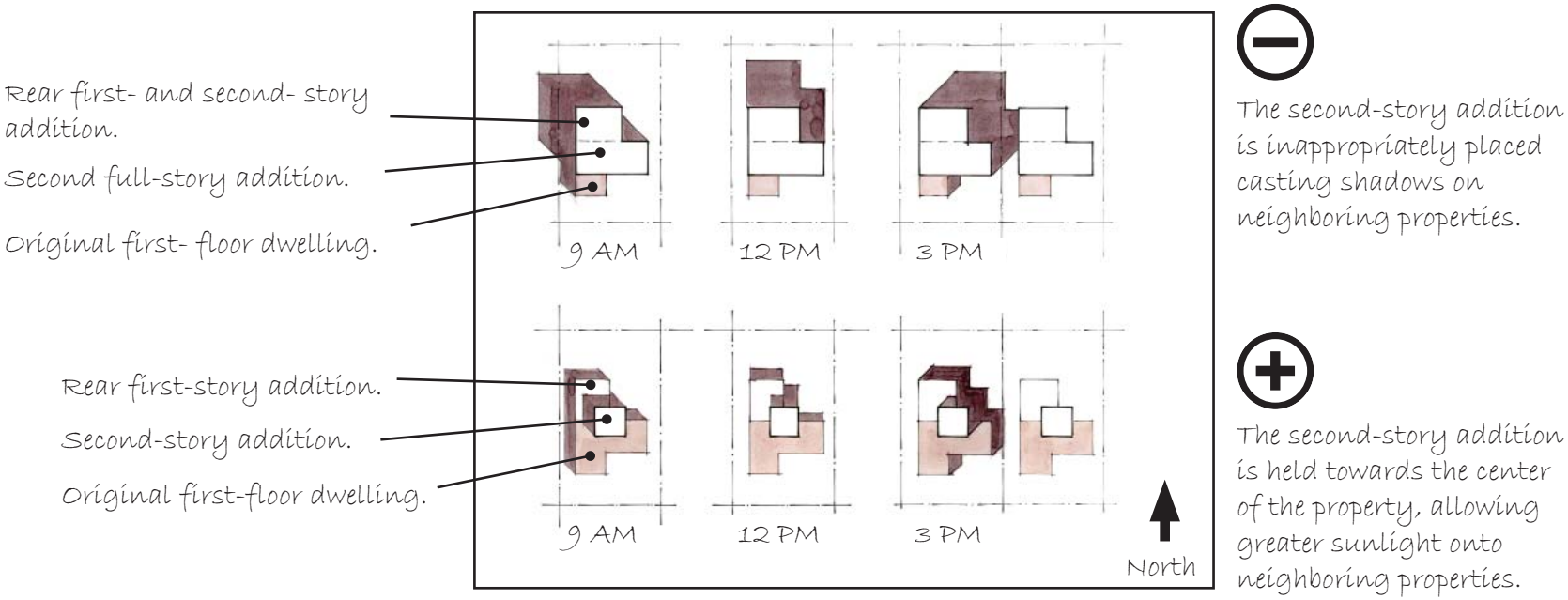
- Distance from the street (sometimes greater than present minimum zoning regulations)
- Existing parking arrangement patterns
- If possible, consider private use and view areas of immediate neighbors (See Good Neighbor Guidelines and Tips)

3. SOLAR DESIGN

Design to maximize options for passive and active solar heating and cooling.

Solar access refers to the potential to receive adequate sunlight in order for certain areas of the property to enjoy the benefit of sunlight. Access to sunlight is important for energy efficiency and landscaping, as well as for homes that use solar energy for space heating and cooling, water heating, electricity, and/or day lighting.

Generally, solar access can be compromised by structures or vegetation that cast excessive shadows for an extensive period. Solar access is protected in Santa Barbara by a Solar Ordinance (see details in Supplemental section). Where possible, orient building volumes and second stories away from the north, west, and east property lines when feasible to allow for the solar access of neighboring properties.

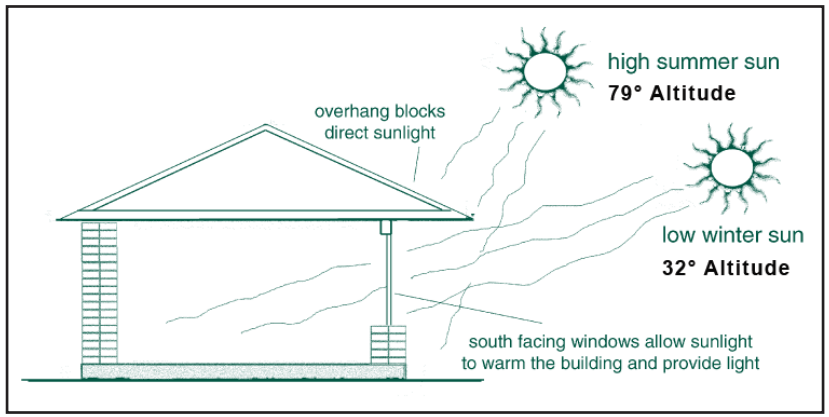


*note: Shadow Height is not to scale.

Passive Solar Design

Buildings with passive solar building designs use the sun for free heating, cooling and lighting. Passive solar design includes carefully orienting building walls, windows and roof details on a site in response to sun patterns for energy conservation and a naturally more comfortable home environment. For more information about Passive Solar design principles, see the City of Santa Barbara's "Passive Solar Building Design Guidelines and Recognition Program."

Generous roof overhangs provide a quality appearance for structures (when appropriate to the structure) and can assist with seasonal heating and cooling. However, overly extended overhangs can create a bulky appearing structure.



This drawing shows a home that uses passive solar heating principles. In the summer, the overhang blocks the warm sun. In the winter, south-facing windows allow sunlight for warmth.

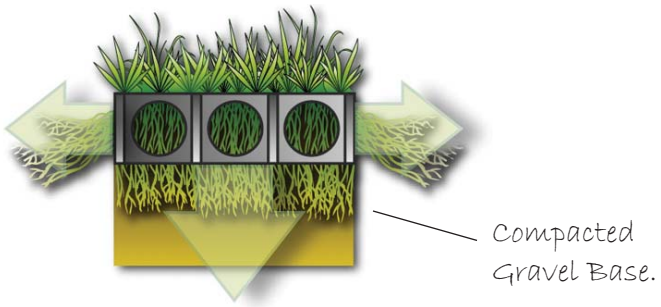
Active Solar Design

Solar energy systems such as photovoltaic electricity-producing solar panels and hot water solar thermal systems are encouraged as an environmentally superior alternative to energy sources such as fossil fuels. Active solar energy solar systems can also save homeowners money over time. Even if a homeowner does not choose to include an active solar energy system in a project design when a new home or addition is first planned, simple considerations can make installing such systems later much easier and more attractive. Consider leaving a 300 square-foot rectangular area of roof space free of mechanical equipment and vents facing south, west or east. The area could then easily accommodate a regularly shaped, sufficiently sized solar energy system in the future. Or, consider a parapet-style roof system which could hide a future solar energy system.

For more information about designing solar energy systems to be both highly efficient and compatible with a neighborhood, please see the City's "Solar Energy System Design Guidelines and Recognition Program," available at 630 Garden Street.

A "carefully designed & mounted panel solar energy system."

Permeable paving system installed for uncovered parking space. Permeable "grasscrete" paving reduces runoff and contributes to healthy creeks and oceans. (3.4)

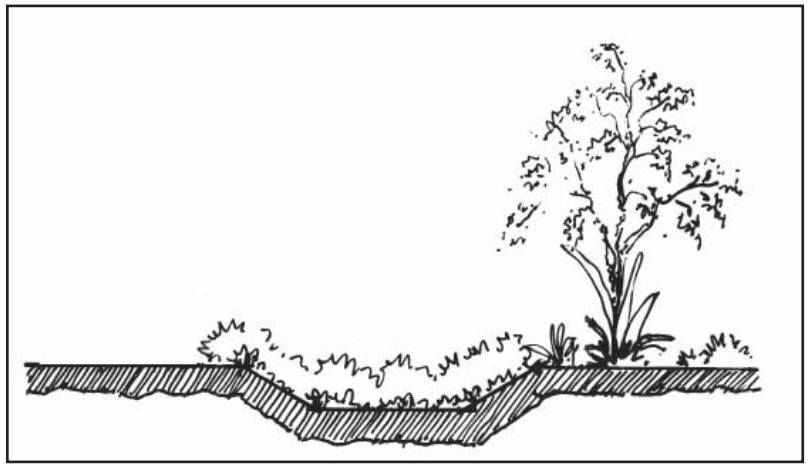


Permeable paving system reinforcement structure allows horizontal and vertical root growth. (3.4)

4. Permeability

Maximize permeable areas.

Water on a site can either enter the ground through permeable surfaces or become "runoff" if water leaves the site quickly by travelling over non-permeable structures and paving. Santa Barbara neighborhoods have stormwater drainage to nearby creeks that flow to the ocean. As a result, management of stormwater runoff to existing water bodies is one of the most important environmental issues affecting site development. Stormwater runoff that contains non-point source pollution, such as pesticides and fertilizers from lawns, heavy metals and oils from driveways, and pet waste pose a significant threat to the water quality of downstream beaches and streams. Non-stormwater runoff from landscape irrigation, pools, spas, and outdoor showers should also be contained or minimized to protect water quality. Implementing best management practices for any grading activities is also very important to protect creeks and ocean water quality.



Site design incorporating a bioswale.

Bioswales, infiltration areas, vegetated filter strips, porous paving, and rainwater cisterns should be incorporated into site design to allow filtration of sediment and pollutants, to slow down potentially damaging flows, and to prevent runoff from entering existing wetlands and creeks during storms. Such facilities should be natural, rather than mechanical, in character and form. These measures are very attractive, low tech, low cost, and low maintenance and provide significant benefits to the environment. The City has adopted a Storm Water Management Program that strongly supports retaining all runoff on the property. Also refer to the SFDB Design Guidelines, Part II: Landscaping.

4.1 Minimize stormwater and non-stormwater runoff from the site to the street or neighboring properties.

4.2 Site design should maximize water permeability by reducing paved areas (hardscape), use of permeable paving materials, and preserving open space drainage ways when feasible.

4.3. Avoid large continuous paved areas. When structures are proposed to total over 2,500 square feet on the ground floor, minimizing impermeable surfaces on the lot becomes especially important.

4.4 Consider use of permeable paving materials such as ungrouted brick pavers or interlocking paving systems in which grass can be grown.

4.5 Consider conveying stormwater from building roofs to an on-site drainage system, such as french drains, detention basins, bioswales, or into planted areas.

Driveway Permeability

Wide driveways create more paved area, reducing the front yard landscaped area and increasing storm water runoff. The width of paved driveways as well as their curb cuts should be as narrow as possible, and in no case wider than the predominant pattern of the neighborhood and minimum City Transportation Division standards.

4.6 Minimize driveway and curb-cut widths.

4.7 Minimize paved areas, especially in the front yard which should be limited to pedestrian pathways and driveways sized at the minimum width required for access to a garage or other required parking spaces.

4.8 Consider a "ribbon driveway" to minimize pavement and add permeability.

Ribbon driveway example on Santa Barbara street. (4.8)
(10'-wide driveway with 2 1/2" wide "ribbon of planting)

5. PARKING AESTHETICS

Minimize parking aesthetic impacts along the street.

The location and access to garages, carports or other parking areas can have a great effect on the appearance of a neighborhood.

Driveway Aesthetics

5.1 Consider textured/patterned driveways to compliment architecture and minimize driveway visual impacts.

Garage or Carport Aesthetics

5.2 For new construction, garages should not be the predominant feature of the front elevation.

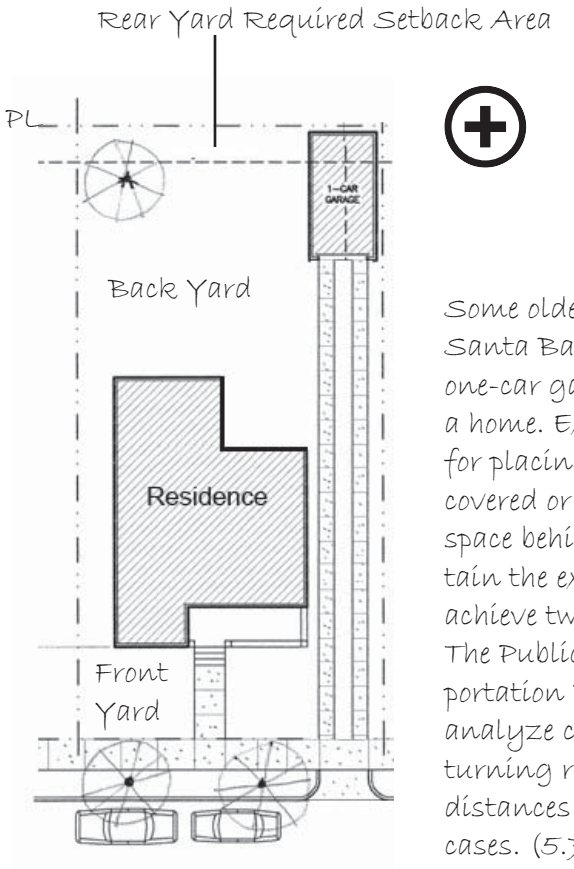
5.3 Design solutions which locate the garage behind the main residence are preferred, where feasible.

5.4 Garages appear more appropriate on the ground floor of multiple story buildings.

5.5 Underground parking solutions are usually inappropriate along the street front on flat lots.

A smaller garage or carport can leave more square footage for main dwelling unit habitable areas. The on-site parking Zoning Ordinance flexibility provision can help.

5.6 Creative parking solutions that use existing covered parking structures are encouraged. For example, consider one covered and one uncovered parking space if one garage space exists and a new uncovered space can fit behind the main residence.



Some older subdivisions in Santa Barbara feature a one-car garage placed behind a home. Explore possibilities for placing an additional covered or uncovered parking space behind the home to retain the existing garage and achieve two parking spaces. The Public Works Transportation Division can help analyze compliance with turning radii and back-up distances for individual cases. (5.7)

Inappropriate Underground parking solution. (5.6)

Uncovered Parking Aesthetics

Some projects may have uncovered parking for guests in addition to the two covered parking spaces required. The Zoning Ordinance also allows uncovered parking as an exception to the two covered parking space requirement in some cases.

5.7 Uncovered parking should be screened from the street and neighbors and placed behind the main house structure when possible. Any screening gates should be compatible with the neighborhood.

5.8 Uncovered parking in front of a house should be screened from the street by topography, structures or landscaping.

5.9 Uncovered parking should be delineated with plant or hardscape landscaping.

5.10 Use appropriate landscape planting to ensure adequate shading of the space.

5.11 On flat sites, new paving for uncovered spaces should be permeable.

Carport Design Guidelines

5.12 Aesthetically, garages are usually preferred over carports.

5.13 Construction over carports is strongly discouraged.

5.14 Carports should be designed with high quality materials, compatible with the main structure. For example, roofing design, colors, materials and supporting posts should be similar to the main house.

5.15 A sloped carport roof is preferred over a flat carport roof if it is compatible with the main house.

5.16 Support posts for a carport should appear substantial and be decoratively finished in a style matching the main residence. Thin metal poles are not an acceptable solution for a carport design.

5.17 Pedestrian pathways connecting the carport with the main residence should be provided.

5.18 Landscape planting areas may be required to be located adjacent to carports to provide visual relief from paved areas, if readily feasible.

5.19 Where there is no garage on a property, at least 200 cubic feet of aesthetically integrated lockable exterior storage should be provided.

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Compatibility Guidelines

Compatibility Guidelines Summary

6. Neighborhood

Design a project to be compatible with the immediate neighborhood, and carefully consider the neighborhood study area for a project. p. 15-C

7. Volume, Bulk, Massing, and Scale

Design structures to be compatible with neighboring houses in terms of volume, bulk, massing, and scale. p. 17-C

8. Floor to Lot Area Ratio (FAR)

Strive for a project which falls in the "less than 85% of maximum FAR" range for the project lot size. p. 21C

9. Height

Design building heights to be compatible with the neighborhood. p. 26-C

10. Façade Articulation

Use façade articulation to create appropriate scale and add visual interest. p. 27-C

11. Architectural Style

Choose a style compatible with the surrounding neighborhood and use architectural features to create a consistent architectural style. p. 28-C

12. Openings

Use openings such as doors and windows in a manner compatible with the neighborhood. p. 30-C

13. Entries

Main entries should be visible from the street and contribute towards a friendly neighborhood experience. p. 31-C

14. Roof Design

Carefully plan roof forms on a home for a well-designed structure compatible with the neighborhood. p. 32-C

15. Roof Materials

Roofing material and color should be consistent with the building architectural style. Eave closures, a.k.a. bird stops, if any are proposed, shall be mortared with natural cement. p. 34-C

16. Exterior Materials and Colors

Exterior materials and colors should complement the style of the house and neighborhood, as well as blend with surrounding natural features when viewed from a distance. p. 35-C

17. Fences, Walls, and Hedges

Integrate fences, walls and hedges with structures and setting. p. 36-C

18. Partial Basement Design

Carefully design partial basements to not create a bulky appearance, or contribute to inappropriate apparent height. p. 37-C

Compatibility Guidelines

6. Neighborhood

Design a project to be compatible with the immediate neighborhood, and carefully consider the neighborhood study area for a project.

People think of their "neighborhood" in different ways. There are large areas of the City sometimes referred to as neighborhoods. There are also smaller, immediate neighborhoods. The Neighborhood Preservation Ordinance requires homes to be "compatible with their neighborhood." To help determine project compatibility with a neighborhood, the Single Family Design Board (SFDB) will generally refer to a "Neighborhood Study Area" defined below. A Neighborhood Study Area allows the SFDB to efficiently review homes for compatibility. Following are three levels of "neighborhood" recognized by the SFDB.

General Plan Neighborhood: Neighborhoods as delineated in the Land Use Element of the City's General Plan (see next page).

Immediate Neighborhood: Generally, an area smaller than a General Plan neighborhood that has a combination of the following characteristics in common:

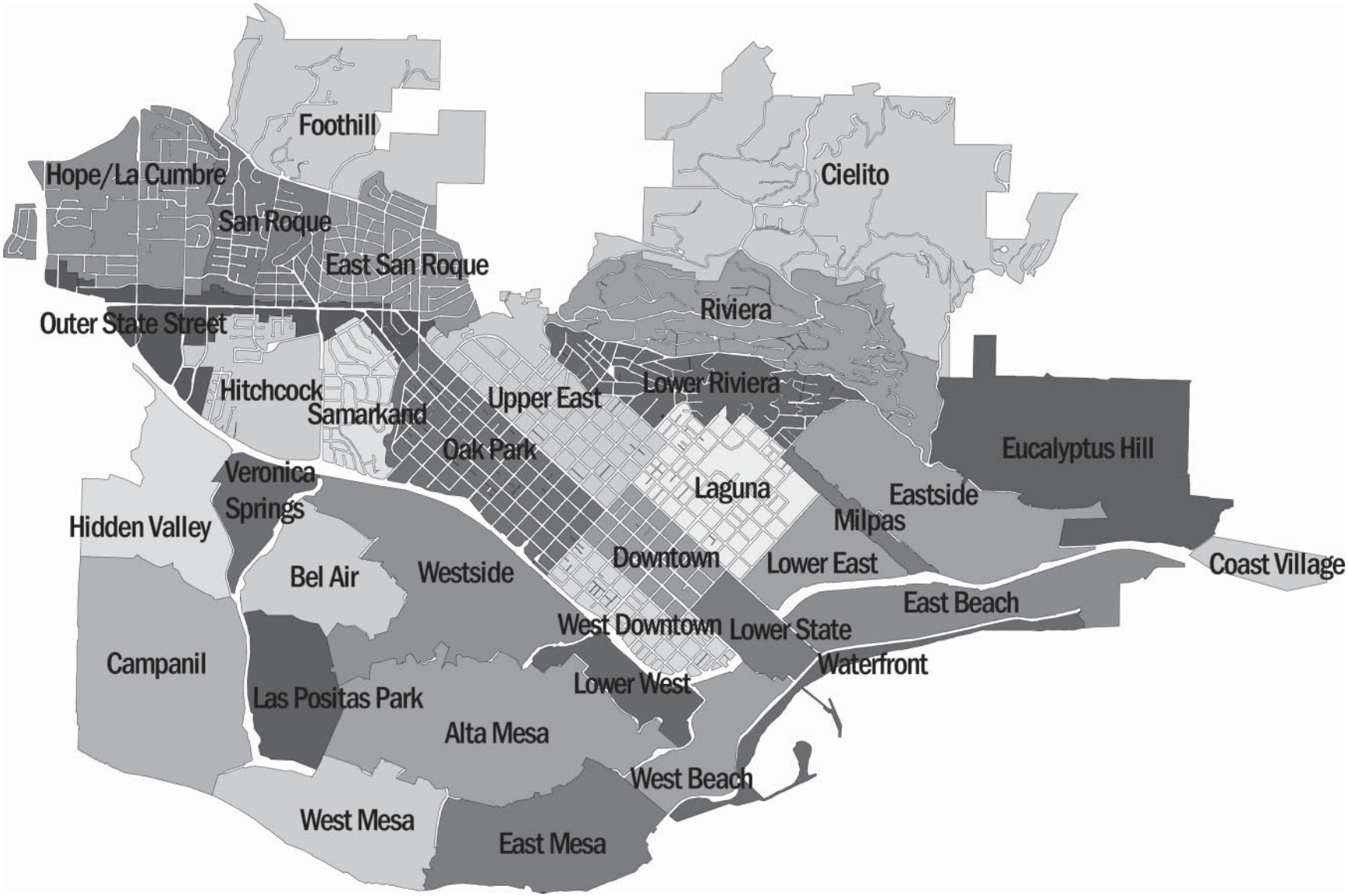
- Similar zoning
- Properties built as part of the same original subdivision
- Common access routes
- Walkable radius (15 minutes; usually quarter mile radius)
- Similar architectural styles
- Similar tree and landscaping patterns
- Main streets, bridges, or railroad corridors as a boundary

Also, it should be noted that highly visible properties, such as those in hillside areas, can have an impact beyond their immediate neighborhood.

Neighborhood Study Area: The twenty (20) closest lots to a proposed project (see example below). Additional lots may be considered to make a compatibility determination depending on the predominant streetscape, patterns of development, or parcel sizes.

Neighborhood Study Area: 20 Closest Homes Example

GENERAL PLAN NEIGHBORHOODS



7. VOLUME, BULK, MASSING AND SCALE

Design structures to be compatible with neighboring houses in terms of volume, size, massing, scale and bulk.

QUANTITATIVE DEFINITIONS

Volume: The quantitative three-dimensional measurement of a structure's height, width and depth combined.
Size: The quantitative two-dimensional measurement of a structure's length and width combined (i.e. "square feet").

QUALITATIVE DEFINITIONS

Massing: The qualitative arrangement of a structure's bulk, including relative openness and solidity.
Proportion: The quantitative relative sizes and dimensions of architectural elements and details, as they relate to each other and to the entire structure.
Scale: The qualitative proportional relationship of a structure and its architectural elements and details to human beings. [Note: To compare scale to other structures, use the words "compatibility" and "neighborhood".]
Bulk: The qualitative visual perception of the composition and shape of a structure's massing. Bulk is affected by variations in height, setbacks and stepbacks of upper stories.

VOLUME VS. BULK

Volume is a structure's quantitative height, width and depth measurement. Bulk, on the other hand, is the qualitative perception of a structure's volumes. These measurements, when compared to a measurement of a lot and measurements in its neighborhood, can provide a guide to a structure's appropriate size. Bulk, on the other hand, is the qualitative, readily visible composition and perceived shape of the structure's volume, i.e. the design of its architectural composition, shape and scale, including stepbacks and setbacks. For example, imagine the nine squares in Figures A through C are actually three-dimensional cubes. The nine squares in Figure B appear bulkier than Figure A even though Figure A is wider. Figure B also appears bulkier than Figure C, even though Figure C is both higher and wider than Figure B. *(See page 19-C for addtl. illustrations.)*

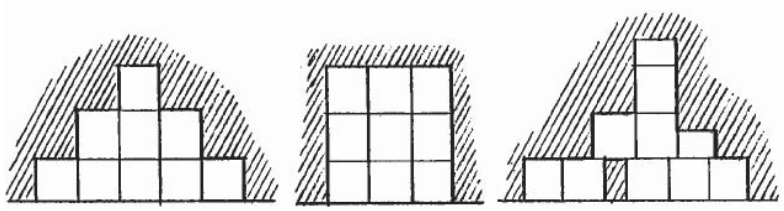


Fig. A Fig. B Fig. C

SCALE VS. PROPORTION

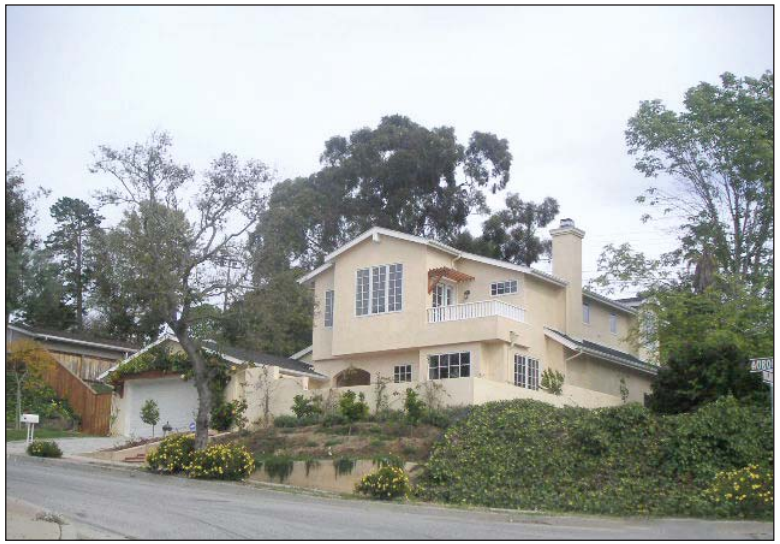
Proportion describes how building parts relate to each other and to a whole structure, as measured by size and dimensions. Scale, on the other hand, is the relationship of a structure or its parts to a definite unit of measure. For most Santa Barbara Infill neighborhoods, the definite unit of measure is a human being's height, i.e. "human scale." A common problem with larger homes is that the architectural elements of a structure should be in proportion to the overall structure size. As a structure gets bigger, its elements such as doors, windows, archways, and towers may need to get bigger as well. As a result, human scale can be lost, leading to neighborhood incompatibility. Another point is that a human scale structure may still lack proportion between its elements. For example, even a small home may have windows or doors so different in size or shape relative to each other or to the home that they detract from the home's appearance.
(Continued on page 19-C)

Volume: A Quantitative Measurement

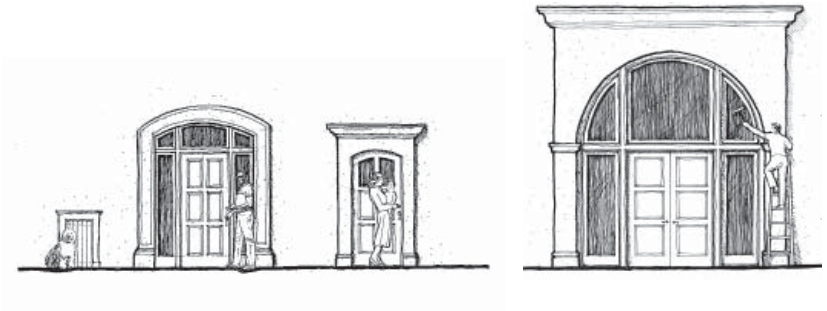
The home above has significantly less measured volume than the home below.

Bulk: A Qualitative Visual Component

Although these homes have very similar square footages, the picture below may appear "bulkier," in part because of the volume's massing.



7. VOLUME, BULK, MASSING AND SCALE CONTINUED.



Door openings (areas containing the door, frame, side lights, fan windows, transom, and any recessed or significant feature associated with the door) designed for a human scale should not exceed a width of 8' or a height of 12'.

Visible front door entries, traditional porch features, decorative pedestrian gates, small and medium-sized windows, short fences, minimization of large "blank" architectural features (such as through the use of small garage doors or decorative garage doors) can help provide a sense of "human scale."

Example Architectural Elements that Can Affect a Home's "Scale":

Windows: size, proportion, number, placement
Doors: single or double, height
Entrances: monumental height over 10' or human scale
Garages: number of bays, type of door
Roof Slopes: towers, windows, dormers
Roof Styles: hip, gable, mansard, gambrel, flat
Roof Pitches: slope rise to run, e.g. 4:12
Columns: 1 story, 2 story, appropriate to style
Stairs: exterior stair quantity and widths
Pedestal Treatment: raised house or entrance
Blank Walls: major or minor part of structure faces

SCALE

This home relates well to human scale in part because of the appropriately sized and proportioned garage door, chimney and windows, in addition to elements such as the trellis on the upper story deck and modest front porch.

A home illustrating a "monumental scale," usually inappropriate on small lots. In particular, the size and proportions of the entry stairs, columns, front door, porch, and the significant pedestal (raised house) reflect a monumental scale.

VOLUME, BULK, MASSING AND SCALE ISSUES

Issues that the SFDB considers related to volume, mass, bulk, size and scale include the following:

- **Compatibility:** How compatible is the structure's **volume, bulk,** and **scale** with the **volume, bulk,** and **scale** of the existing neighborhood homes and structures?
- **Floor to Lot Area Ratios:** Is a structure's **size** appropriate for its lot size?
- **Second Story Decks:** Do wall elements, guardrails, furniture, or outdoor fireplaces contribute to the bulk or scale of the project?
- **Covered Porches, Loggias, and Covered Decks:** Do the covered porches, loggias, and/or covered decks enhance the building's design, appearance, and function? Do they contribute to excessive mass, scale and bulk? Careful consideration should be given to projects that propose greater than 250 square feet of these areas, or when they are greater than 10% of the total net square footage of the structure. Because they include roof structures these areas might easily be enclosed in the future, possibly without design review. Future enclosure of existing covered areas may contribute to unacceptable size, bulk, and scale, eliminate a desirable architectural feature, or exceed FAR limits.
- **Garage Door Design and Placement:** Does the garage design minimize an appearance of **bulk**? Is the **scale** of the garage appropriate in comparison to the portion of the house visible from the street?
- **Second-Story Setbacks:** How does the second-story **volume** affect the streetscape or neighboring backyards? How **bulky** does a structure appear from the front or the back of a house because of how the **massing** of a building is composed?
- **Canyon Effect:** How close is the **volume** of a proposed second-story structure to the **volume** of any adjacent property's existing second-story **volume**?
- **Wall Size:** How does a large expanse of wall contribute to a structure's appearance of **bulk**? How can a structure's **volume** be articulated consistent with an architectural style? Do building wall heights allow proportional **human scale** window and door details?
- **Roof Size:** How does a large expanse of roof contribute to a structure's appearance of **bulk**? How can a structure's **massing** be changed to avoid large expanses of roof?
- **Plate Height:** Do building plate heights allow for appropriately scaled wall, window and door details?

8. FLOOR TO LOT AREA RATIO (FAR)

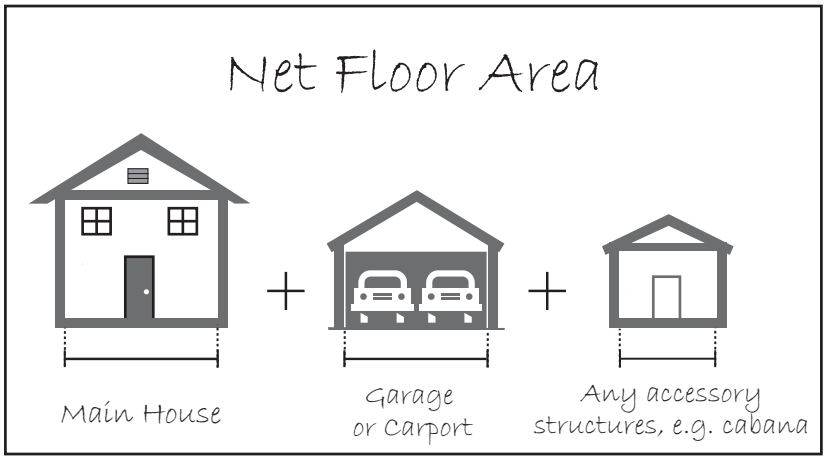
Strive for a project which falls in the "less than 85% of maximum FAR" range for the project lot size.

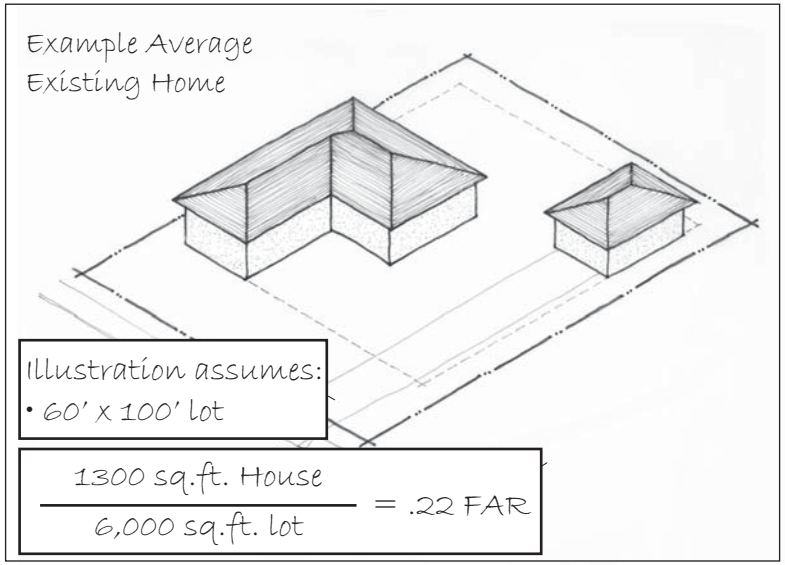
$$FAR = \frac{\text{Net Floor Area of all Site Structures}}{\text{Lot Area}}$$

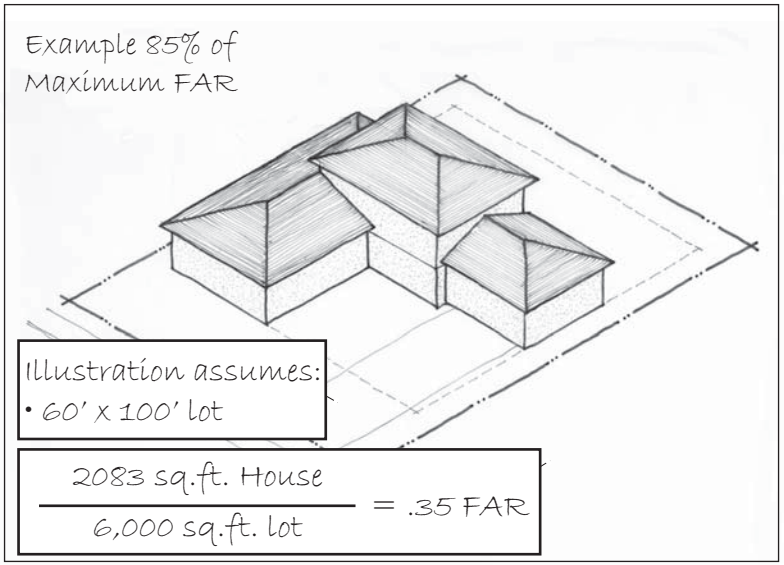
FAR is defined as the net square footage of a structure (or structures) divided by the net lot area. Net lot area excludes public road easements and public road rights-of-way.

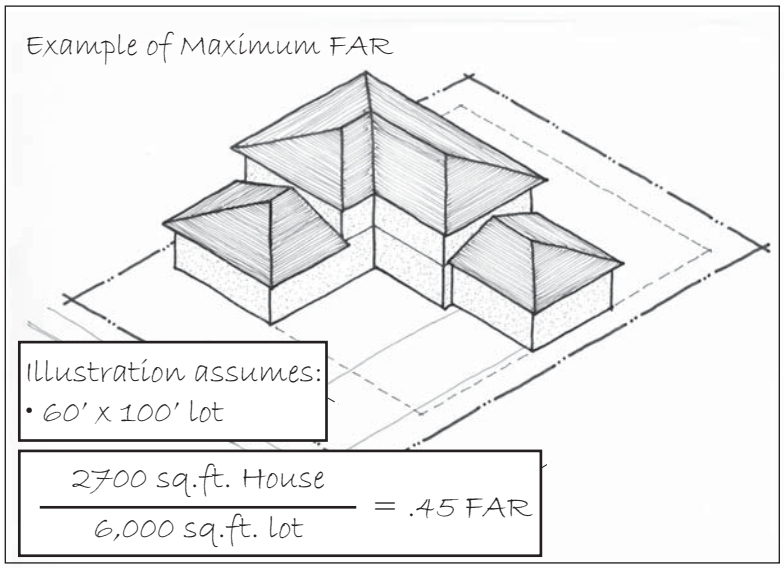
FARs measure and limit a structure's size based on lot size. FARs do not translate to an accurate measure of volume because plate heights and roof slopes for homes vary. However, they are a useful indication of a structure's bulk relative to its site. Architectural features such as covered porches, loggias, and covered decks contribute to the mass and bulk of a building. While they are not included in the FAR, they are considered as part of the project's mass and bulk. FARs provide general parameters of reasonable lot build-out according to lot size. FARs are often used to analyze a proposed project's potential for neighborhood compatibility. Many communities have implemented FARs to better control size, bulk and scale of development. Ideally FARs can help prevent sudden dramatic incompatible neighborhood changes.

Applicants seeking SFDB or HLC approval are required to provide the proposed project's floor to lot area ratio. Covered parking is included in the square footage calculations for FAR. For full details of what is included in FAR calculations, see the Project Statistics Form directions and square footage measurements table available at the Community Development Department website and office.




Example Average
Existing Home
Illustration assumes:
• 60' x 100' lot
1300 sq.ft. House
6,000 sq.ft. lot
= .22 FAR


Example 85% of
Maximum FAR
Illustration assumes:
• 60' x 100' lot
2083 sq.ft. House
6,000 sq.ft. lot
= .35 FAR


Example of Maximum FAR
Illustration assumes:
• 60' x 100' lot
2700 sq.ft. House
6,000 sq.ft. lot
= .45 FAR

APPLICABILITY

Maximum FARs as requirements apply to a home taller than one story and a basement on lots smaller than 15,000 square feet in size in single-family zones. The maximum requirements also apply to homes taller than 17' from natural or finished grade, whichver is lower on lots smaller than 15,000 square feet in single-family zones. Other properties, such as those 15,000 square foot lots or larger, or properties in multi-family zones, the FARs are applied as guidelines, rather than requirements.

The only way to exceed a required maximum FAR for most projects would be to request a "Planning Commission Modification" (see page 21-C for exception). However, for any project, no matter the location or height, a review board can request a smaller size if it is necessary in order for an approval to be made, for example to ensure the NPO Findings on page 5-D or other findings on page 6-D can be made.

Table 1: Formula Table

Lot Size Range in Sq. Ft	Max. Home Size (in sq. ft.) incl. garage/carport
≤4000 sq. ft.	2200
4000 - 10000 sq. ft.	1200 + (0.25 x lot size)
10000 - 14999 sq. ft.	2500 + (0.125 x lot size)
15000 - 19999 sq. ft.	4180 + (0.013 x lot size)
≥ 20000 sq. ft.	4430 + (0.013 x lot size)

Garage/Carport Allowance*	
Lot Size	*Allowance*
< 20000	500
> 20000	750*
≥ 20000	750*

*Where zone district allows, see Municipal Code 28.87.160.4

**Garage/carport allowance does not need to be used only for garage/carport space for maximum square footage calculations. Max. sq. ft. can be distributed anywhere if consistent with Zoning regulations. Ex.: two-car covered parking minimum space requirement is 400 sq. ft. and 100 sq. ft. of remaining "allowance" could be used in the home instead of in the garage/carport.

Table 2: Example FAR Calculations Table

		Proposal		
	100% Maximum Home Size including garage/carport	*Maximum Home Size excluding garage/carport allowance ** *	***85% of Maximun Home Size including garage/carport***	*Maximum FAR including garage/carport*
Lot Size				
REQUIRED				
4000	2200	1700	1870	0.55
5000	2450	1950	2083	0.49
6000	2700	2200	2295	0.45
7000	2950	2450	2508	0.42
7499	3075	2575	2614	0.41
7500	3075	2575	2614	0.41
8000	3200	2700	2720	0.40
9000	3450	2950	2933	0.38
10000	3750	3250	3188	0.38
11000	3875	3375	3294	0.35
12000	4000	3500	3400	0.33
13000	4125	3625	3506	0.32
14000	4250	3750	3613	0.30
14999	4375	3875	3719	0.29
GUIDELINES				
15000	4375	3875	3719	0.29
20000	4690	3940	3987	0.23
1/2 acre	4713	3963	4006	0.22
3/4 acres	4855	4105	4127	0.15
1 acre	4996	4246	4247	0.11
1.5 acres	5279	4529	4488	0.08
2 acres	5563	4813	4728	0.06
2.5 acres	5846	5096	4969	0.05
3 acres	6129	5379	5210	0.05
3.5 acres	6412	5662	5450	0.04
4 acres	6695	5945	5691	0.04
4.5 acres	6978	6228	5932	0.04
5 acres	7261	6511	6172	0.03
5.5 acres	7545	6795	6413	0.03
6 acres	7828	7078	6654	0.03

To determine maximum allowed net square footage for a property, follow these steps:

1. Find the lot size range that includes the project lot size on the Formula Table, Table 1, see page 20-C.
2. Complete the formula using the lot size.
3. If you would like to check your work with some example FAR calculations, see Table 2 on page 20-C.

Projects Under 85% of Maximum FARs Are Encouraged

Project applications under 85% of the maximum FAR are generally easier to design, prepare, process and review because they are more likely to be compatible with the surrounding neighborhood than projects over 85% of the maximum FAR. Projects under 85% of the maximum FAR are generally subject to the simpler standard Design Review submittal requirements listed on page 3-D and described in Planning and Zoning Counter handouts. Design Review fees for projects under 85% of the maximum FAR are lower than fees for larger projects. Projects over 85% of the maximum FAR are more likely to pose neighborhood compatibility issues and are generally discouraged. However, careful design and review can sometimes produce projects that are still compatible with the surrounding neighborhood.

Due to the special nature of these larger, potentially incompatible projects, additional submittal information is required for these projects, described briefly on page 4-D and in detail in Planning and Zoning Counter handouts. Projects proposing square footage over the maximum FAR are strongly discouraged in most cases. However, there may be some project sites with special physical features, which when combined with exceptional design, can accommodate an over FAR maximum home compatible with the neighborhood. A Planning Commission modification and additional submittal requirements, described breifly on page 4-D and in detail in Planning and Zoning Counter handouts, are required for over maximum FAR proposals.

Applicability of FARs as Guidelines

Maximum FARs are applied as guidelines rather than requirements on lots that are 15,000 square feet or larger, or located in multi family or non-residential zones. Site and zoning variables might contribute to less reliability in the use of the 20 closest FAR Study.

Some situations may support higher FARs and projects that approach or exceed guideline FARs might not pose a problem and FAR compatibility may be less critical. Larger lots may allow more space between structures and in some cases may allow the project to be less visible to the public and to neighbors. In multi-family or non-residential zones where density of development is usually higher, single-family residential projects will likely have lower FARs than other types of development. These zones are likely to have more variety of development.

Other situations may support lower FARs. When the buildable portion of a site is small in relationship to the lot size, an FAR lower than what would normally be indicated for the lot size may be more appropriate. On some large lots not all of the lot

area may be developable due to steep slopes or creek or ocean bluff setbacks. These site constraints can push development on a site closer to the street, or closer to neighbors. In the Riviera there are examples where development on larger lots is clustered close together around cul-de-sacs or built close to the public streets. The configuration of the lot may reduce its developable area, for example flag lots. Corner lots or other lots with multiple street frontages have increased area within the front setbacks and development on these lots may be more visible. In situations like these, compatibility with neighboring FARs may be more pertinent. As a general rule, where the development is closer to property boundaries or more visible to the public and to neighbors, the proposed FAR should be reduced.

Properties Legal Non-Conforming as to a Required Maximum Size

Some "legal non-conforming as to FAR" properties can have a one-time addition of up to 100 square feet without a Planning Commission modification being required. Municipal Code 28.87.030.D.1.c allows such additions to reasonably accommodate minor changes in floor plans such as bathroom or closet additions to provide some flexibility for structures legal non-conforming as to a required maximum floor area (FAR standards) without the need for a Planning Commission modification. Consult the Municipal Code and City Staff for more information.

20 Closest FAR Study

When a project proposes to exceed 85% of a maximum required FAR, the applicant must provide a study of the FARs of the 20 closest lots. Using a geographic information system, the 20 closest lots are selected for the project's neighborhood. This information is a tool used by the review board to assist in determining the compatibility of a project's size within its neighborhood. Data on square footages and lot sizes are obtained from the County Assessor's Office or from City records and plan archives. The information is assumed to be approximate due to variations in calculation methods and because many County records reflect original home sizes, but the data allows a general sense of the project's size and FAR compatibility with nearby development. Factors to consider when using the 20 Closest FAR Study include:

- Variability of square footages in the neighborhood
- Variability of lot sizes and FARs in the neighborhood
- Site constraints; how much of the lot area is developable?
- Is the project near the average for the neighborhood?
- Is the project among the largest in the neighborhood?
- The project's volume, bulk, scale, height, and massing relative to its square footage
- Closer proximity to neighboring structures and/or denser development in the neighborhood suggests closer adherence to the size of adjacent structures and to the average size of structures in the study.

9. HEIGHT

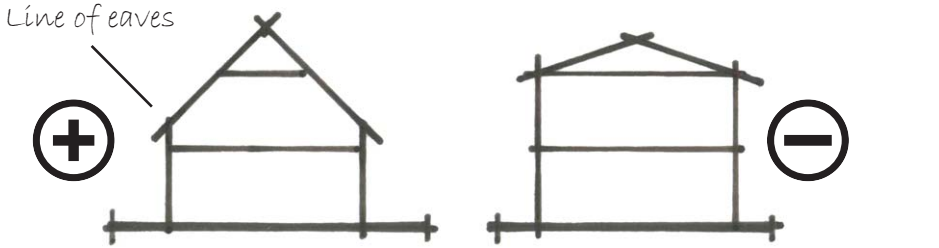
Design structure heights to be compatible with the neighborhood.

9.1 Building height should be in proportion to the style and size of the house and the lot area.

9.2 Avoid excessive building height. Although the Municipal Code allows up to 30' in height in single family residential zones, the total "building box" allowed by the Ordinance should not be used to ensure compatible home designs. Homes taller than 25' tall are usually incompatible in most single family neighborhoods.

9.3 Avoid tall plate heights (over ten feet) that unnecessarily add to the volume of a structure. Eight foot plate heights, the most common for single family homes, are encouraged. This concept is especially important for projects where basement stories are proposed.

9.4 Where appropriate to the architectural style, consider architectural features that indicate where a first story ends and a second story begins when the structure is viewed from the street. Examples of appropriate floor delineations for some architectural styles include banding or rooflines.



Second floor rooms in attic space allows roof line to be lowered with minimal reduction in floor area.

Full height second story results in tall walls and a more massive appearance to the home.

9.5 The height of a basement or cellar above grade is important in determining if all or part of the floor area of the basement or cellar will be counted towards floor area in relationship to maximum required square footage. The net floor area calculation for a basement or cellar is reduced by 50% if the vertical distance from grade to ceiling is four feet (4') or less for at least one-half of the circumference of the exterior walls of the basement or cellar. If the vertical distance from grade to the ceiling is four feet (4') or less for the entire circumference of the exterior walls of a basement or cellar, the area of the basement or cellar is excluded from the net floor area calculation. Note that basement square footage is still subject to other inclusive Zoning calculations even if excluded for maximum square footage calculations.

One way to make a two-story home more compatible with its single-story neighbors is to lower the eave line of the second-story roof. Lowering the eave line (i.e. bringing some portions of the roof down to the gutter or eave line of the first-story roof) also ties the two stories of a house together. Setting second stories back into the area of roof lines is often a solution to avoid impacting sunlight access, and it generally will lower the apparent height of the home. Lowering the eave line of the second-story roof can also reduce the apparent building volume, which may result in the scale of the building being more compatible with its neighborhood.

9.6 Where appropriate, bring some portions of the roof down to the gutter or eave line of the first-story roof to reduce the apparent volume of the building.

10. FAÇADE ARTICULATION

Use façade articulation to create appropriate scale and add visual interest.

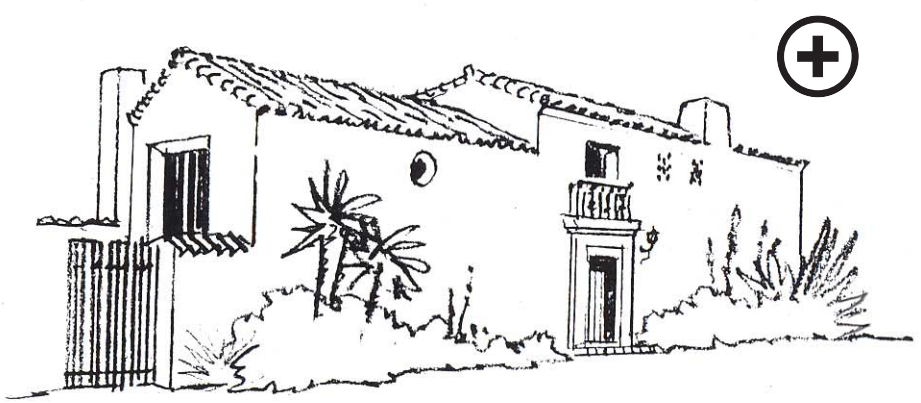
Articulating the elements of the architecture creates interest and character. These design features can also have the positive effect of reducing the apparent building volume. The size of the architectural elements must each be in proportion to the total composition. Different styles of architecture will require different articulation. For example, (below) the elements of a Victorian house will often be painted in two or three colors. This will articulate porch columns, railings, window frames and sash from the volume of the house. The form of the house may also be articulated by building setbacks, overhangs, bay windows, gabled wings, porch elements, etc. On the other hand, a Spanish style design (bottom right) will usually be one color. The composition of its massing may be very simple and sculptural. Its elements are articulated by deep-set windows and doors, decorative iron and light fixtures, stucco grills, tile work and a judicious use of classical detail, all appropriately scaled.

10.1 If appropriate for the architectural style, encourage steps or offsets extending to grade where dimensions of a dwelling would otherwise appear too long.

10.2 Use projected or recessed architectural details (e.g. bays, windows, stringcourse) and changes in building materials or colors to visually break up building or walls.

10.3 Vary the height of building segments where appropriate to the design.

10.4 Consider articulating all sides of the dwelling where appropriate for the architectural style.



11. ARCHITECTURAL STYLE

Choose a style compatible with the surrounding neighborhood and use architectural features to create a consistent architectural style.

Do I Have to Build a Certain Architectural Style?

In most cases, architectural style is not restricted to the existing neighborhood style, but it should be compatible with the neighborhood and consistently designed in high quality for the entire exterior of the home and accessory structures on the site. A definite architectural style should be chosen for a project, for example, Bungalow, Mission, Victorian, Modern, etc. Structures and additions should present harmonious character. The SFDB considers architectural style differently in the following types of neighborhoods:

Most Neighborhoods. Most neighborhoods possess examples of distinctive architecture. In these neighborhoods, structures and additions should present a harmonious character with the particular surrounding neighborhood, avoiding a clashing or discordant appearance. Structure elements should be consistent with the best elements that distinguish the particular neighborhood where they are proposed.

These elements include, but are not limited to:

- size
- scale
- roof lines
- textures
- colors
- materials

Maintenance of the existing setback and patterns of development in the particular neighborhood is also important.

Neighborhoods Without Distinctive Architecture. In neighborhoods that do not possess examples of distinctive architecture (for example, some blocks of the West Mesa), structures and additions should be designed to lead the neighborhood toward designs that are harmonious with Santa Barbara's distinctive built environment.

Neighborhoods with Architectural Style Requirements. Only homes in El Pueblo Viejo Landmarks District, the Brinkerhoff Landmark District or the Lower Riviera Special Design District have specific architectural style requirements. These Districts limit the range of allowed styles. For style requirements for these areas, see the applicable design guidelines referenced on the back cover of this document, available at 630 Garden Street.

Transitional Areas. When a project is within close proximity to a landmark district such as El Pueblo Viejo Landmark Districts (near downtown or the Mission) or it is near a City Landmark or Structure of Merit, consideration may be given to guidelines for a nearby district or to be compatible with the designated structure. In these areas, project design should promote a smooth transition from one usage area or architectural style to the next. Special attention to consistency with the City's Urban Design Guidelines is recommended.

How Do I Create a Consistent Quality Architectural Style for My Home?

Additions to existing houses should be compatible with the existing architecture or the entire structure should be remodeled in a single architectural style. To ensure proposed architectural features are consistent with the proposed architectural style, refer to a style guide such as *The Field Guide of American Houses,* by McAlester, Virginia and Lee. (See Suggested Additional Reading List on page 103-S.) Architectural elements such as windows, doors, and cornices should create a rhythmic composition taking into consideration scale, style and architectural proportion. These elements should be detailed to provide modulation, visual interest and texture variations. Structure elements should be consistent with the best elements that distinguish the particular neighborhood in which they are proposed. These elements include, but are not limited to: volume, massing, scale, rooflines, colors, textures, and materials.

Architectural Features:

11.1 Features should enhance the architectural form and style of the house. For example, dormers, bay windows, porches, balconies, and entrance projections can add interest to the home if the size, design, colors and materials are compatible with the rest of the structure and the neighborhood.

Building Materials:

11.2 Architectural style expressed through building materials, colors, design, exterior treatment, roof articulation and overall design in construction should be of good quality and durable exterior materials. Typical architectural enhancements include:

- High quality construction and materials for exterior finishes
- Wood windows, recesses, articulation of openings, wood shutters, and ornamental ironwork
- Enhanced landscaping, paving and/or decking
- Heavy timber trellis or arbor structures
- Stonework and/or tile work on walls
- Front entry elements and/or porches
- Enhanced or high quality roofing materials
- Exposed downspouts and gutters painted or made of copper materials

12. OPENINGS

Use openings such as doors and windows in a manner compatible with the neighborhood.

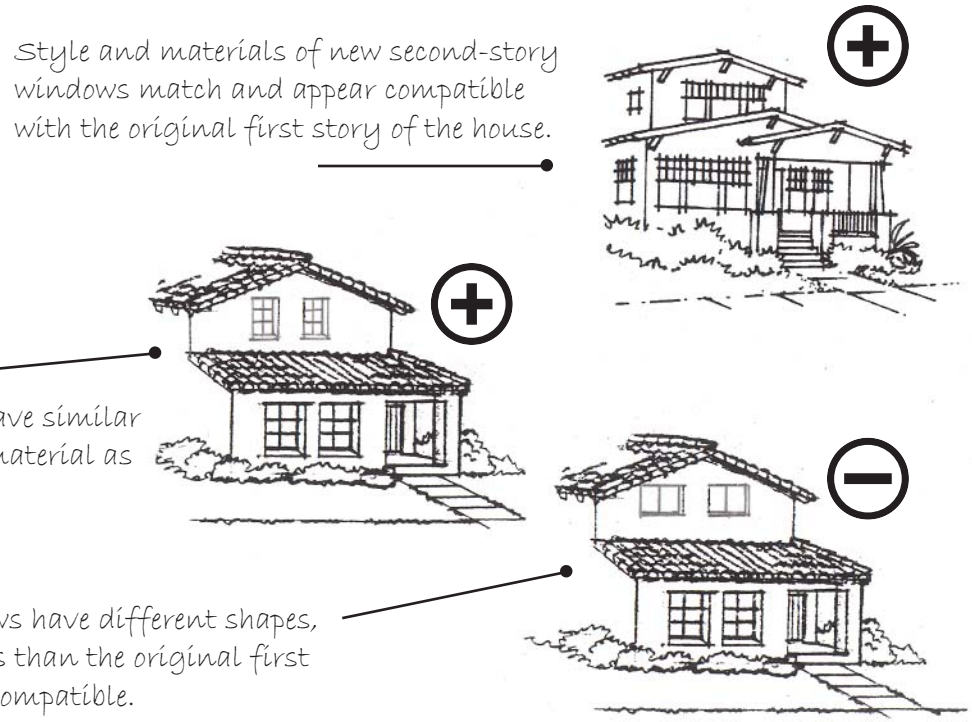
Doors and windows are often the most visually distinctive features on a house. They are a link between private and public space and can provide a sense of security for both. They also can establish an architectural rhythm and affect the apparent mass of the house. Evaluate the openings on the house and in the neighborhood:

- Is there a proportion to the openings, vertical or horizontal, that is common to the house or the neighborhood?
- What are the dominant window materials on the house and in the neighborhood?
- Is there a window or door style, such as an arched shape or divided window lights, common on the house or in the neighborhood?
- What would be the effect of altering the established pattern or style of window or door openings?

12.1 Doors and windows in an addition should be the same shape and size or compatible with the dominant door and window neighborhood patterns, including proportions, materials, and detailing.

12.2 The pattern of windows and doors should reflect the scale and patterns in the neighborhood.

12.3 Include a window or windows visible from the street as desirable architectural features on the portion of the dwelling facing the front yard.



13. ENTRIES

Main entries should be visible from the street and contribute towards a friendly neighborhood experience.

Front walkways and front doors that face the street are common to most Santa Barbara neighborhoods. Front doors and windows that are visible from the street also make for safer neighborhoods by keeping "eyes on the street" and by providing opportunities for neighborhood connections. Evaluate the design and visibility of entries in the neighborhood:

- How prominent are the primary house entries in the neighborhood?
- Are front porches common, or if not, would they be desirable in the neighborhood?
- What would be the effect of altering the pattern of entries in the neighborhood?

13.1 Use landscaped pathways to the main entry rather than only a connection to the front entry directly from a driveway. This technique creates a main entrance more inviting from the street.

13.2 Generally, front entries should not be blocked with walls, screens, fences, or tall hedges. Any front yard courtyards defined with features over 3 ½ feet must be carefully designed to maintain a friendly entry appearance when viewed from the street.

13.3 Entries should be designed in proportion to the scale of the dwelling. Avoid use of columns, towers, and other entry features that are out of scale or style with the dwelling and/or neighborhood.

13.4 Entrances taller than one-story are strongly discouraged in Infill areas. Generally, covered entry eave lines should be under 15' and front entrance openings less than 8' in width and less than 12' in height.

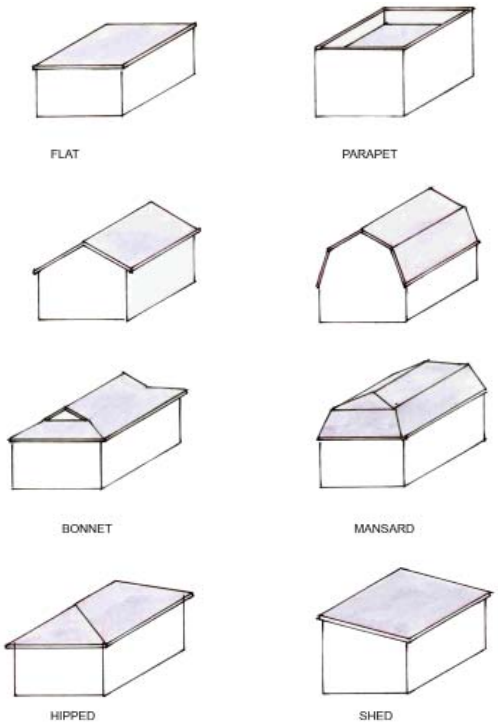
This entry is visible from the street and the front porch is inviting. (8.1, 8.3, 8.4)

This entry is disproportionate to the dwelling. The entry dominates the front of the home.

14. ROOF DESIGN

Carefully plan roof forms on a home for a well-designed structure compatible with the neighborhood.

Roof patterns are created through the roof slope, materials, and massing of roofs. Some neighborhoods have roof patterns that are distinctive and repeatable from dwelling to dwelling. Other neighborhoods have greater variety or less distinctive roof forms, and greater deviations from neighboring roof forms could appear acceptable. The mass of a roof and how it is articulated into different shapes contributes to the character of a building. Most dwellings with sloped roofs, and many with flat roofs, have a primary roof form and smaller secondary and minor forms that contribute to the overall home style.



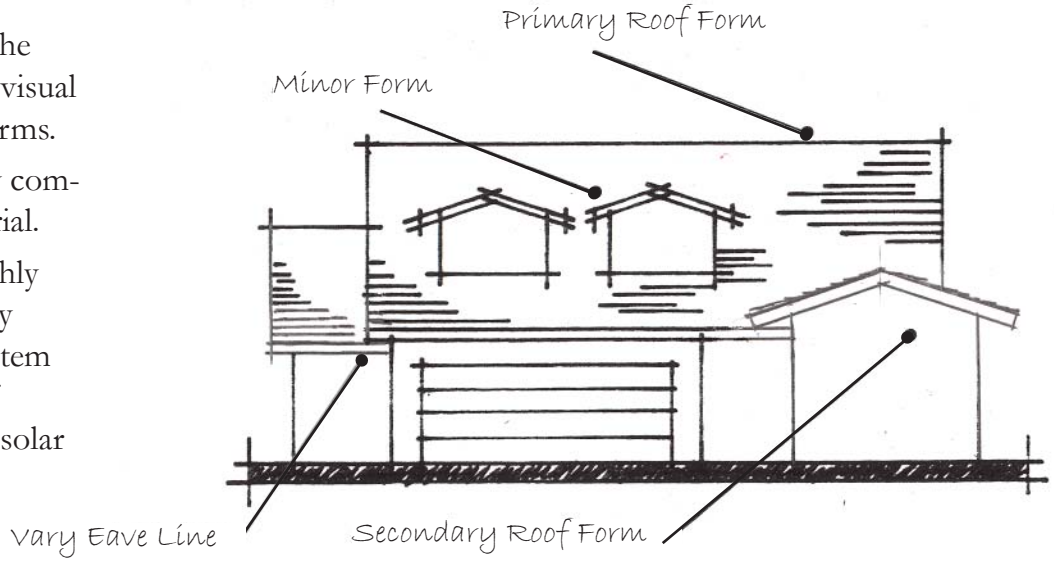
14.1 When planning a new dwelling or second-story addition, begin with a primary roof form that is compatible with the existing neighborhood.

14.2 Consider additions to the primary roof, such as secondary roof forms and dormers, to reduce the dwelling's apparent mass and scale and provide visual interest. Use an appropriate number of roof forms.

14.3 Additional roof forms should be architecturally compatible with the primary form's slope and material.

14.4 Consider roof design techniques to create a highly efficient and aesthetically integrated solar energy system, described in the City's Solar Energy System Design Guidelines. For example, a parapet roof design is ideal for new structures that include a solar energy system.

14.5 Screen mechanical equipment



Skylights:

Skylights can be a source of natural lighting; however, they can often become the source of unnecessary heat gain in summer and heat loss in winter. Clerestory windows or "solar tubes" are often recommended as a better way to meet natural lighting needs and maintain an energy-efficient structure.

14.6 Skylights are allowed when they are compatible with the architectural style of the building in which they are proposed and when they are compatible with the character of the surrounding neighborhood.

14.7 Flat skylights, made of non-reflective materials, is the preferred skylight type.

14.8 White plastic skylights or small dome shaped skylights may be acceptable if the skylights are screened by existing parapets, roofs, building forms or other equipment and it can be clearly demonstrated that the proposed skylights are not readily visible from adjacent properties or public ways.

14.9 Plastic domed solar tube skylights may be allowed if placed in areas that are not highly visible.

14.10 The cumulative impacts of exposed roof equipment shall be a consideration when determining the appropriate size, quantity and type of skylights proposed.

15. ROOF MATERIALS

Roofing material and color should be consistent with the building architectural style. Eave closures, a.k.a. bird stops, if any are proposed, shall be mortared with natural cement.

Mission Tile. Where a traditional Hispanic architectural style is proposed or where the location is highly visible or prominent, the use of two-piece terra cotta (Mission "C-tile") roof is required.

- Terra cotta roof tile shall not have a glossy finish.
- Where two-piece "cap and pan" Mission tile is used on gable, shed and hipped roofs, the following installation criteria should apply:

There shall be a double starter row employed at the eave ends. Field tiles are to be laid in random or scattered fashion. The roof should have natural cement mortared hips and ridges. Terra cotta red color should be the predominant color except where other color mixtures are specifically approved. Tile color should be one consistent color with only slight natural variations acceptable. Artificial color "blends" are discouraged.

Exceptions to the required use of Mission Tile policy may be granted if the SFDB makes the appropriate findings and determines a hardship condition exists that precludes Mission "C" roof tile use. Clay S-tile installation will be required to follow standard installation details as outlined below to mimic the Mission tile appearance.

Clay S-Tile:

- Non-clay simulated Mission Tile use is generally unacceptable in new construction.
- Clay S-Tile can be considered for approval for affordable or low-income housing projects.
- The following four criteria will be utilized to determine if the use of clay S-tile will be allowed for re-roof of existing buildings:

1. The proposed clay S-tile installation is compatible with the building's architecture and the neighborhood character.
2. The building cannot structurally support the weight of 2-piece, clay barrel tile and S-tile is an appropriate alternative solution. The inadequate structural conditions that would not allow for a Mission Tile roof must be verified by a licensed engineer or architect.
3. The proposed installation is consistent with the intent of the SFR Design Guidelines.
4. The applicant follows installation details as conditions of approval as determined by the SFDB to make the roof more authentic in appearance. Installation details include:
   - A double starter row of two-piece barrel tile is employed at the eave ends.
   - The roof has 15% to 20% of the field tiles laid with mortared randomly placed boosters (kickers).
   - Natural cement mortared hips and ridges are present.

16. EXTERIOR MATERIALS AND COLORS

Exterior materials and colors should complement the style of the house and neighborhood, as well as blend with surrounding natural features when viewed from a distance.

These guidelines are not intended to interfere with individual initiative, but rather to encourage compatibility within neighborhoods and with the natural setting. When selecting materials and colors, consider the type and character of materials and colors, the number of different materials and colors, the quality of materials, and how ornamentation is applied. While no building material or color is prohibited in these guidelines, as with other design elements, the neighborhood context provides direction for the choice of materials and colors. Complementary materials and colors will help a house appear compatible with its neighbors and blend with its natural setting.

Colors:

16.1 Building color should complement architectural details and blend with the surrounding neighborhood.

16.2 Apply ornamentation consistent with the style of the dwelling. Avoid using ornamentation that will make the dwelling appear overly decorated.

16.3 Avoid reflective or metallic materials on roofs, walls and windows.

16.4 Use darker materials and colors to reduce the apparent volume of a dwelling.

16.5 In the Hillside Design District, consider natural earth tone colors that blend with the surrounding topography and terrain.

Stucco Texture:

16.6 Unless otherwise directed by the SFDB, the most acceptable stucco finish is a smooth, undulating troweled finish. A float sand finish may be acceptable. Rough texture, such as heavy Spanish lace, is discouraged unless it is proposed as part of a minor addition to an existing home with this stucco style.

Glass Material:

16.7 In general, deck-railing materials should be selected to be consistent with the architectural style of the structure. The use of glass railings as guardrails or as windscreens is not the preferred material at highly visible locations due to the possible glare associated with these types of installations. Installations of reflective glass materials will be reviewed to determine if the installation is compatible with the structure and that it does not create significant glare problems. Large "picture" windows that are not broken up with mullions and/or muntins will be reviewed for architectural compatibility and for glare problems.

Paving:

16.8 Avoid large expanses of paved area throughout the property. Break up paved areas with colored or textured materials.

Other Features:

16.9 Avoid large expanses of building walls, especially when combined with retaining walls.

17. FENCES, WALLS AND HEDGES

Integrate fences, walls and hedges with structures and setting.

Refer to the Municipal Code height limitations described in the Supplemental Information section of this document. Generally, the Municipal Code states that fences and walls shall not exceed 8' in height at side and rear property lines or 3½ ' near driveways and front property lines.

17.1 Minimize fence, hedge and wall heights. Break any retaining walls into low segments.

17.2 Use horizontal lines and proportion to reduce perception of height and bulk.

17.3 Use open rather than solid fence design to reduce visual and structural bulk.

Picket fence example.

17.4 Use earth tone colors and native, natural materials.

17.5 Integrate vegetation and landscaping with fence and wall design.

17.6 Avoid chain link fences if at all possible. If proposed, chain link should be a dark color such as dark green or black and softened with landscaping.

Good example of landscaping to screen a chain link fence on a 42" tall chain link fence in a West Downtown neighborhood. Vines with right flowers would also be appropriate screening in infill areas.

Santa Barbara style stone walls feature multiple cut edges.

Uncut edge stacked stone style walls are not typical in Santa Barbara front yards.

18. PARTIAL BASEMENT DESIGN

Carefully design partial basements so that they do not inordinately create a bulky appearance, or contribute to an inappropriate apparent height.

Daylight, or partial basement designs, where some portions of the floor level are above ground are not considered a full basement. Examples of full and partial/daylight basements can be seen on pages 38-C and pages 54-H - 57-H. Daylight basements may obtain a 50% FAR reduction if at least half of the exterior perimeter walls are sufficiently below grade. (SBMC 28.15.083) Partial basement designs are integral to the entire project appearance and will be reviewed for size, bulk and scale, apparent height, appropriateness and neighborhood compatibility along with the rest of the project regardless of any basement discounts the project may have received. Floor areas completely underground and located within full basements levels are 100% exempt from inclusion in FAR calculations due to these areas not being significantly visible.

18.1 The following basement project types warrant careful review of basement floor areas:

- publicly visible daylight basement
- corner lot location
- especially visible hillside areas .
- if a partial basement size exceeds 25% of the house size

In some cases, large visible daylight basement areas should be reduced, placed underground and hidden from view as they contribute to the size, bulk and scale of a house size.

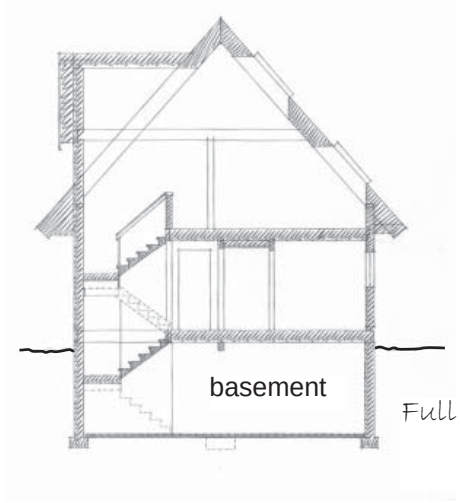
18.2 Grading and cutting into sloped hillsides to create basement floors is an acceptable grading technique. However, the following basement construction techniques are discouraged:

- excessive fill placement
- excessive retaining walls placement
- elevating natural grades around a structure's perimeter to create basement floor areas. The placement of this type of grading fill elevates the building higher than the natural topography and may be considered an artificial mechanism to increase floor areas. The SFDB may limit this type of grading design.

Garage Basements:

18.3 Excessive retaining wall placement to create driveway or walk-out basements is not acceptable. The design of a garage opening at the basement level can contribute to a structure's apparent height. Carefully ensure that any garage basement complies with Apparent Height Guideline 29 and Grading for Driveways Guideline 31.

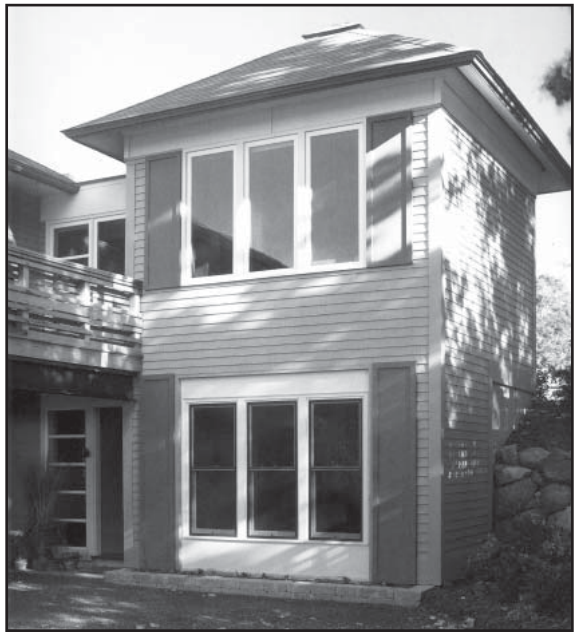
(Continued on page 38-C)



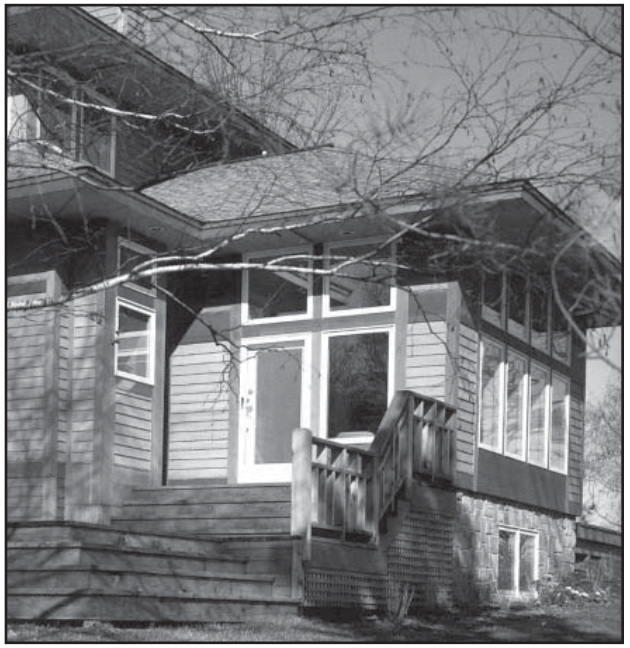
Full basement example.

Partial basement example: basement with light wells.

Door →



Partial basement example: walk-out basement. See pages 54-H - 57-H for another example of a walk-out basement.



Partial basement example: daylight basement.

Two-Story Design Concepts

Two-Story Design Concepts

This focus of this section of the Single Family Design Guidelines is on graphic illustrations of two-story design concepts. The first page of the section emphasizes the importance of the Compatibility guidelines for two-story homes and provides additional guidelines especially important for two-story homes. Next, a series of illustrations is provided as listed below. As in all of the sections of this document, many illustrations feature a list in parenthesis immediately after captions of the special two-story guidelines which are exemplified by the illustration.

- **Alternative Design Solutions for an Existing One-Story House**

  Successful additions centered over the existing home, p. 40-TS.

  Successful and unsuccessful addition over the existing garage, p. 41-TS.
- **Example successful and unsuccessful drawings of two-story homes in context with neighboring homes,** p. 42-TS.
- **Example photos and illustrations of second-story element design techniques,** p. 43-45-TS.

TWO-STORY DESIGN CONCEPTS

Two or more story homes require special care in design to ensure they are compatible in a neighborhood. The Compatibility Guidelines in the previous chapter are more important for two-story homes than for one-story homes because two-story homes can appear more prominent in a neighborhood. Following are special design techniques and illustrations for two or more story homes.

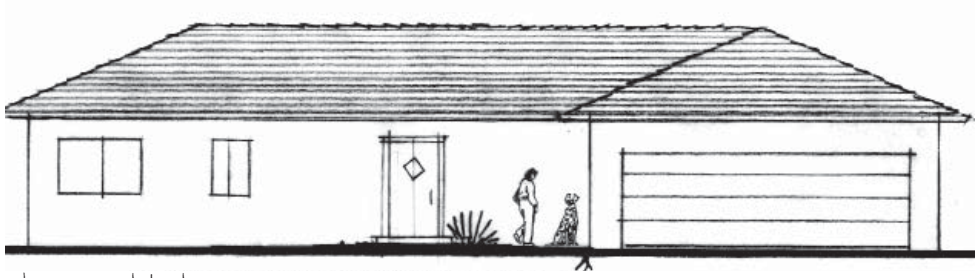
19. Avoid crowding or overwhelming neighboring residences.
20. Avoid a "vertical canyon effect" between homes. The space between a proposed two-story home adjacent to one-story homes is important. Space between homes should increase as wall height increases. Consider setbacks greater than those required by the Municipal Code to avoid bulky structures.
21. Minimize areas of maximum height.
22. Vary height of building elements.
23. Vary roof lines.
24. Set back taller portions of structures from the lot lines to reduce the appearance of height.
25. Use architectural features to break up unacceptable bulk.
26. Three-story homes are generally incompatible in most of Santa Barbara's flat "infill" neighborhoods.

A two-story residence that maintains a single-story roofline common to the immediate neighborhood.

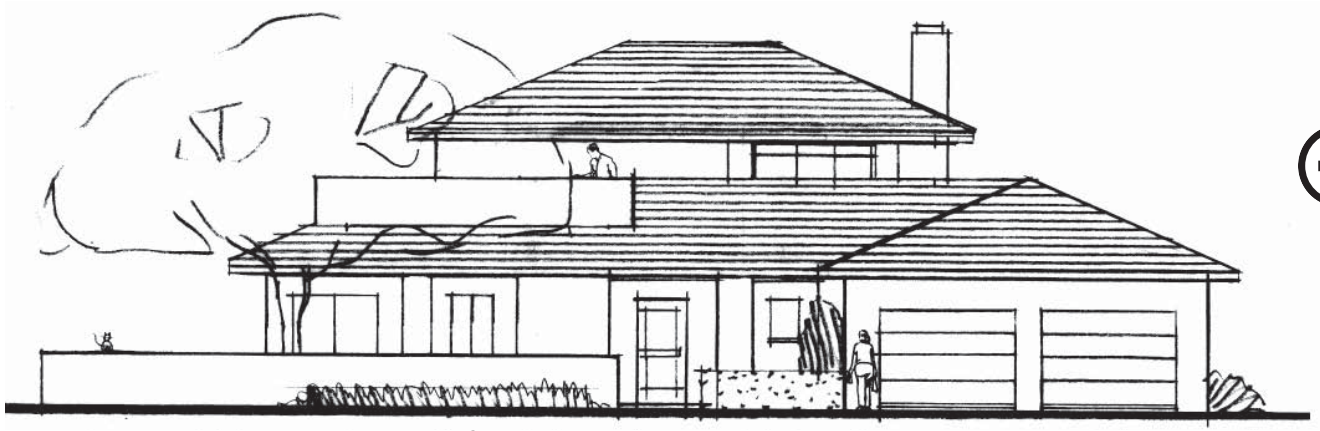
The mass of this house is reduced by lowering the plate height, using dormers and including an entry element.

Second-story addition oriented to home's rear and designed to reduce structure's volume visible from the street. (19, 21, 24)

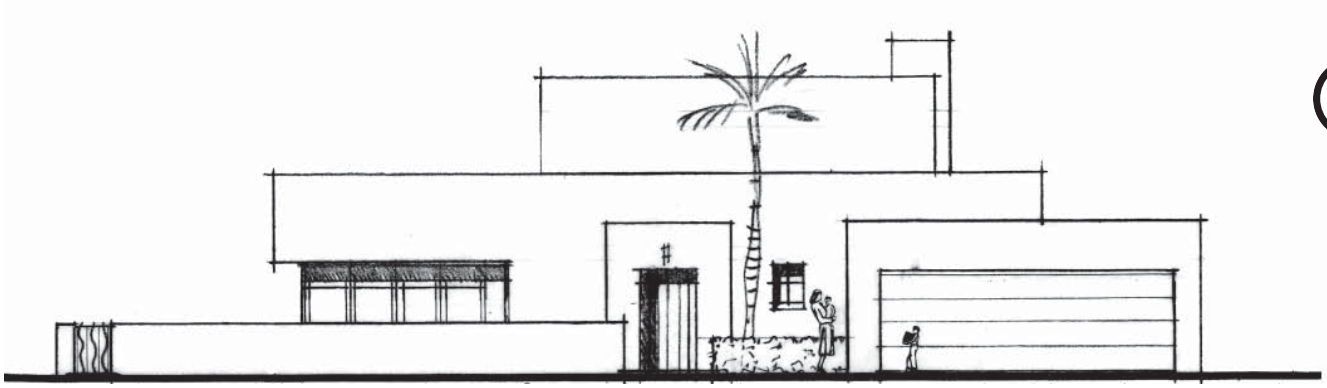
EXAMPLES OF ALTERNATIVE DESIGN SOLUTIONS



Existing residence to be remodeled.

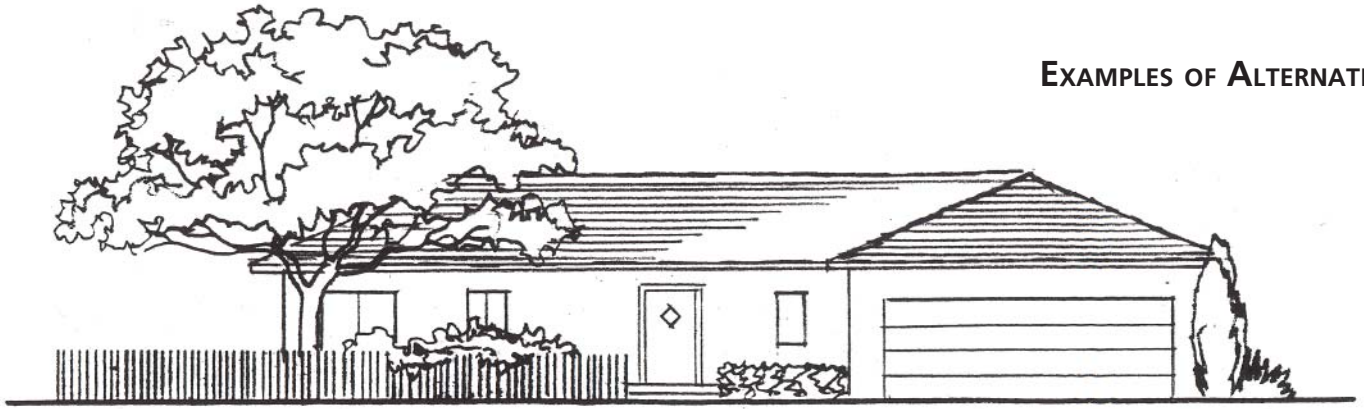


Second story addition moved away from existing setback and designed in same style as existing house (21, 22, 24).

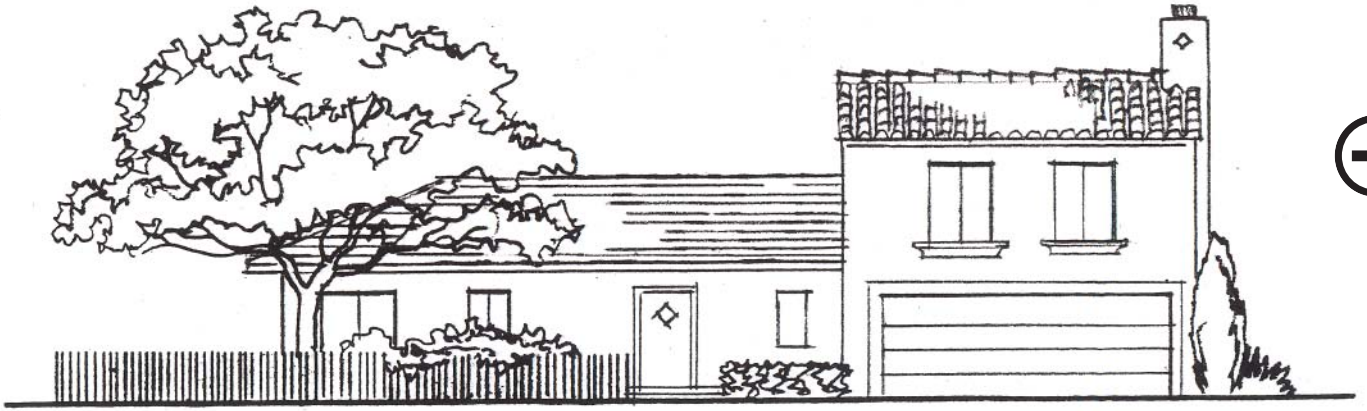


Second story addition moved away from setback and whole house remodeled in a single style (21, 22, 24).

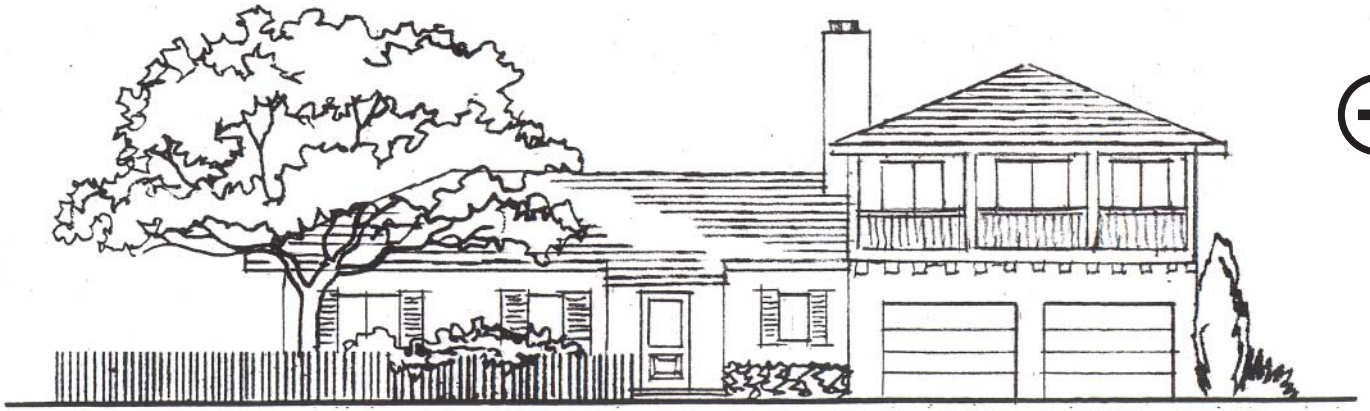
EXAMPLES OF ALTERNATIVE DESIGN SOLUTIONS



Existing residence to be remodeled.

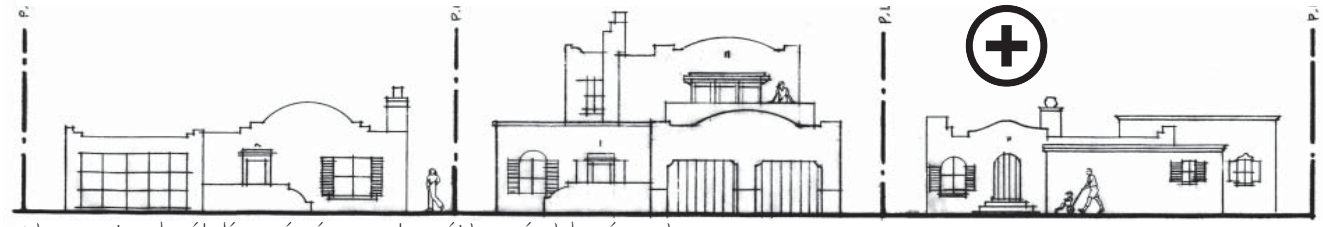


Large addition on setback in different style than existing house and the home appears "unbalanced."

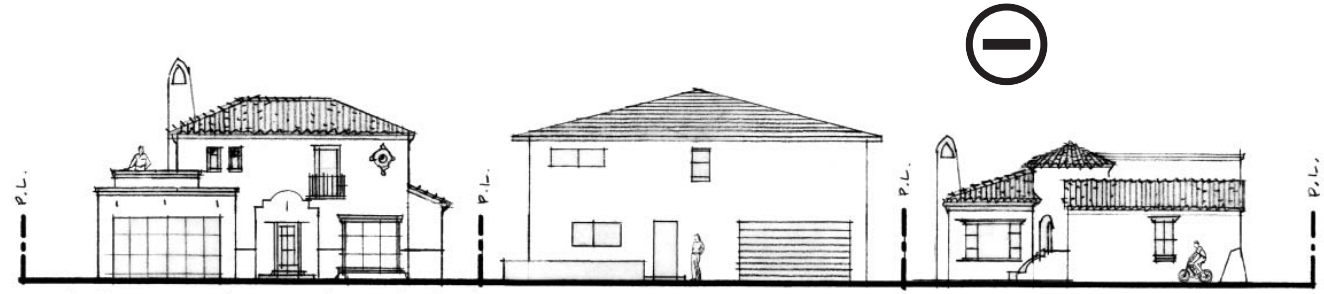


Second story addition over garage in same style as existing house, and the massing while still unbalanced is improved. (Further consideration of these guidelines is needed: 19, 20, 24).

The center home has disproportionate building elements and a scale which is incompatible with the neighborhood.



The center building is in scale with neighboring houses.



The center home has disproportionate building elements and a scale that is incompatible with the neighborhood.

The center building is in scale with neighboring houses.

Examples of design solutions that illustrate good application of two-story design.

This two-story home minimizes areas of maximum height (1.5), varies heights of building elements (22) and uses an arch and recessed windows to break up the home's volume (25).

This two-story home in the East Mesa neighborhood has a significant step back of its second floor (24) and has its windows and upper story deck oriented toward the street.

The second floor of this building is centered within the roof form, reducing apparent bulk and keeping the highest portion of the building away from property lines. (20, 21, 22, 23, 24, 26)

This two-story home features varied roof lines by varying the lengths of the roofs (23), minimizes areas of maximum height (21), and avoids crowding its neighbors (19).

The stepped back second story of this home is much smaller than the first floor. Also, architectural features and varied roof lines break up the second story bulk. (20, 21, 22, 24, 25,26)

This two-story house in the East San Roque neighborhood features a stepped back second story. Architectural elements such as quality window & eave detailing and a prominent porch entry help the second floor to appear less massive. (21, 24, 25)

The second-story of this home is small in comparison to the first floor. Also, the home is set back far from the street on this large lot in the Foothill neighborhood. (21, 24)

The second floor of this home is within the roof form, reducing the apparent bulk of the house. (21, 25)

Hillside Housing
Design Guidelines and Techniques

Hillside Housing Design Guidelines Summary

27. Natural Surroundings

Blend the house into its natural surroundings, p. 49-H.

28. Height and Proportions

Building height should be in proportion to the style and size of the house and to the lot area, p. 52-H.

29. Apparent Height

Structures should have a modest "apparent height" (lowest point of contact with grade to highest point of building dimension), p. 53-H.

30. Grading

Limit the amount of grading to avoid erosion, visual impacts and other impacts, p. 58-H.

31. Grading for Driveways

Minimize and mitigate visual effects of grading for driveway purposes, p. 59-H.

32. Architectural Features

Use architectural features that are consistent with the chosen style to break up unacceptable massing, p. 60-H.

33. Neighborhood Compatibility

Design structure to fit with the existing neighborhood, p. 61-H.

34. Decks and Courtyards

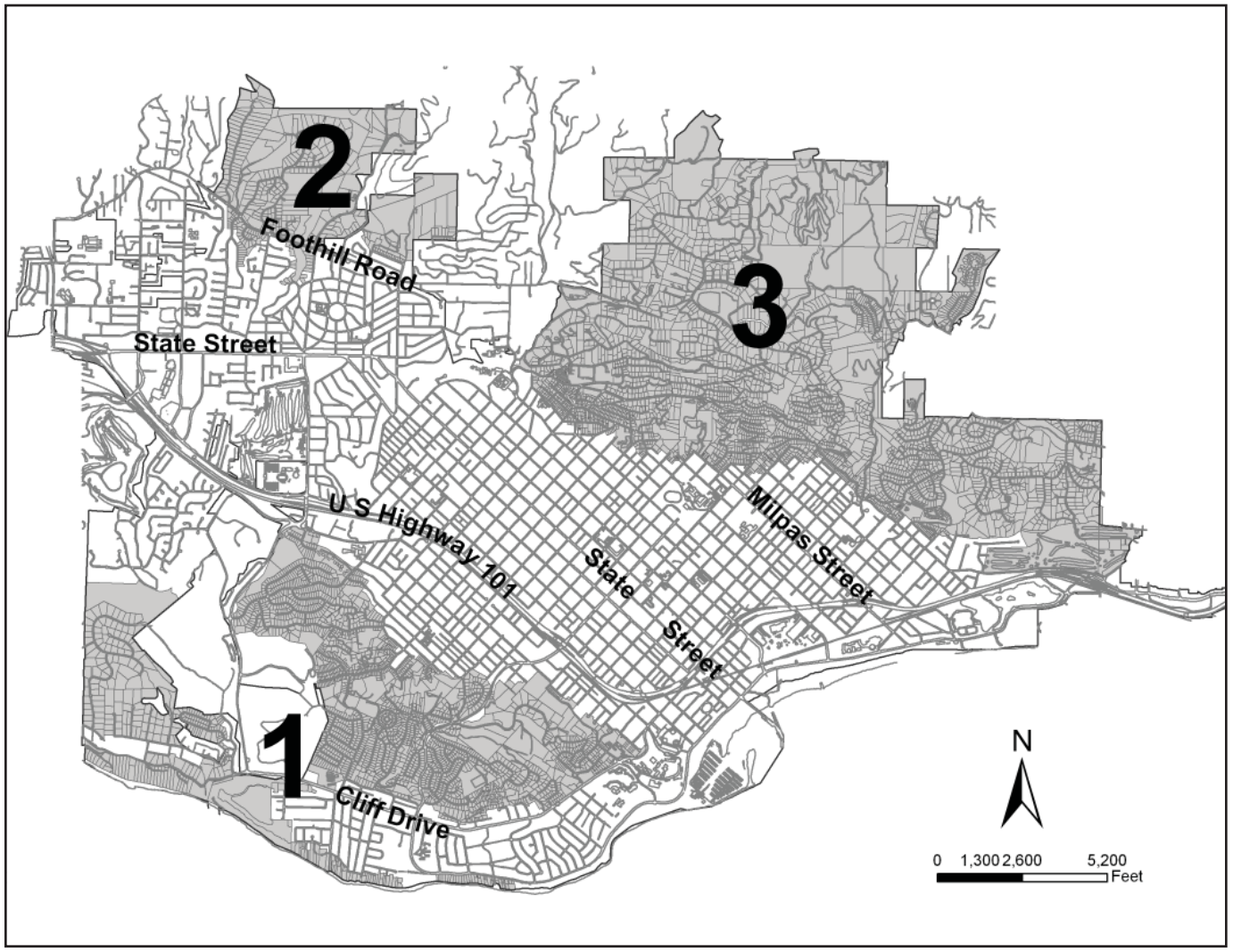
Locate decks and courtyards in areas compatible with the neighborhood, p. 61-H.

35. Retaining Walls

Design retaining walls to blend into their surroundings, p. 62-H.

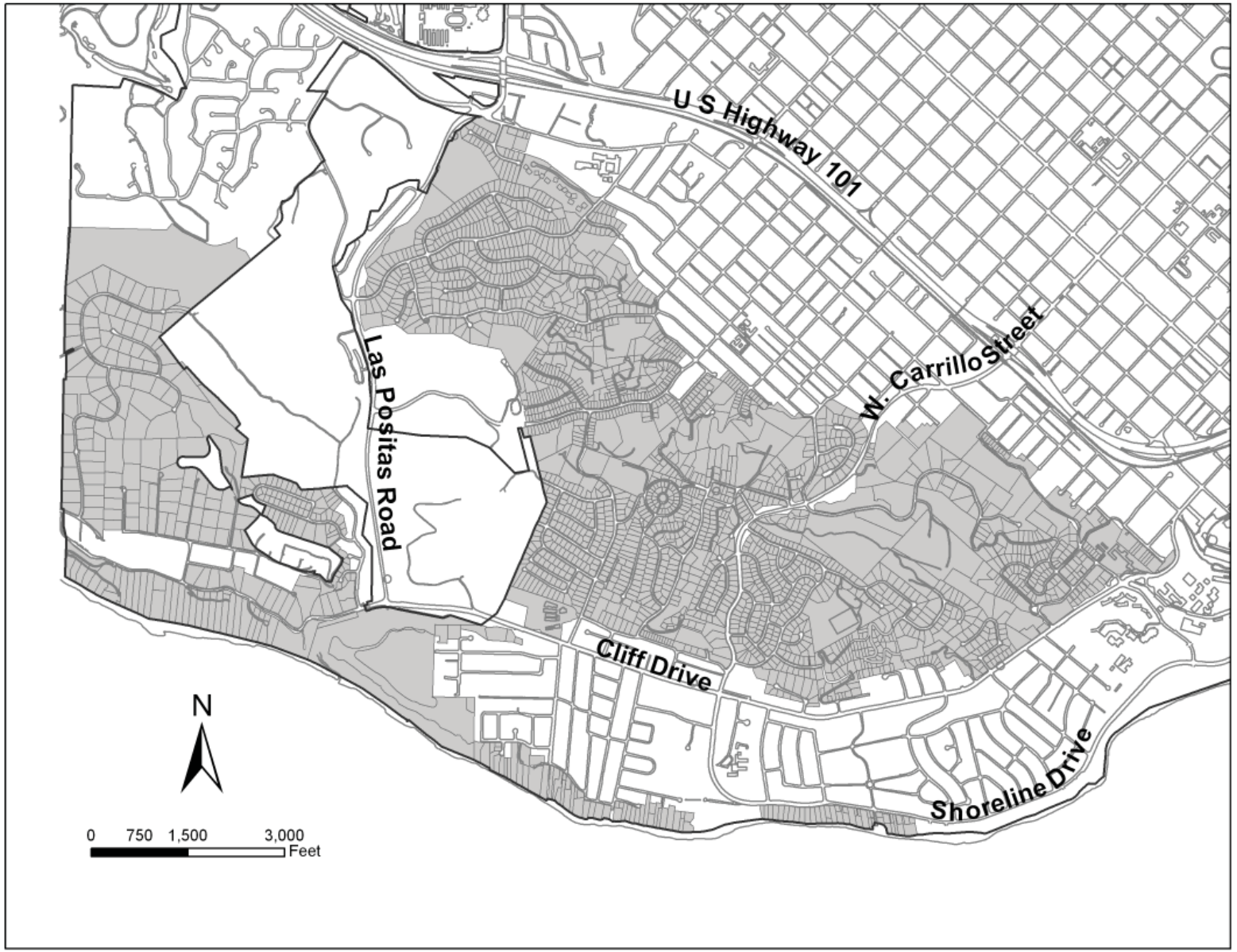
HILLSIDE DESIGN DISTRICT INDEX MAP

The three shaded areas comprise the Hillside Design District where developments are subject to Hillside Housing Guidelines, additional required Neighborhood Preservation Ordinance findings, and special Design Review project routing. These projects must also comply with applicable Compatibility, Two-Story and Good Neighbor Guidelines. Projects with slope constraints in other parts of the City are also subject to the Hillside Housing Guidelines.

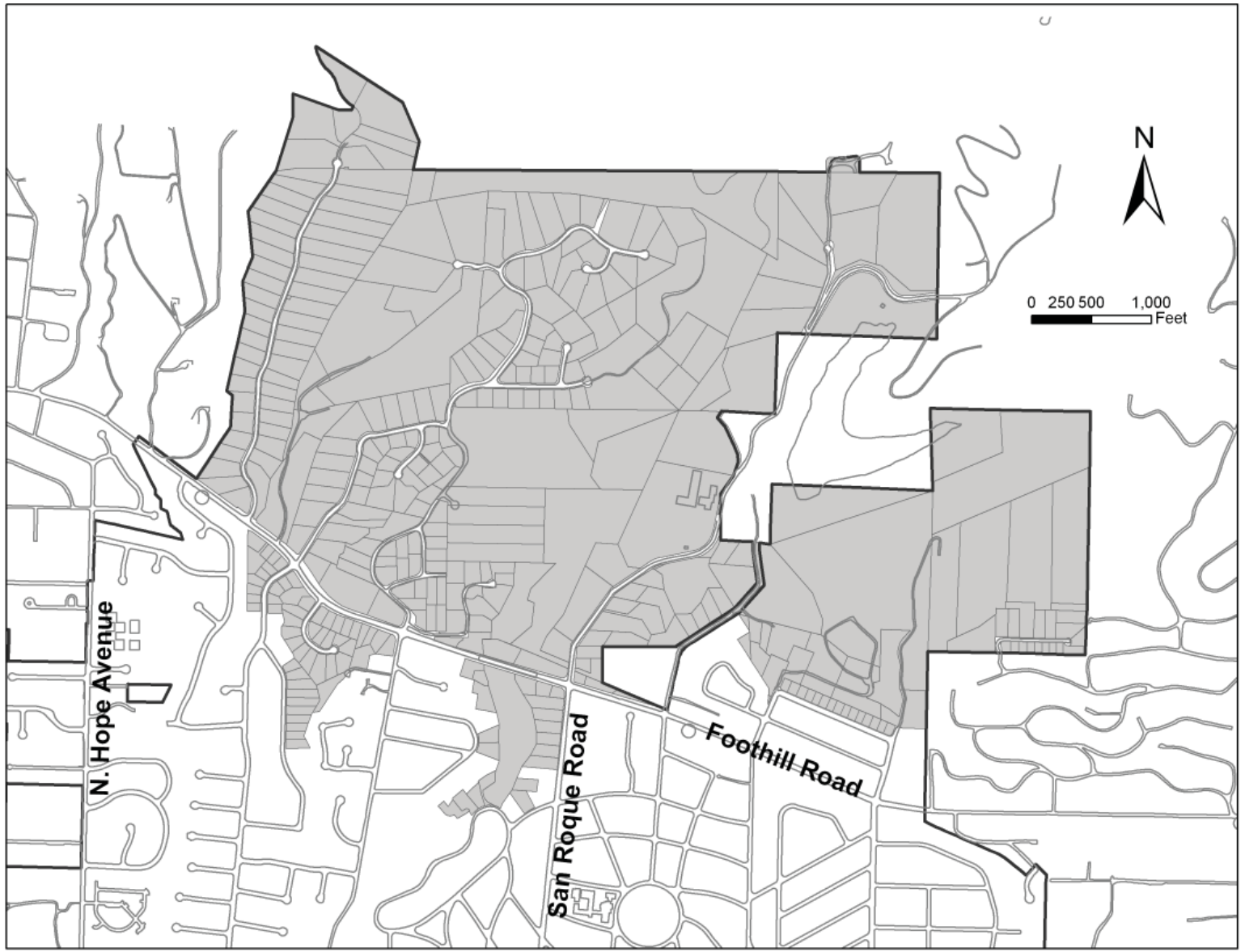


Enlarged maps are available at the Planning Counter, 630 Garden Street or at: www.SantaBarbaraCA.gov.

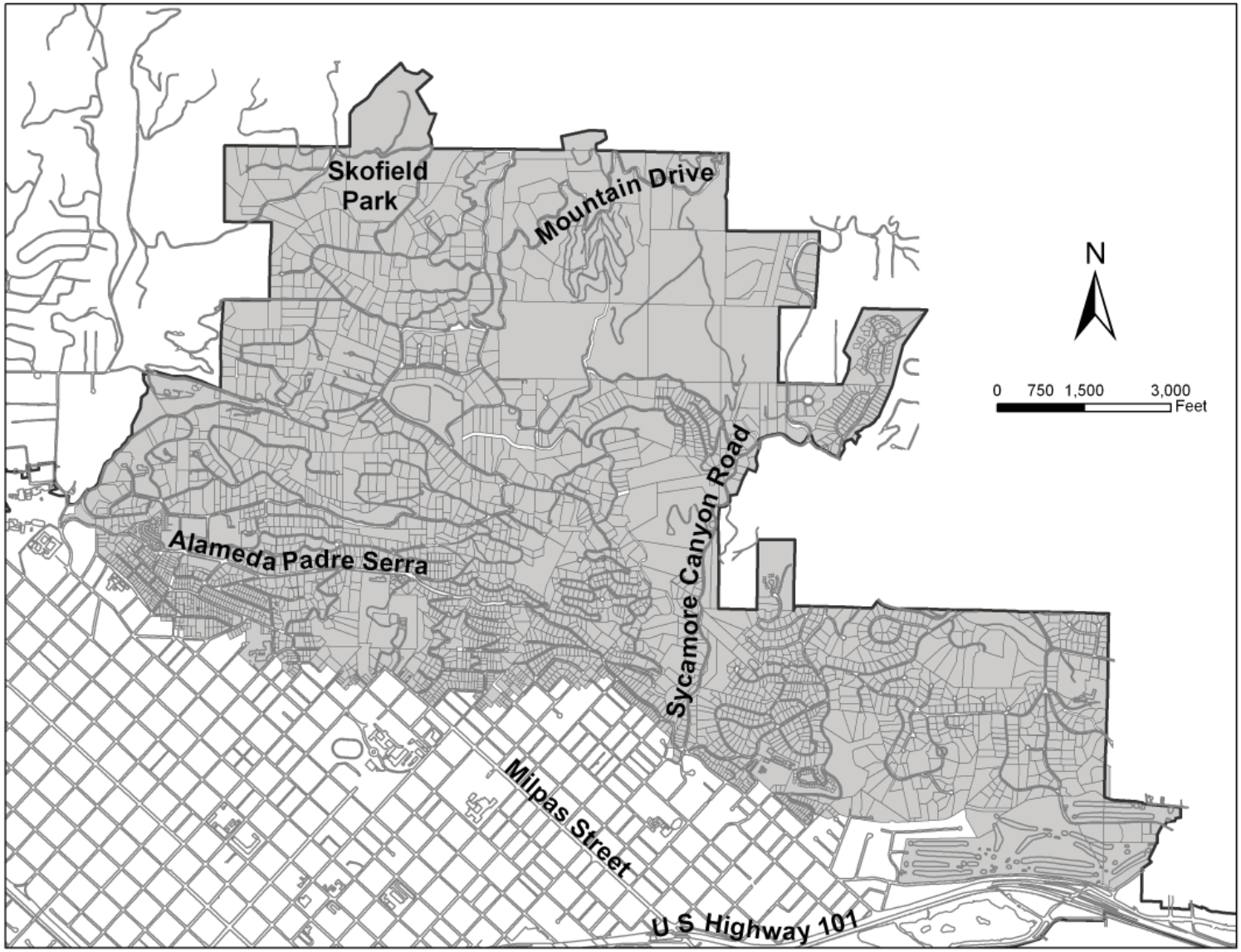
HILLSIDE DESIGN DISTRICT MAP - AREA 1



Hillside Design District Map - Area 2



HILLSIDE DESIGN DISTRICT MAP - AREA 3



27. NATURAL SURROUNDINGS

Blend the house into its natural surroundings.

27.1 Balance stepping the building up or down the hill with avoiding excessive spill down (Also See Guideline #28).

27.2 Balance setting the building into the hillside with minimizing grading (Also See Guideline #29).

27.3 Avoid large continuous paved areas. Paved areas should be broken up by using colored or textured materials.

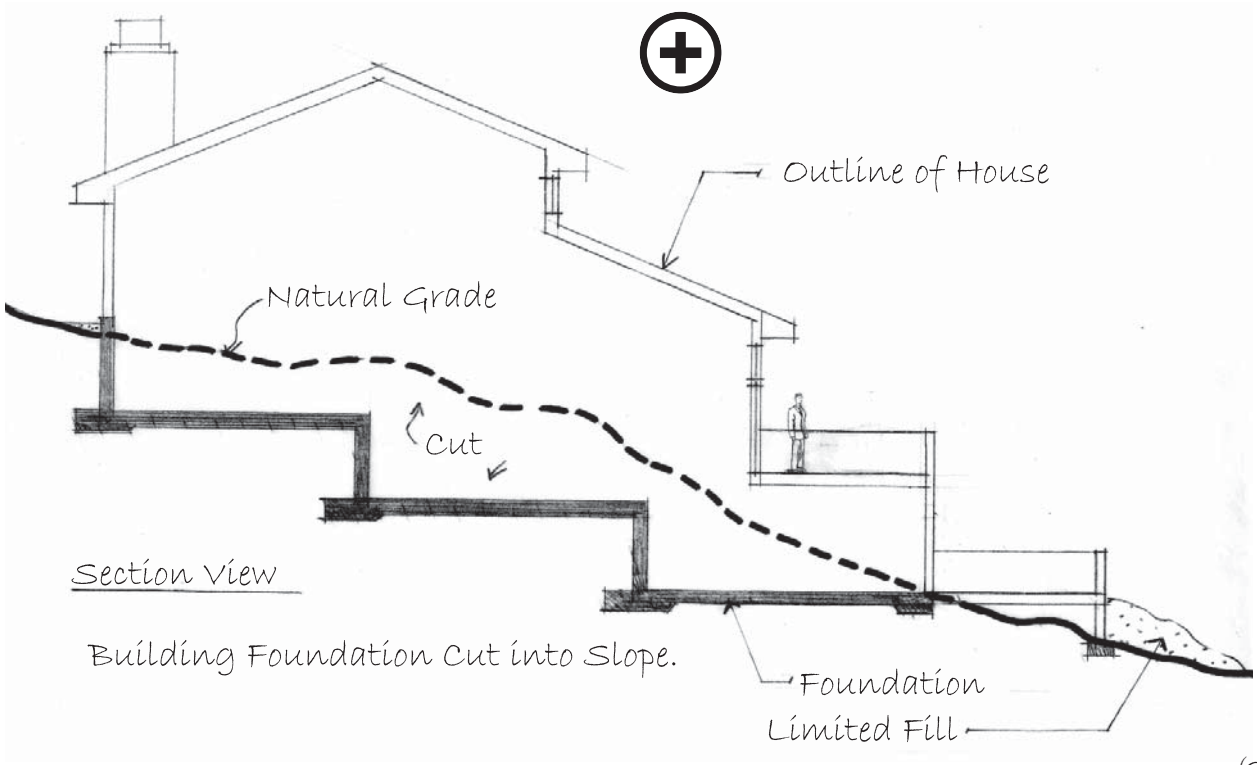
27.4 Natural earth tone colors that blend with the surrounding topography and vegetation are encouraged.

27.5 Fit in with hillside topography and background.

27.6 Avoid interrupting natural ridgelines and skylines. Set the house below these.

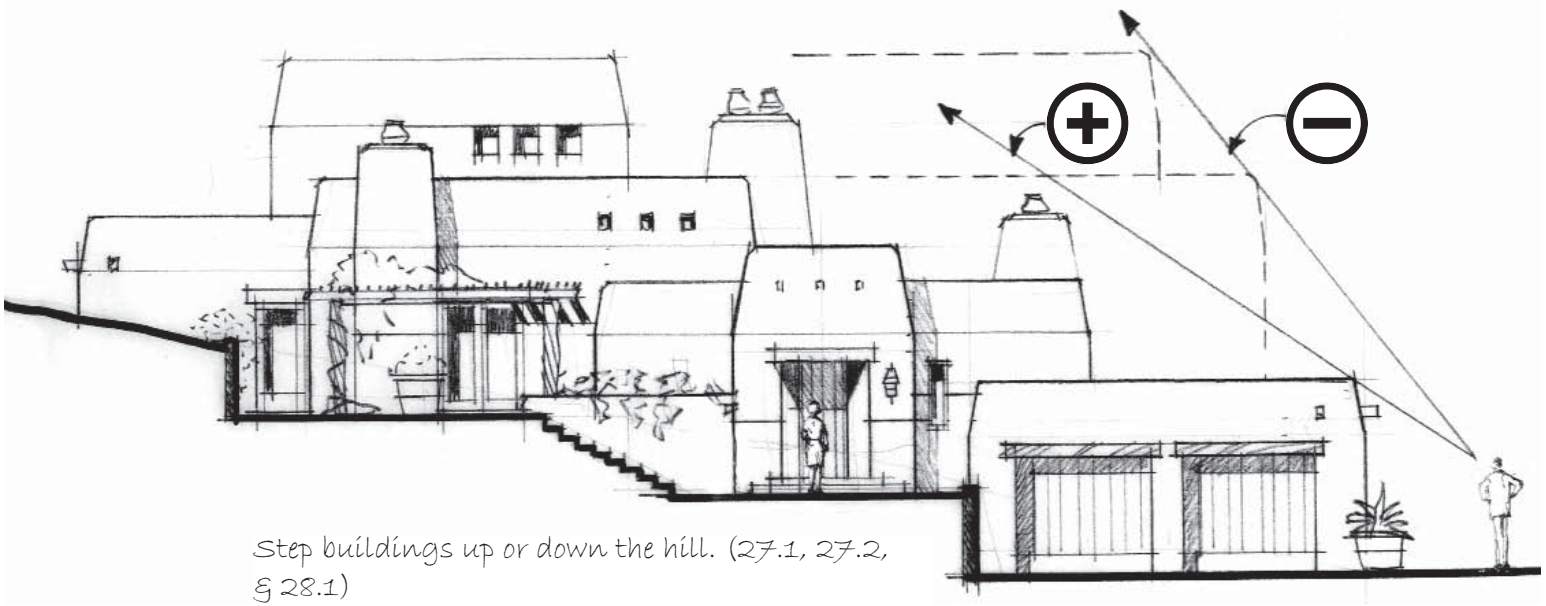
27.7 Use landscaping to blend the structure with the environment. Refer to the SFDB Guidelines, Part II: Landscaping for tips on blending landscaping with the surrounding natural terrain.

27.8 Use materials and colors to reduce the apparent bulk.

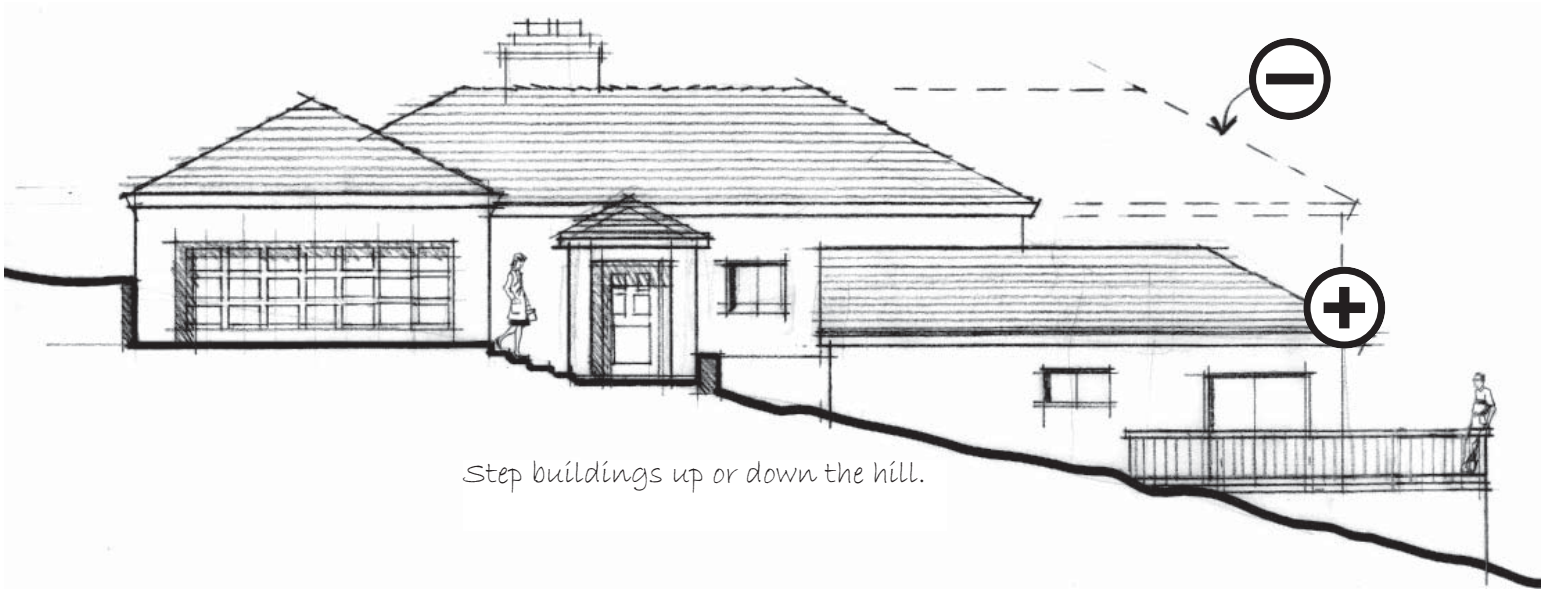


(27.5)

27. NATURAL SURROUNDINGS CONTINUED.



Step buildings up or down the hill. (27.1, 27.2, & 28.1)



Step buildings up or down the hill.

Note: The "plus" examples in the illustrations above also comply with guideline 29.1 on page 53-H, which encourages an "apparent height" (lowest point of contact with grade to highest point of building dimension) of less than 30' for hillside homes.

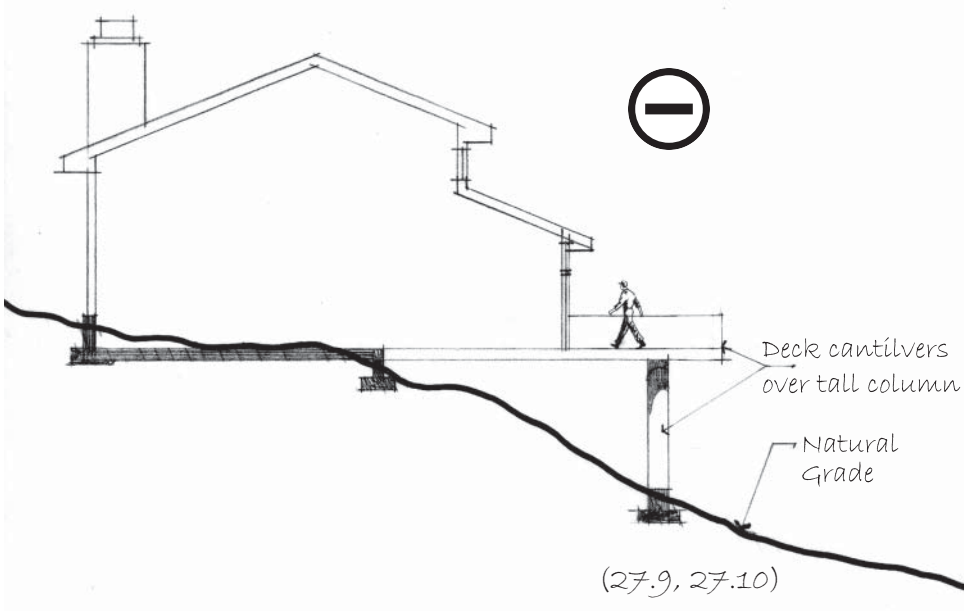
27. NATURAL SURROUNDINGS CONTINUED.

27.9 Minimize exposed foundations and undersides of structures (e.g. underside of buildings or decks).

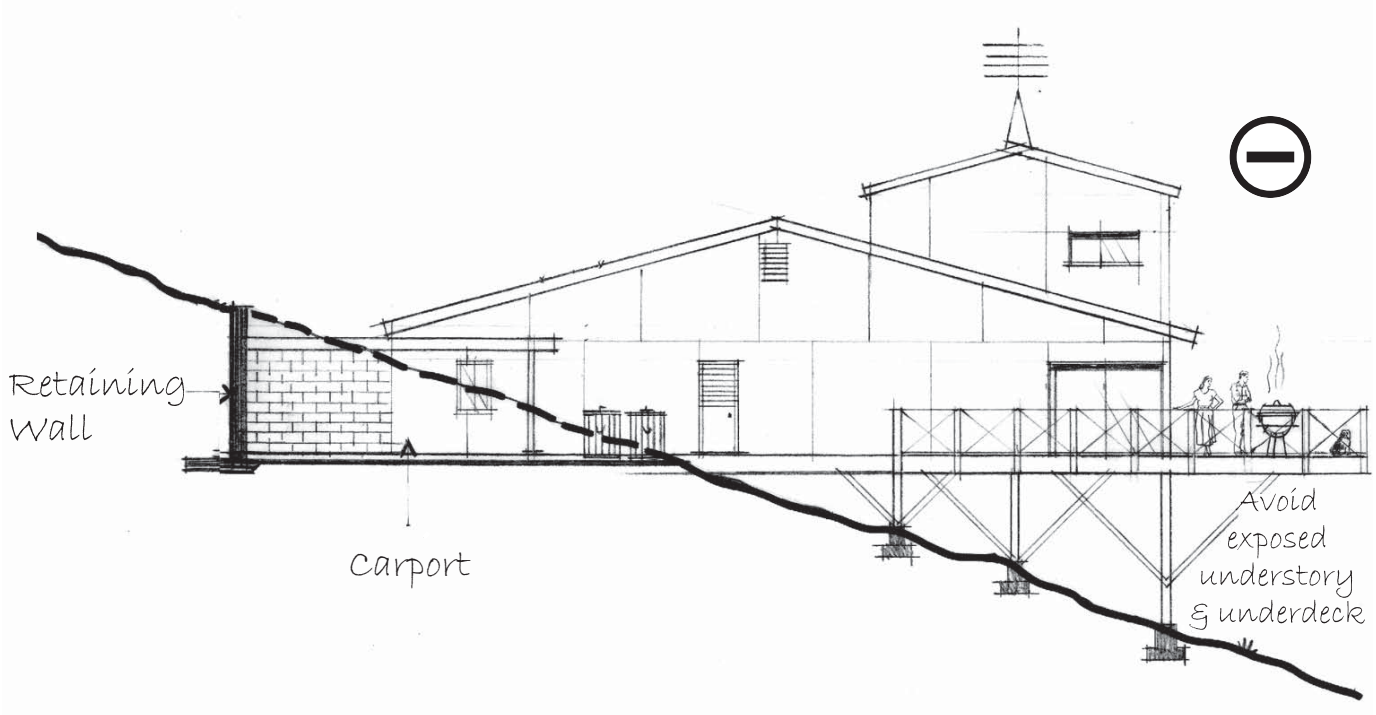
27.10 Avoid these design mistakes which raise both aesthetic and fire safety concerns:

- Exposed underfloor areas
- Large downhill cantilevers
- Tall support columns for overhanging areas

27.11 To plan for a firesafe landscaping and building design, follow the City's High Fire Hazard Landscape Standards and refer to the SFDB Guidelines, Part II: Landscaping, 5.3 High Fire Hazard Landscape Design.



(27.9, 27.10)



(27.9, 27.10)

28. HEIGHT AND PROPORTIONS

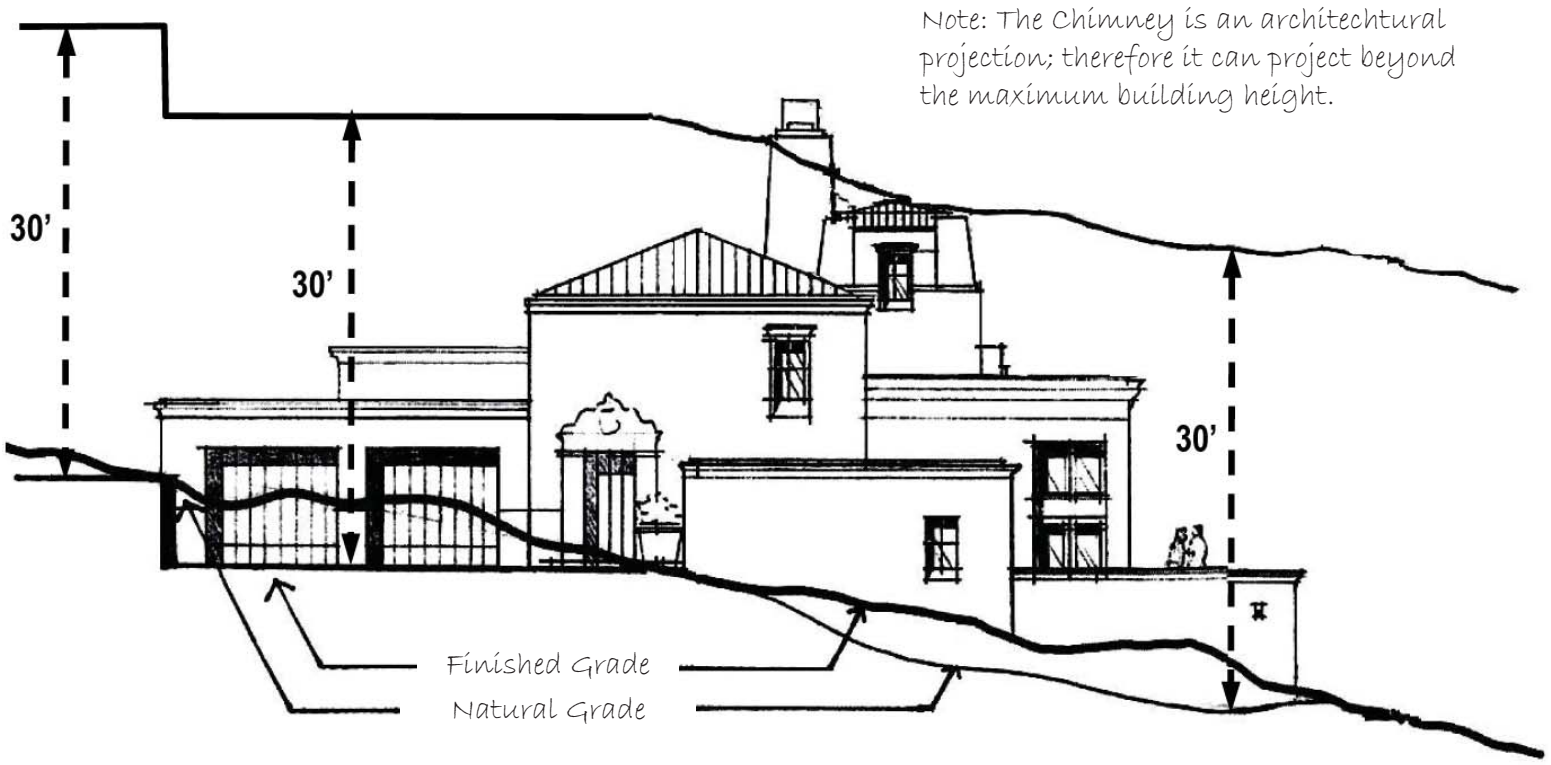
Building height should be in proportion to the style and size of the house and to the lot area.

28.1 Set back higher portions of the structure to reduce the appearance of height.

28.2 Vary height of building elements.

28.3 Minimize areas of maximum height.

28.4 Avoid using designs intended for flat lots on the hillsides.



29. APPARENT HEIGHT

Structures should have a modest "apparent height" (lowest point of contact with grade to highest point of building dimension).

29.1 Homes with an apparent height less than 30' are preferable. Design review boards will carefully consider appropriateness of homes exceeding an apparent height of 30'.

29.2 Although the Municipal Code height limit is 30' in single family residential zones, appropriate hillside project proposals usually have a height of 25' or less, especially where the slope is less than 25%.

29.3 Retaining walls which create a grade higher than natural grade underneath a residence contribute to a structure's apparent height.

29.4 Homes with a total run of less than 60' in horizontal distance for combined steps are preferred.

29.5 More spilldown is appropriate on very steep lots to minimize grading than would be appropriate on moderately steep or gently sloping lots.

Two elevations are shown for three home scenario examples on the same site on pgs. 46-49.

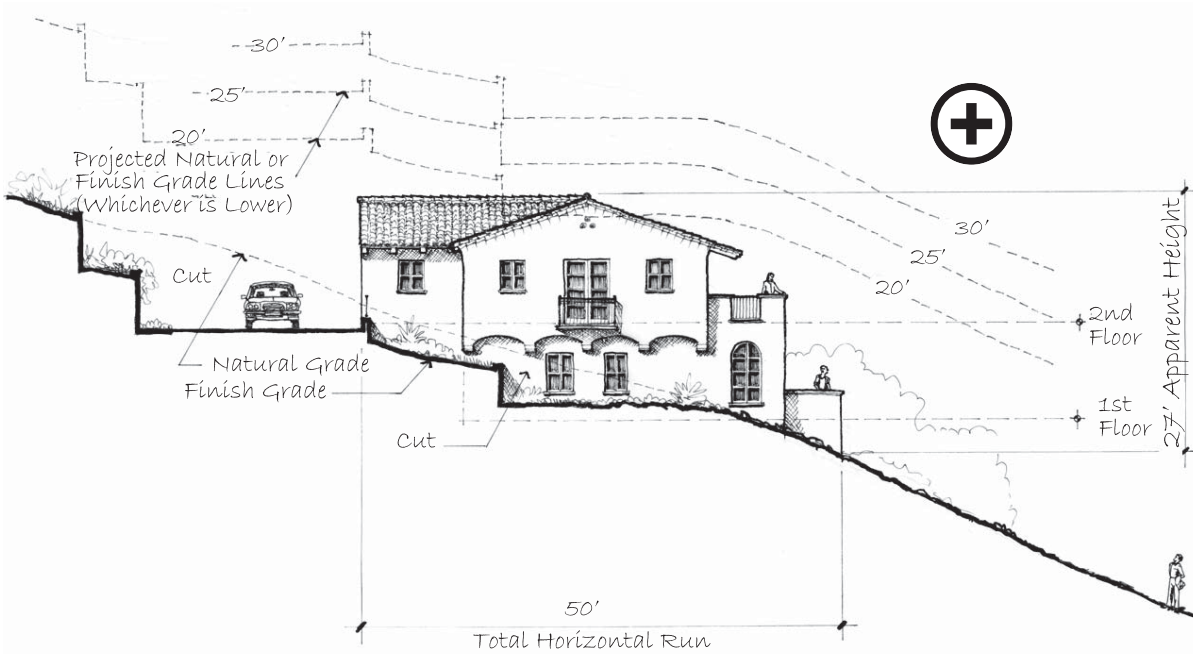
Ex. 1: Two-story home cut into the hillside, consistent with 29, 29.1, 29.2, & 29.4 above.
Ex. 2: Three-story home cut into the hillisde, inconsistent with 29, 29.1, 29.2 & 29.4 above.
Ex. 3: Three-story home not significantly cut into the hillside, extremely inconsistent with 29, 29.1, 29.2 & 29.4 above.

A home in the Alta Vista neighborhood is set into hillside to create a "low profile". (28.2, 28.3, 28.4, 29.1, 29.2)

The same Alta Vista neighborhood home viewed from the front of the house. Setting the house into the hillside reduces the apparent height. (28.1, 29.1, 29.2)

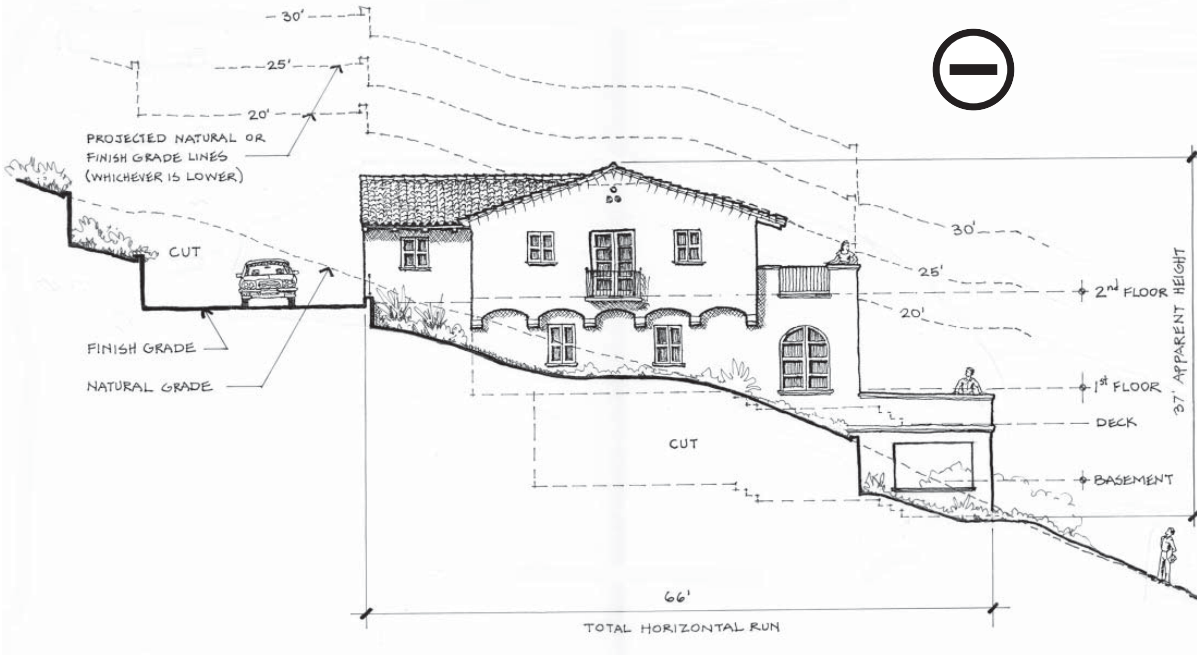
Example 1 - Apparent Height 27'
Side Elevation Site Section View

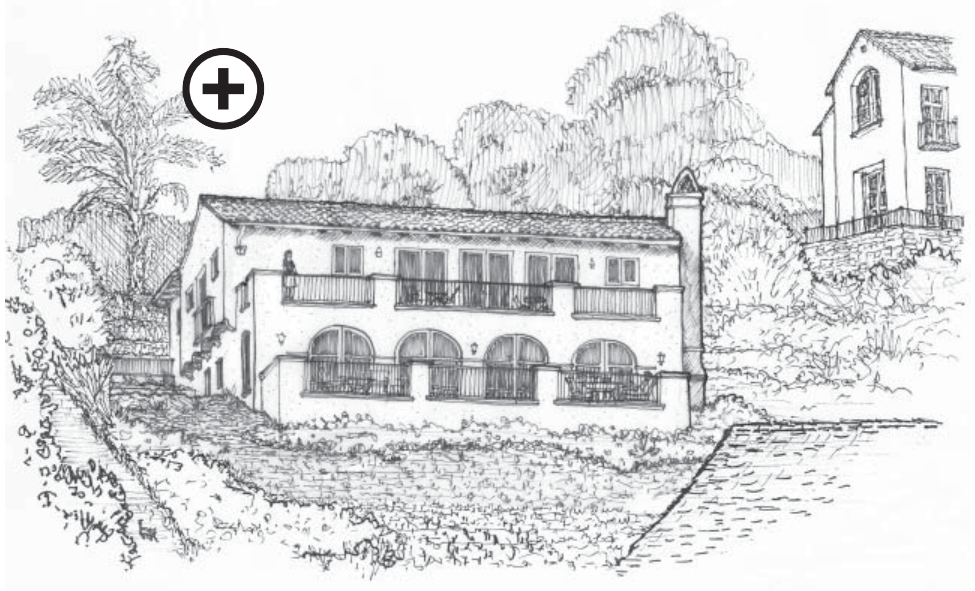
- Modest horizontal downhill run.
- Limited to 2 stories.
- Lower floor cut into hillside helps reduce apparent height.



Example 2 - Apparent Height 37'
Side Elevation Site Section View

- Significant horizontal downhill run.
- Significant cut into hillside does not adequately reduce apparent height, as number of stories and horizontal run are too aggressive.
- All 3 stories are fully apparent for full width of structure on the downhill side.



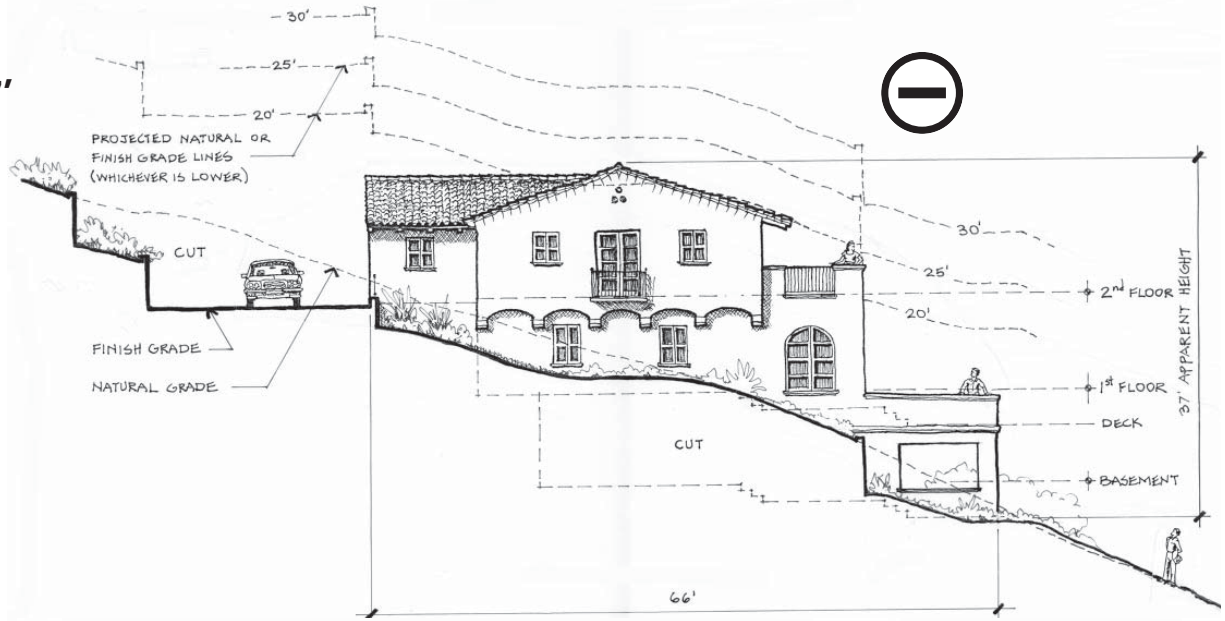


Example 1 - Apparent Height 27'
Downhill Elevation view

Example 2 - Apparent Height 37'
Downhill Elevation view

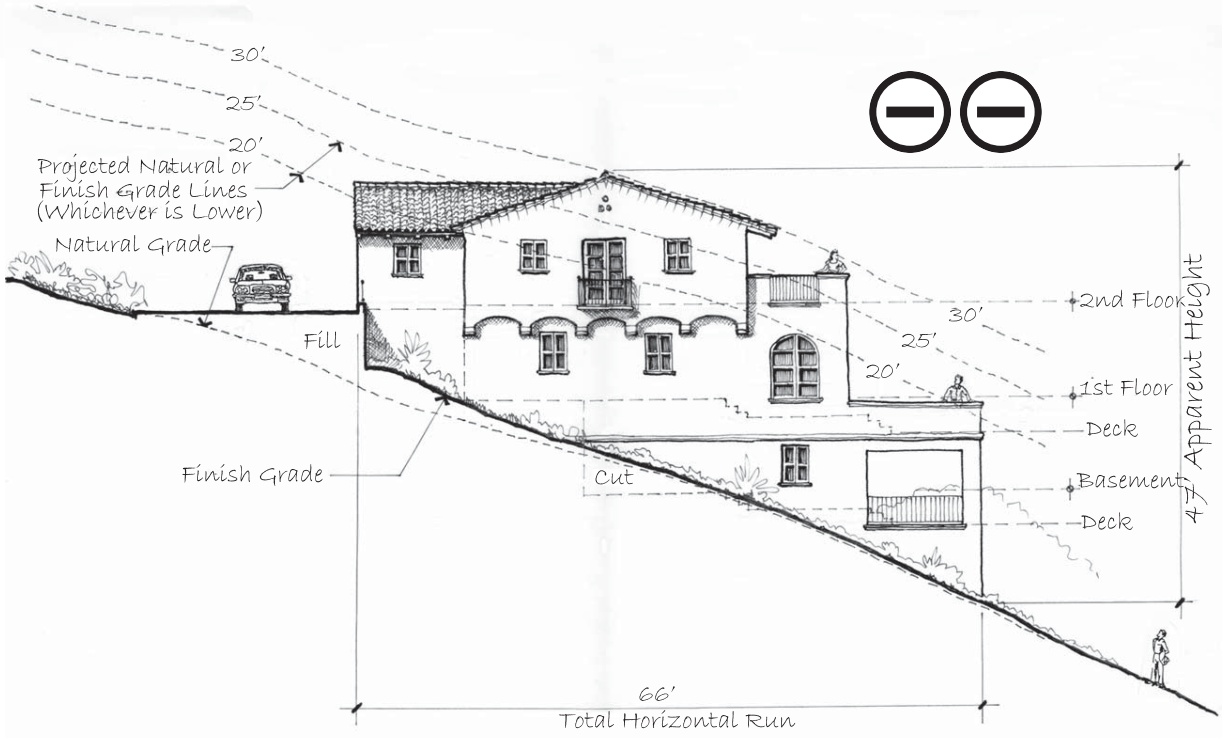
Example 2 (Repeated) - Apparent Height 37'
Side Elevation Site Section View

- Significant horizontal downhill run.
- Significant cut into hillside does not adequately reduce apparent height, as number of stories and horizontal run are too aggressive.
- All 3 stories are fully apparent for full width of structure on the downhill side.



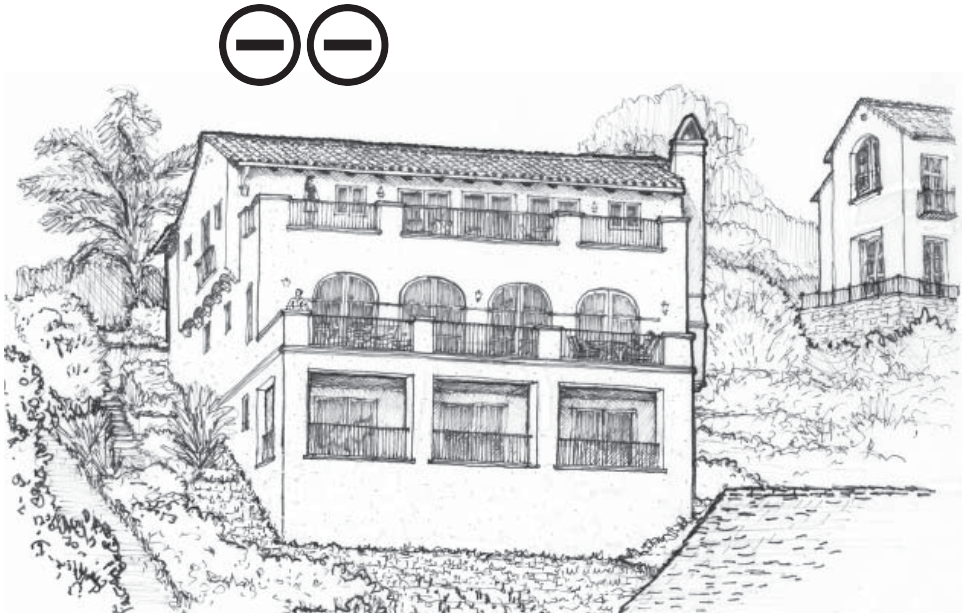
Example 3 - Apparent Height 47'
Side Elevation Site Section View

- Horizontal downhill run is too long.
- Too many stories.
- No cut into hillside to minimize apparent height, especially along side elevations
- All 3 stories are fully apparent for full width of structure on the downhill side.



Hillside Housing Guideline #29 (cont'd) Structures should have a modest apparent height

EXAMPLE 2 (REPEATED) - APPARENT HEIGHT 37'
DOWNHILL ELEVATION VIEW



EXAMPLE 3 - APPARENT HEIGHT 47'
DOWNHILL ELEVATION VIEW

30. GRADING

Limit the amount of grading to avoid erosion, visual, and other impacts.

30.1 Carefully plan your project to minimize grading both underneath the main building footprint and on the entire site. Most reasonably sized development projects should be able to achieve a project program with less than 250 cubic yards of grading on a property. Only rarely do projects need to approach 500 cubic yards of grading, not including grading under the building footprint, to achieve reasonable development of a property.

30.2 Preserve slopes greater than 30% by avoiding grading and clearing.

30.3 Avoid visual scarring.

The project follows natural contours, minimizing grading. (27.2, 30.1). Landscape "softens" lower exterior or retaining walls (27.7). The structure has low profile and limited stories (28.3, 28.2, 32.1). The structure is cut into the slope (30.5). The driveway follows natural contours (31.2, 31.4).

30.4 Retaining walls should be incorporated under the house.

30.5 Minimize the visual impact of grading by doing most of the cut under the buildings.

30.6 Attempt to balance cut and fill on site, while recognizing that export may be necessary to preserve the natural topography.

30.7 Excess materials may be used elsewhere on the site if the grading results in minimum changes to the natural contours and will not be distinguished from surroundings within a short period of time.

30.8 Man-made contours should mimic natural contours.

30.9 Avoid hiding downhill foundations with fill.

Stepped building placement works with the contours and minimizes grading (27.5, 30.1). Natural landscaping blends the structure into the surroundings. (27.7). The higher portion of the project is set back further from the street. (28.1). Build contours are natural looking (30.8). Garage is near the street to maintain a short driveway. (31.1) Structure has varied rooflines (32.1). The project is of modest scale (33.1).

31. GRADING FOR DRIVEWAYS

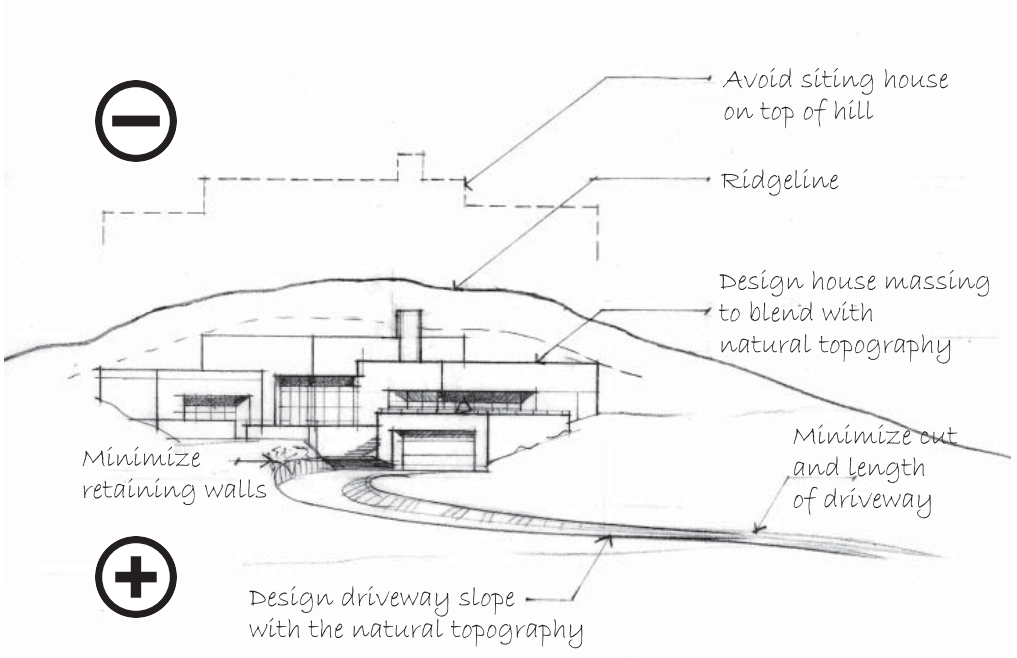
Minimize and mitigate visual effects of grading for driveway purposes.

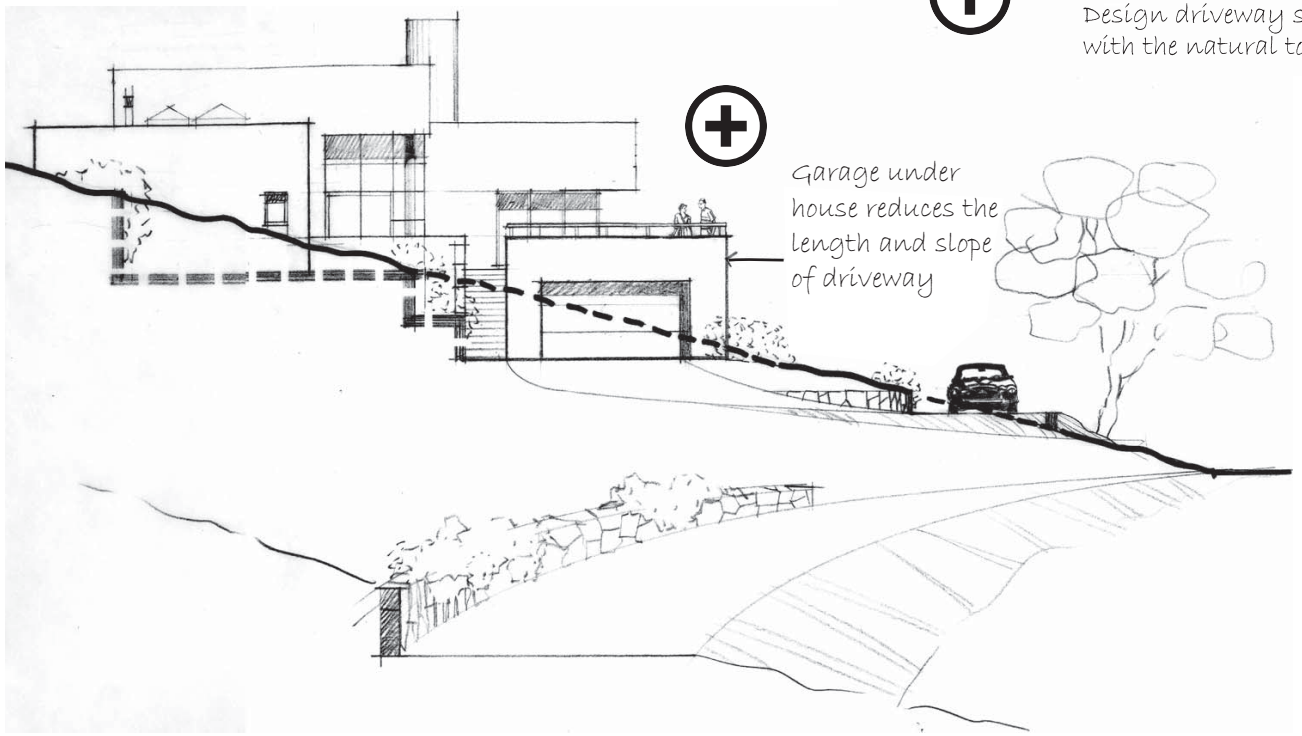
31.1 Set house on the site so that the length of the driveway is minimized.

31.2 Minimize the visibility of driveway cuts from the property.

31.3 Use planting, wall materials, and colors to minimize visual effects of driveway cuts.

31.4 Design driveway slope with the natural topography.





32. ARCHITECTURAL FEATURES

Use architectural features that are consistent with the chosen style to break up unacceptable massing.

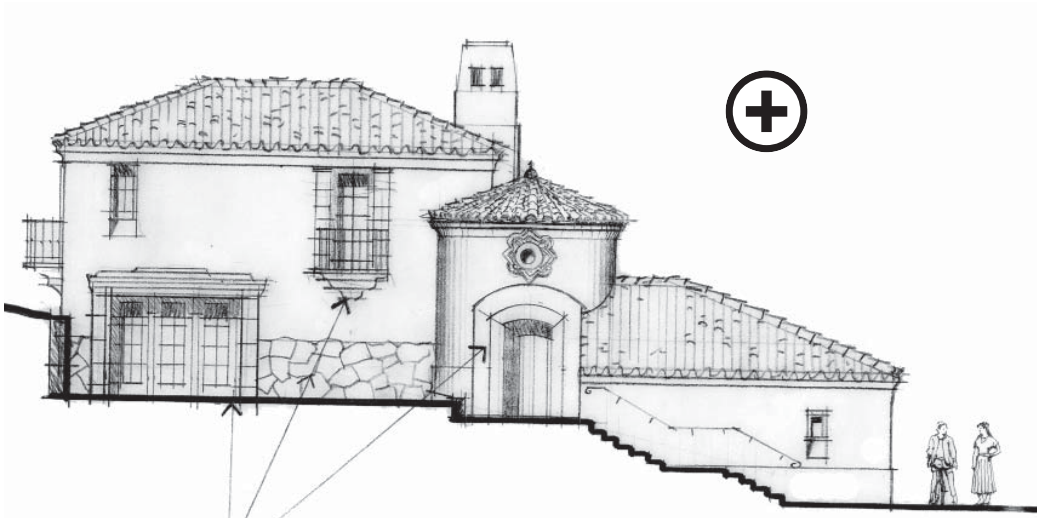
32.1 Vary rooflines.

32.2 Use a combination of vertical and horizontal elements.

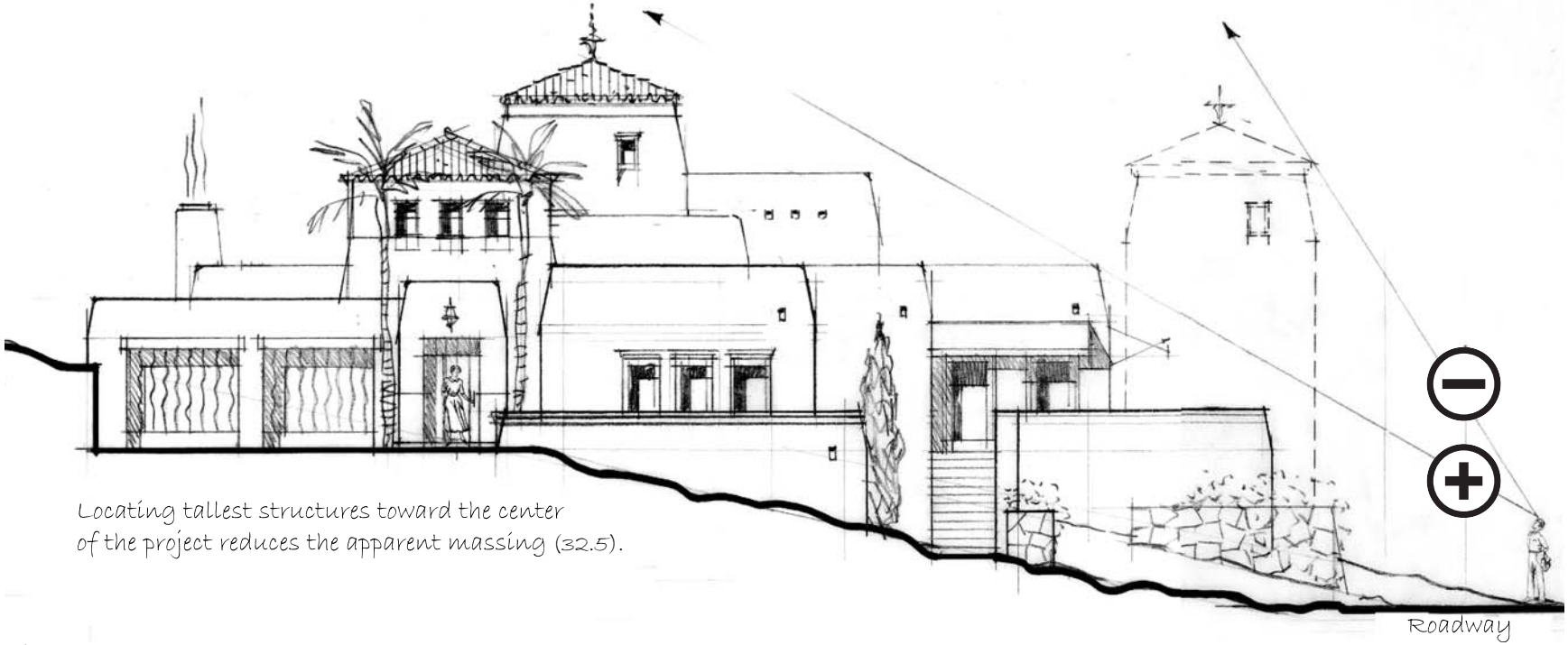
32.3 Use doors and windows to create patterns.

32.4 Use stepbacks and projections in the design to create interest.

32.5 Tall elements should be placed toward the center of the uphill portion of the building.



The architectural features of the tower, chimney and windows create interest (32.3, 32.4)



Locating tallest structures toward the center of the project reduces the apparent massing (32.5).

33. NEIGHBORHOOD COMPATIBILITY

Design structure to fit with the existing neighborhood.

33.1 Be compatible with neighboring houses in terms of proportion, size, bulk, height and setbacks.

33.2 Review the Compatibility Section of this document, including Architectural Style and General Compatibility Principles.

33.3 Avoid crowding or overwhelming neighboring residences.

33.4 Review Good Neighbor Guidelines section of this document.

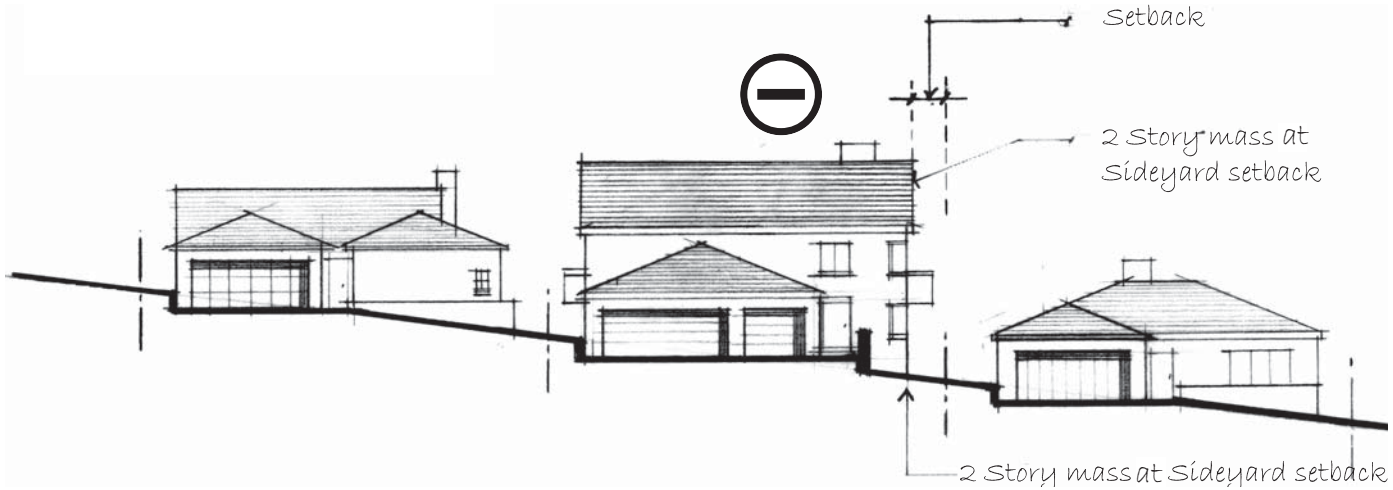
33.5 Minimize creation of a vertical canyon effect between houses. When a two-story house is proposed adjacent to one-story houses, the space between them is important. The space between houses should increase as wall height increases.

34. DECKS AND COURTYARDS

Locate decks and courtyards in areas compatible with the neighborhood.

34.1 In hillside areas, special consideration is required for placement of decks and outdoor courtyard placement. Depending on topography, these features have the potential to greatly affect downhill neighbors' privacy and noise levels. Often, keeping decks and courtyards within the Municipal Code setbacks listed for a zone district, even when not required, can help to maintain good neighbor relations.

34.2 Place outdoor fireplaces and chimneys in a location that will not impact neighbors' views, privacy, noise or air quality. (Also see Good Neighbor Tips pgs. 61-N through 79-N.)

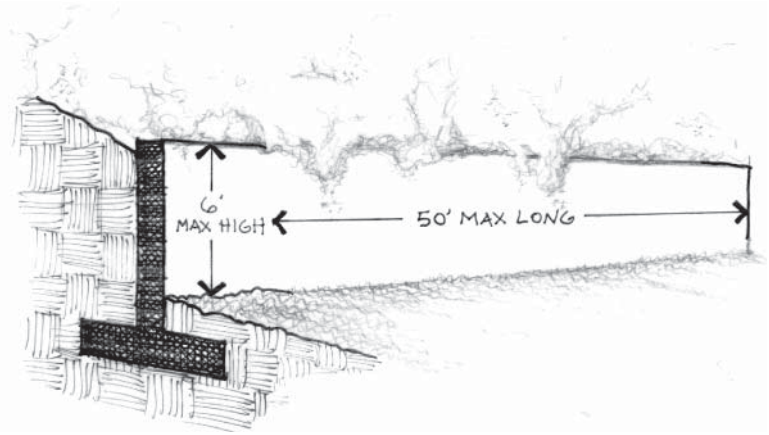


35. RETAINING WALLS

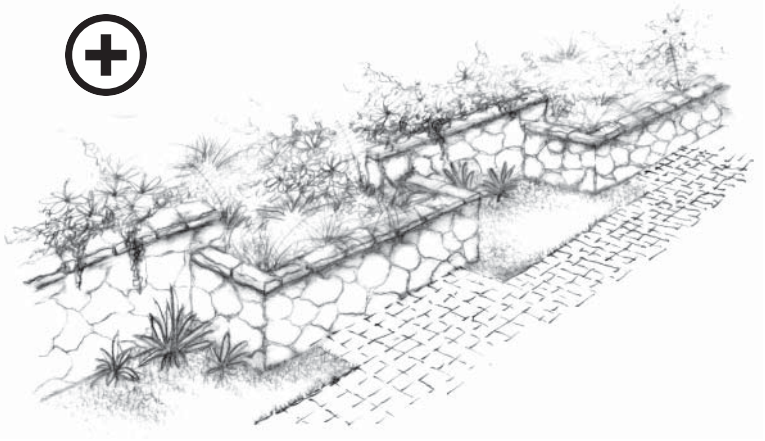
Design retaining walls to blend into their surroundings.

35.1 Minimize length of solid fences, landscape walls, and retaining walls on hillsides. Walls should not exceed 50' in length.

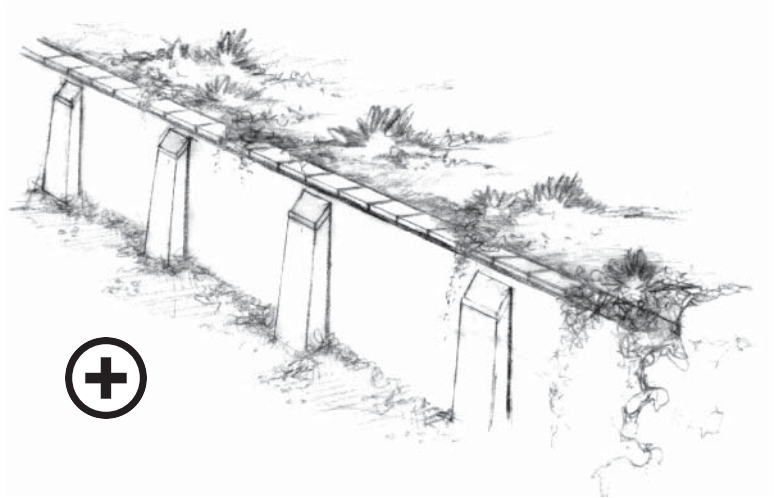
35.2 Minimize fence and wall heights. An 8' wall may be acceptable if the materials are aesthetically pleasing (for example, stone), but a 6' height limit is more appropriate for materials such as stucco.



35.3 Long, continuous walls may be acceptable if they undulate, are broken up by buttresses or pilasters, and are of appropriate natural materials such as stone or adobe. Plaster walls may be acceptable at the SFDB's discretion.

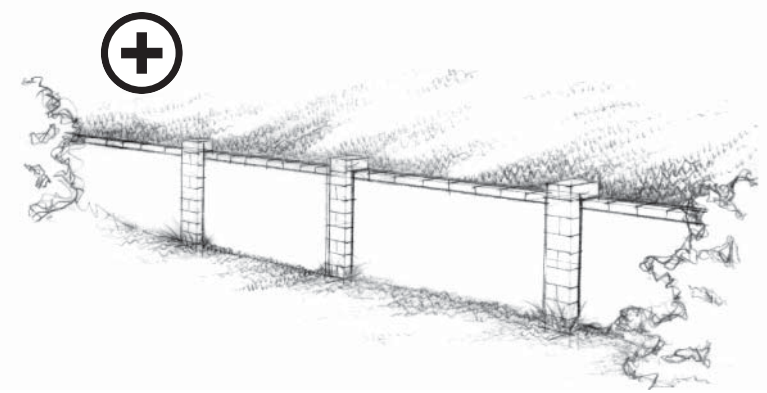


Undulating Wall



Buttress Wall

35. RETAINING WALLS CONTINUED.



Pilaster Wall

35.4 Use horizontal lines and proportions to reduce perception of height and bulk.

35.5 Follow topography with fence and wall design.

35.6 Use earth tone colors that tend to blend with the surrounding natural colors of the hillsides and minimize visual effects. Avoid use of colors contrasting with the surrounding natural terrain such as bright white walls or large areas of bright non-native flowers.

35.7 Use stone or other native, natural materials.

35.8 Integrate vegetation and landscaping with fence and wall design.

35.9 Avoid locating retaining walls near existing walls.

35.10 Retaining walls with fill behind them can be particularly visually disruptive.

An example of quality wall design and complementary landscaping in the Cielito neighborhood. (35.7, 35.8, 35.9)

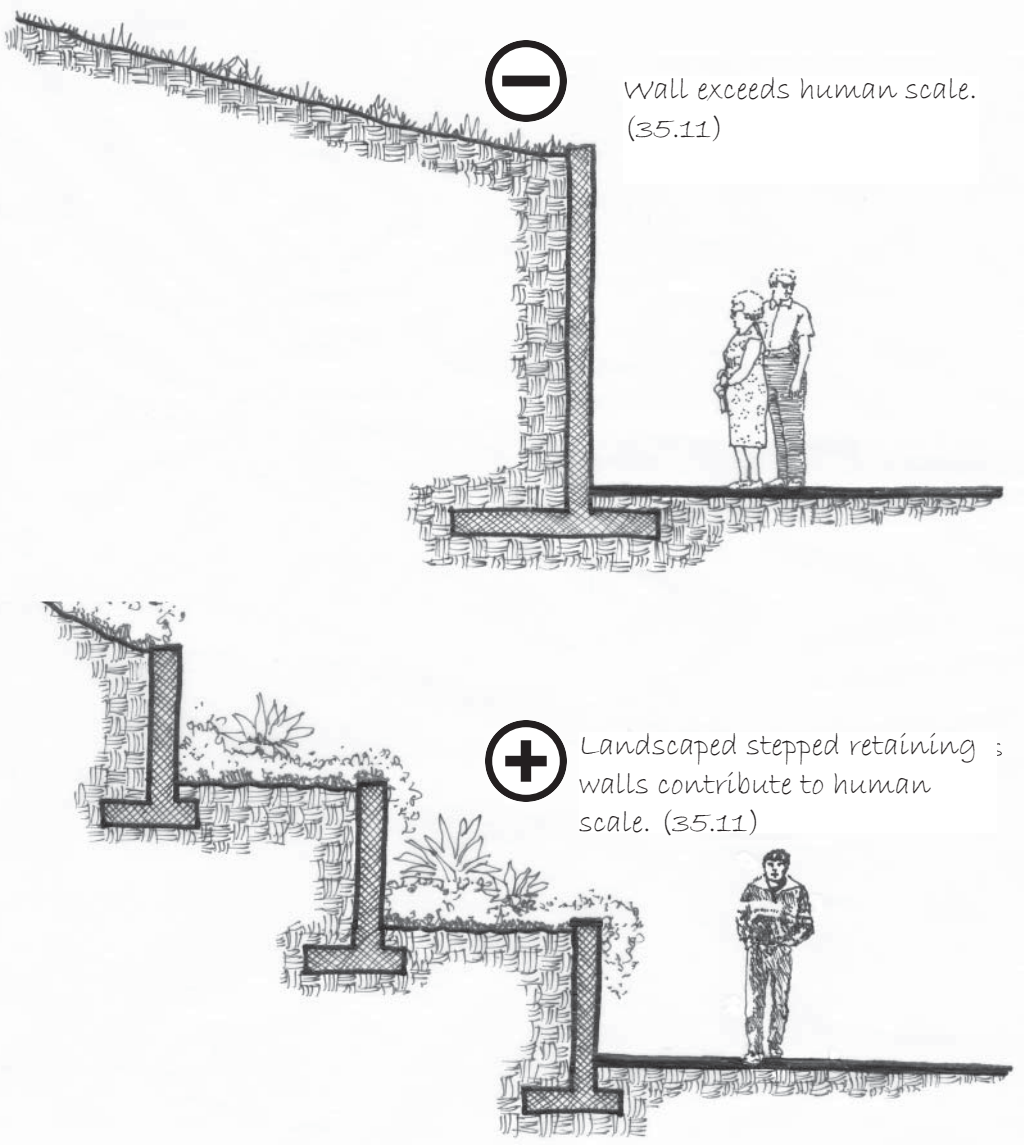
Newly completed terraced retaining walls in the Cielito neighborhood blend well with the surrounding terrain and adjacent home. Landscaping plants also complement the terrain and walls. (35.7, 35.8, 35.9)

35. RETAINING WALLS CONTINUED.

35.11 Stepped or terraced retaining walls, with planting in between, may be an acceptable alternative to tall retaining walls.

35.12 The minimum distance between two terraced retaining walls should be at least the average height of the two walls.

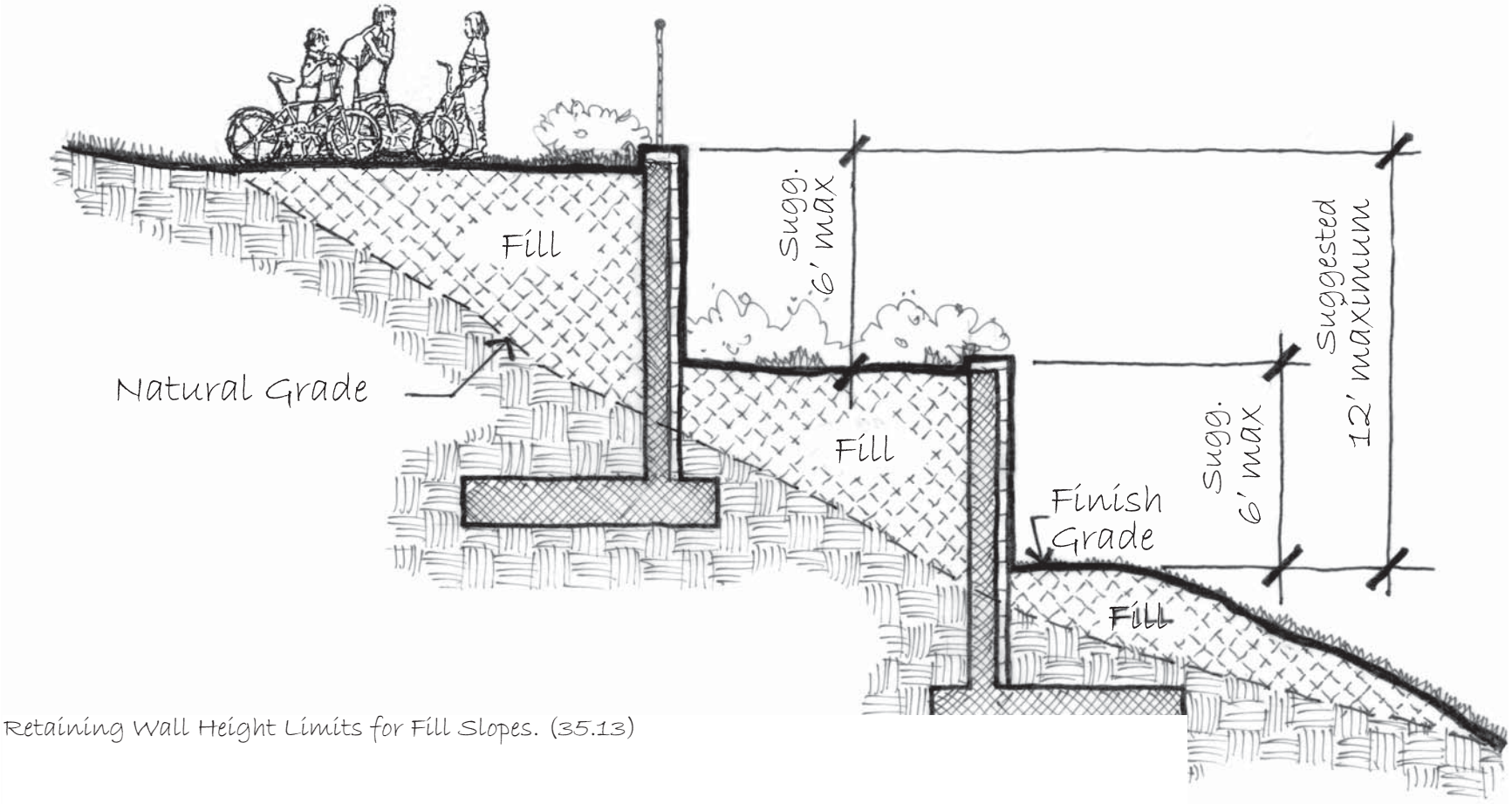
A stepped terrace design avoids creating a tall retaining wall and plantings obscure the short terrace walls in this example on Foothill Road. (35.2, 35.11)



35. RETAINING WALLS CONTINUED.

35.13 The following are suggested maximum heights for fill slope retaining wall systems:

- 6 feet suggested maximum exposure for individual retaining walls
- 12 feet suggested maximum combined exposed retaining wall faces.

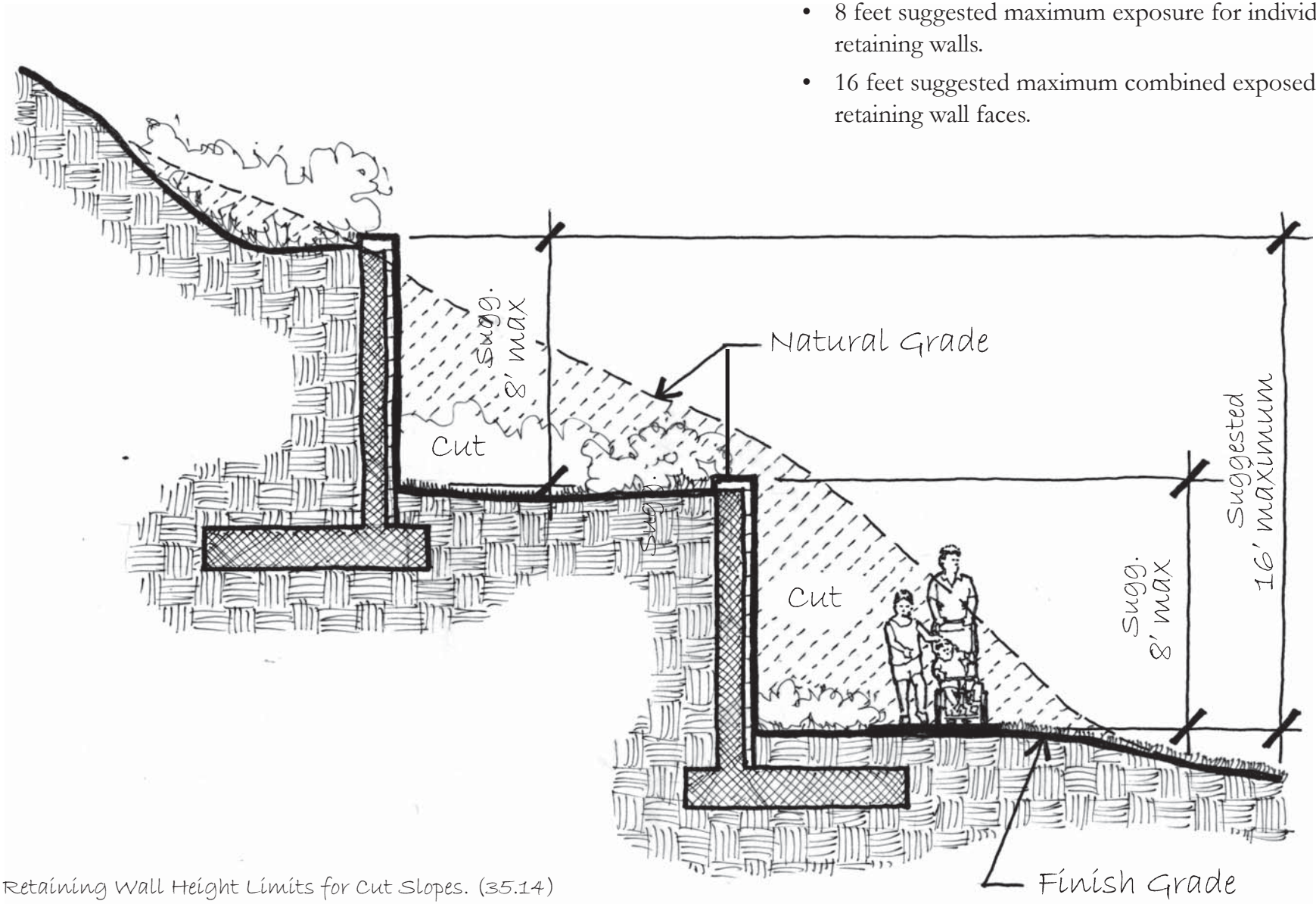


Retaining Wall Height Limits for Fill Slopes. (35.13)

35. RETAINING WALLS CONTINUED.

35.14 The following are suggested maximum heights for cut slope retaining wall systems:

- 8 feet suggested maximum exposure for individual retaining walls.
- 16 feet suggested maximum combined exposed retaining wall faces.



Retaining Wall Height Limits for Cut Slopes. (35.14)

Good Neighbor Guidelines and Tips

Good Neighbor Guidelines and Tips Summary

Good Neighbor Guidelines

Good Neighbor Tips

GOOD NEIGHBOR GUIDELINES & TIPS

The following guidelines and tips can help you remain friends with your neighbors after the completion of your new or remodeled house. They are based on the Golden Rule: "Do unto others as you would have them do unto you."

Think about what your concerns would be if your next door neighbor were proposing to either build a new house or add on to an existing house. Incorporate those concerns into your thinking as you design your own new or remodeled house.

It is the intent of these guidelines and tips to advance sound planning in building homes and additions with scrutiny of neighborhood compatibility, views and privacy. While it is not the intent to create a right to privacy or views, a compromise that advances these goals is highly desirable.

BEFORE COMPLETING YOUR DESIGN

- Design your addition or your new house as if you were going to live next door to it.
- Talk with your neighbors and show them your proposed design.
- Consider organizing a meeting with your neighbors to encourage neighbor discussions.
- Read the article regarding "Tips for Managing Conflict with Comfort" provided in this section which can help provide guidance for successful discussions.

In General

When your project is reviewed by the Single Family Design Board (SFDB), the SFDB will be looking for general compliance with these Good Neighbor Guidelines (See Finding 6 on page 5-D) along with other Neighborhood Compatibility Findings. The SFDB understands that, in some cases, strong compliance with privacy, landscaping, noise and lighting guidelines may not be possible or necessary. However, in cases where there appear to be significant potential issues raised by a project design that would not be posed with a suitable alternative design more sensitive to neighboring properties, the SFDB may deny the project. It is necessary that you communicate to the SFDB how your project is generally consistent with the Good Neighbor Guidelines. The techniques below will help when you appear before the SFDB:

- Discuss how you have designed your project with your neighbors in mind
- Summarize for the SFDB the results of any discussions you have had with neighbors about your project.

Using these techniques can help the SFDB to see how you have made a "good faith effort" to be generally consistent with the Good Neighbor Guidelines.

This chapter covers the following guideline and tip topics.

Guidelines	Tips
1. Privacy	• Private Views
2. Landscaping	• Construction Impacts
3. Noise	• Managing Conflict with Comfort
4. Lighting	

GOOD NEIGHBOR GUIDELINES

36. PRIVACY GUIDELINES

36.1 **Visual Distance**

Locate structures and additions to increase visual distance between buildings. Avoiding large two-story building masses at the sides and rear of adjacent single family rear yards can help preserve privacy and sunlight access for your home and for neighboring properties.

Rather than simply following Municipal Code minimum setback standards, consider what a comfortable distance between a proposed addition and an existing neighbor's structure would be. Also consider the pattern of building separation in the immediate neighborhood and design a project compatible with this pattern. Locate areas that require more privacy away from your neighbors. Orient active outdoor areas away from neighbors.

36.2 **Upper-Story Decks and Balconies**

Avoid or minimize the number of decks that overlook neighboring properties. Locate upper-story balconies and decks to minimize the loss of privacy for neighboring properties. Upper-story balconies or decks facing the street are usually preferable to upper-story balconies or decks facing a yard area adjacent to a neighbor. Techniques to lessen impacts to neighboring property privacy include the following:

36.2.1 Meeting with neighbors adjacent to proposed upper-story balconies and decks prior to beginning the City application process is strongly encouraged.

36.2.2 Screen second-story balconies and decks from neighboring property by incorporating architectural screening elements such as enclosing walls, trellises, or awnings. For example, effective enclosures might include walls over 4' and perimeter planters facing neighbor's side or rear yards.

36.2.3 Locate second-story balconies and decks to avoid direct sight lines from the deck or balcony to neighbors' windows, open yard, patio, deck, and/or loggia areas.

36.2.4 Set back upper-story decks or balconies over 20 square feet at least 15' from interior lot lines when possible.

36.2.5 Avoid siting any "free-standing" chimneys on upper-story decks or balconies. Such chimneys look "out of place" architecturally and are better sited adjacent to a structure. Also, such chimney might block neighbors' views. If Building and Safety minimum clearance standards can be met, chimneys are generally recommended to be less than 8' in height.

36.2.6 In Hillside areas, special consideration is needed for decks and outdoor courtyard placement. Depending on topography, these features have the potential to greatly affect downhill neighbors' privacy and noise levels. Often, keeping decks and outdoor courtyards within the Municipal Code setbacks listed for a zone district, even when not required, can help to maintain good neighbor relations.

Positive Neighborhood Amenity	Front Porch
Least Privacy Impact to Neighbors (Preferred)	First-floor patios & decks inside setback lines 2nd-Story decks and balconies on front property line
	2nd-story decks and balconies on side or rear of house, more than 15' from a neighbor's property line
	2nd-story decks and balconies on side or rear of house, less than 15' from property line, less than 3' x 7' in size
Most Privacy Impact to Neighbors (Discouraged)	2nd-story decks and balconies on side or rear of house, less than 15' from property line, larger than 3' x 7' in size

Balcony: A platform cantilevered from the wall of a building, usually resting on brackets or consoles, and enclosed with a railing.

Deck: A flat open platform, typically with a railing, either attached to a building or free-standing and supported by pillars, posts, or walls.

Note: The focus of these photos are the deck privacy features only. Please refer to Compatibility Guidelines and Infill Guideline for information regarding designing compatible two-story homes.

Front yard deck in the East Mesa neighborhood is set forward from neighbors' front building lines and it also features deeply recessed privacy sidewalls. (36.2.2, 36.2.3, 36.2.5)

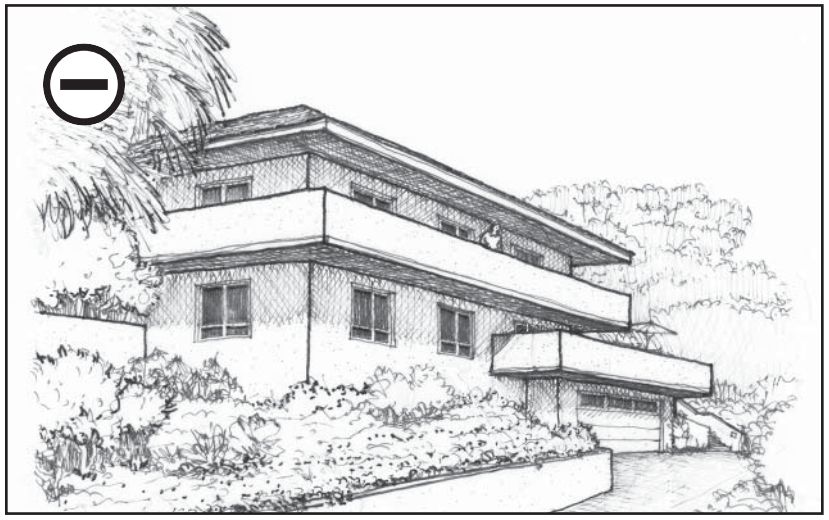
This front yard deck in the East Mesa neighborhood features a privacy screening wall on the edge of the deck closest to an adjacent neighbor. (36.2.2, 36.2.3, 36.2.5)

This front yard deck in the Alta Mesa neighborhood is set closer to the street than the adjacent neighbor's home, resulting in less privacy impacts to the neighbor's side yard windows and living space. (36.2.3, 36.2.5)

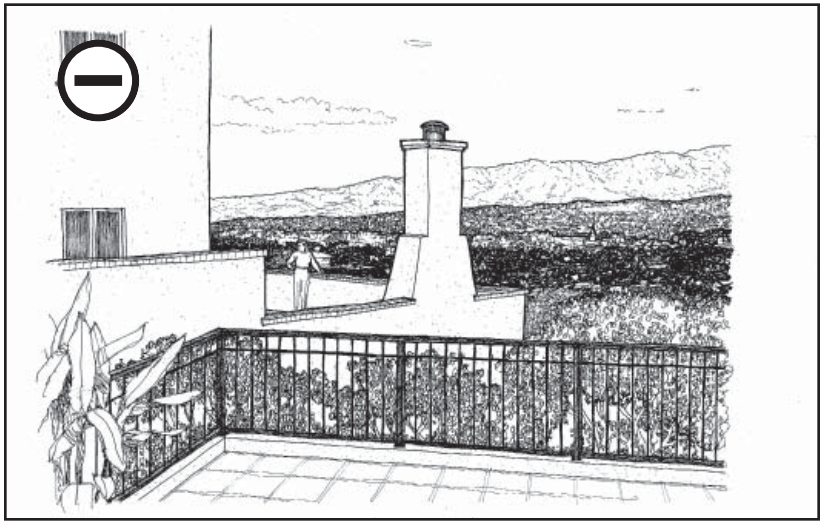
A second floor uncovered deck set into the roof of the first floor maintains the apparent volume of the structure and avoids a "looming" effect in the Samarkand neighborhood. (36.2, 36.2.3, 36.2.5)

Side yard decks invade privacy. More attention to guidelines 36.2.2 and 36.2.3 is needed for projects and below.

Free-standing decks supported by pillars rather than building elements are less attractive.



This deck appears to "wrap around" the house, creating the ability for occupants to look over neighboring properties from every point, which can create privacy issues for neighbors.



Avoid placing fireplaces with chimneys on outdoor decks separated from the main structure. (36.2.5)

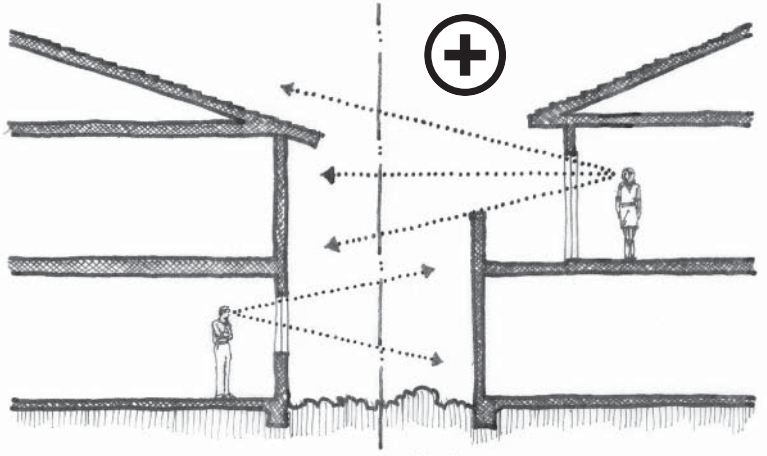
36.3 **Upper-Story Windows:** Minimize the number of windows on proposed buildings that overlook neighboring properties. Orient your upper-story windows to protect your neighbor's privacy. You may not want to see them any more than they want to be seen by you.

36.3.1 Place windows to avoid direct views into existing neighboring windows by offsetting or staggering windows facing neighbors' windows.

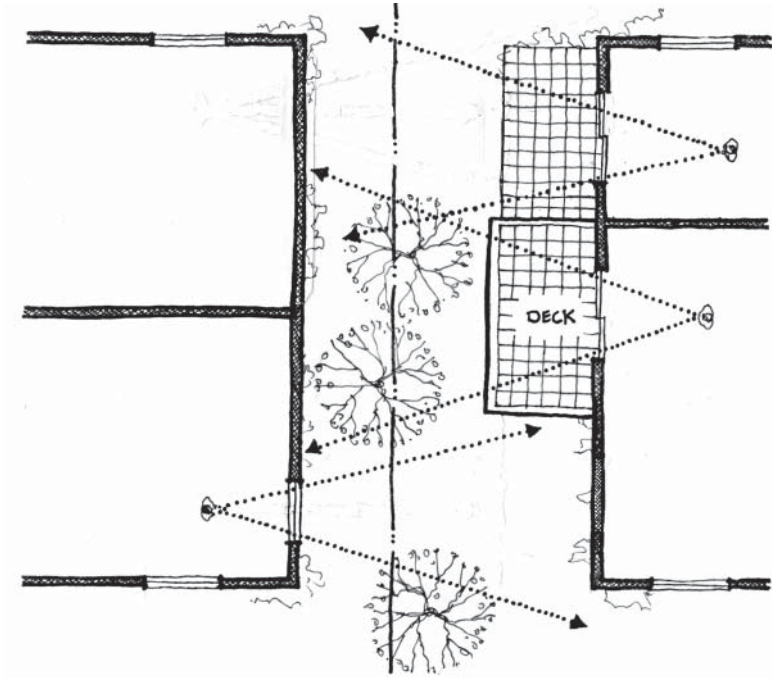
36.3.2 Avoid large upper-story windows overlooking adjacent rear yards.

36.3.3 Use translucent window glass or high windows to allow illumination while protecting privacy.

36.3.4 Set back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.

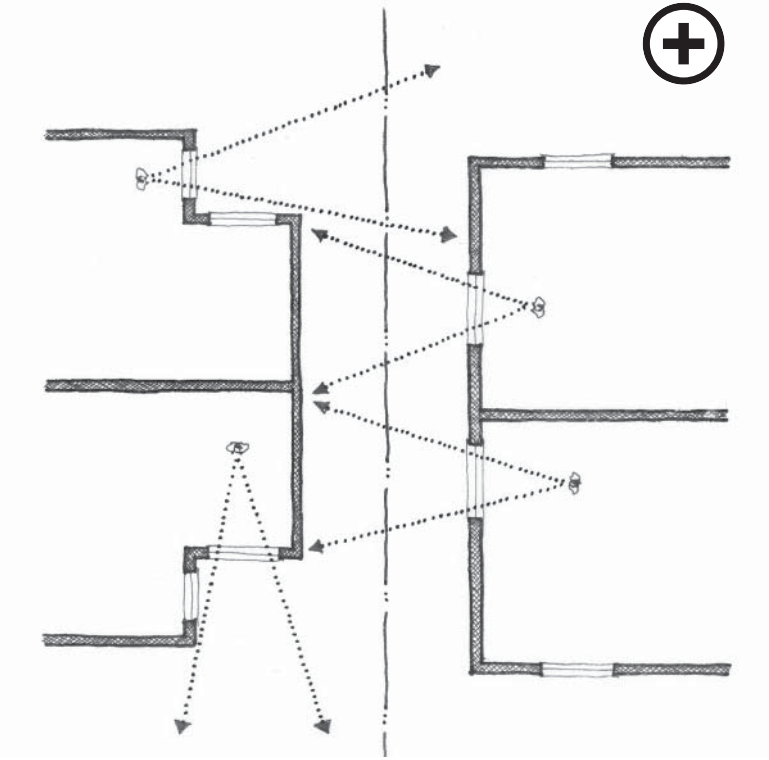


Privacy Views: Setting second stories back further than the first-story requirement will help screen views between adjacent houses. (36.3.1, 36.3.2, 36.3.4)

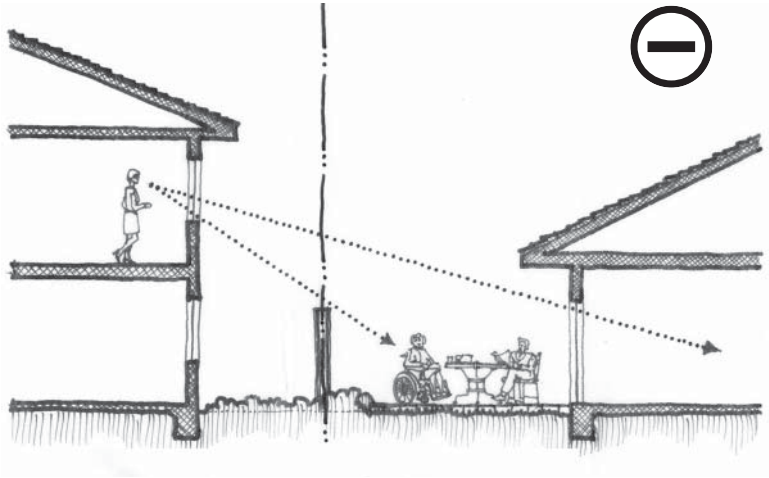


Privacy Views: Offset window location or strategically placed trellises will help prevent views into adjacent houses. (36.3.1)

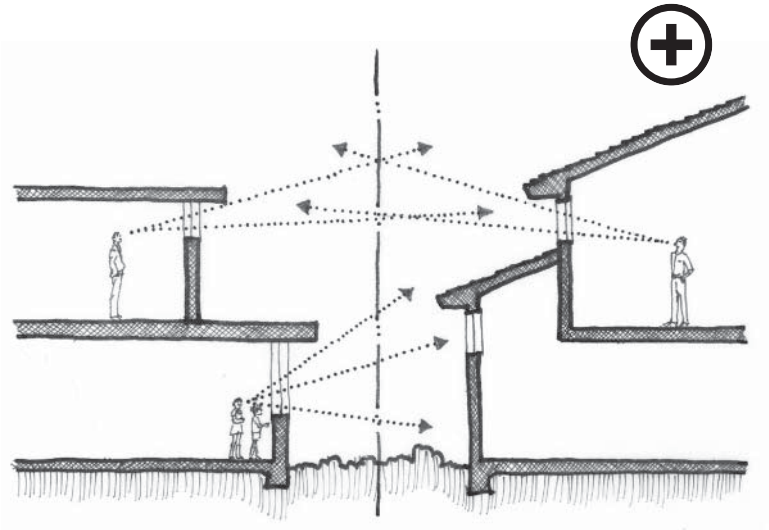
Orient second-story windows to protect neighbor's privacy.



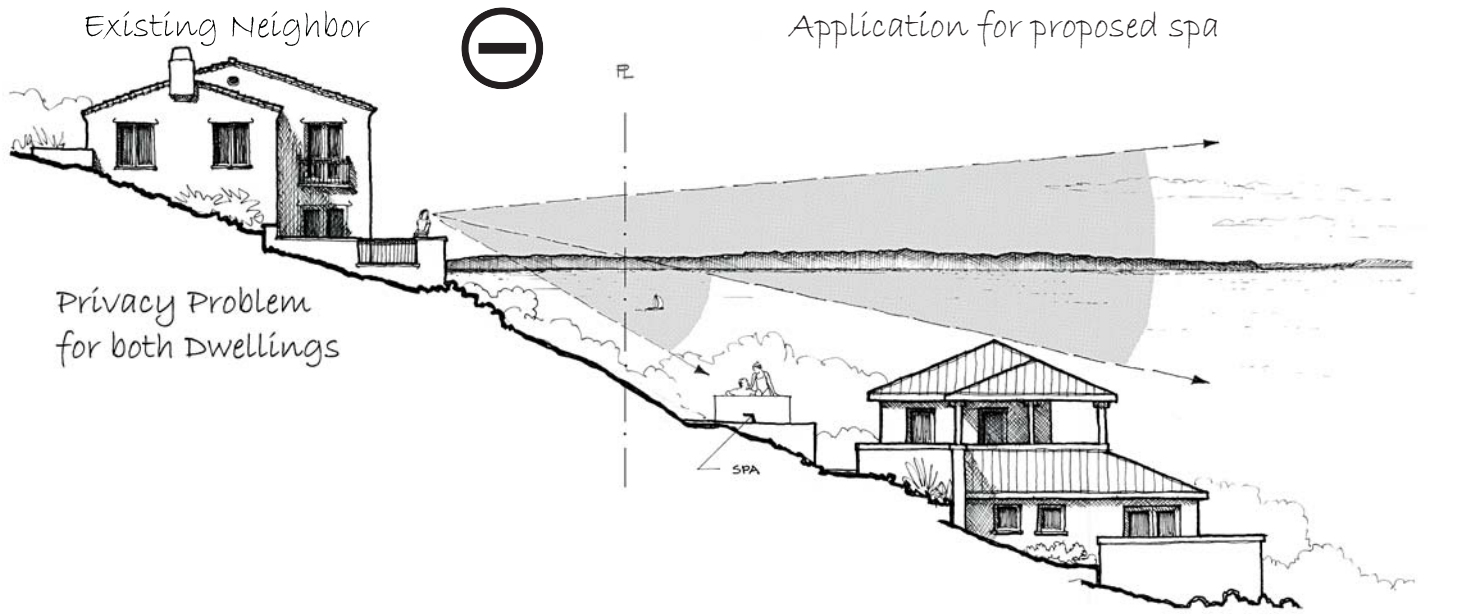
Inset corner windows can help avoid direct alignment with neighbor's windows. (36.3.1, 36.3.4)

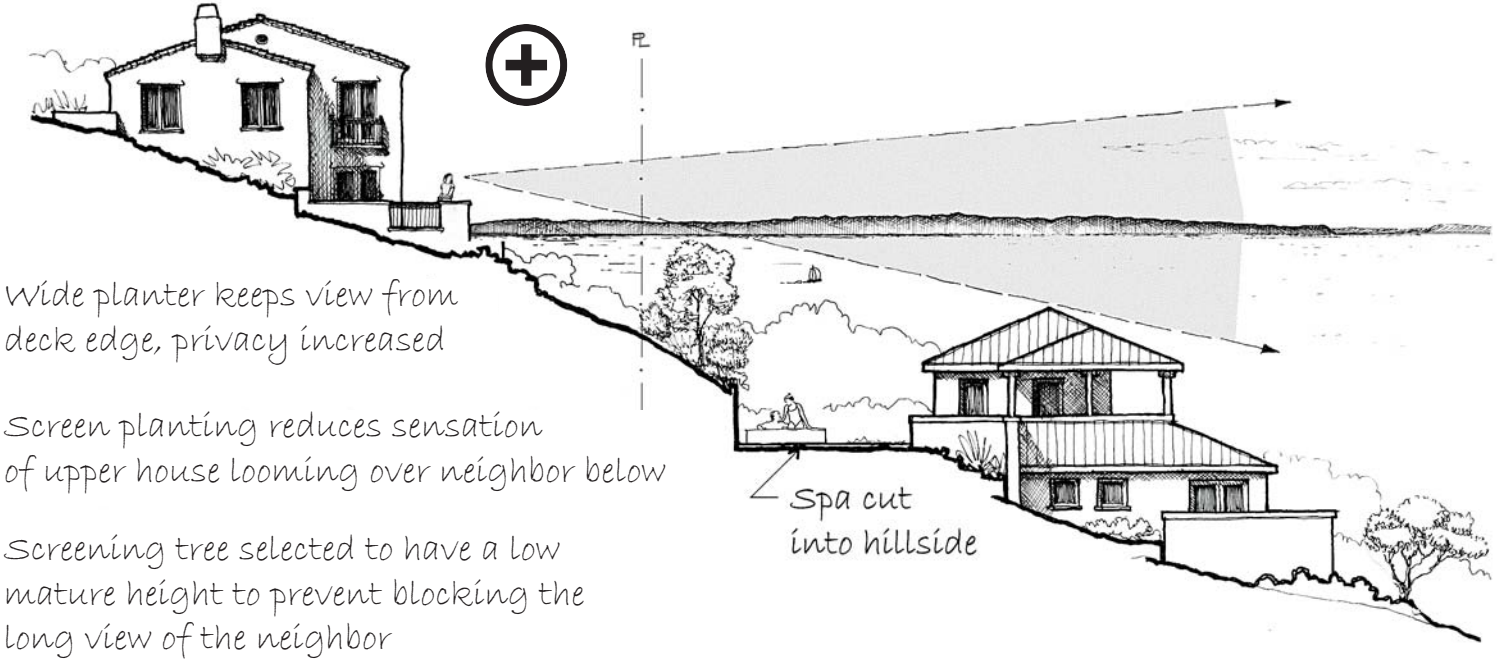


Privacy Views: Avoid placing windows in locations that would look into adjacent windows or active yard spaces, where possible.



High window placement helps prevent views into adjacent houses. (36.3.1,36.3.2, 36.3.3, 36.3.4)


Existing Neighbor
Application for proposed spa
PL
Privacy Problem
for both Dwellings
SPA


PL
Wide planter keeps view from
deck edge, privacy increased
Screen planting reduces sensation
of upper house looming over neighbor below
Screening tree selected to have a low
mature height to prevent blocking the
long view of the neighbor
Spa cut
into hillside

37. LANDSCAPING GUIDELINES

37.1 Review the SFDB Guidelines, Part II. 2.1. Screening plants, such as hedges on side and rear property lines, should be considered to create privacy between neighbors. Hedges must comply with SBMC 28.87.170.

37.2 Keep existing vegetation that currently gives privacy to you or your neighbors.

37.3 Use landscaping to screen living areas.

37.4 Use evergreen trees and shrubs to provide year-round privacy.

37.5 When window placement creates direct views between neighbors that need to be shielded, such as when a balcony placement may allow a line of sight into a neighbor's side or rear yard, or if an applicant is not able to stagger windows, a landscape plan to provide additional screening may be required by the SFDB.

37.6 Review the SFDB Guidelines, Part II and design landscaping consistent with the guidelines.

38. NOISE GUIDELINES

38.1 Orient active outdoor areas away from neighbors.

38.2 Avoid placing noise sources at the sides of small lots or near neighboring windows of frequently used rooms (pool or air conditioning equipment, garbage can, parking areas, balconies, barbecue areas, spas, outdoor furniture, etc.).

38.3 Retain or add walls that act as noise buffers.

38.4 Equipment which runs on a regular basis and that must be attached to a structure should minimize noise impacts to neighboring properties. Consider siting air conditioning, pool, and other mechanical equipment as far from neighboring structures as possible and insulate equipment. Municipal Code 9.16.025.C requires that all mechanical equipment not exceed 60 dB(A) CNEL at a residential property line.

39. LIGHTING GUIDELINES

Lighting for single family homes is usually proposed for security and decorative reasons, and should be designed in a way that it is not detrimental to neighboring properties. A good lighting plan for a home will provide sufficient light for adequate site security, will use fixtures appropriate for the style of architecture, and will use the least amount of light and energy necessary to meet those objectives. "Night glow," the effect of artificial lights illuminating the night sky and making stars less visible, has become a concern in many neighborhoods. All projects must comply with the City of Santa Barbara's Outdoor Lighting Ordinance (Municipal Code Chapter 22.75) and Outdoor Lighting and Streetlight Design Guidelines, as well as State energy codes. Following these guidelines will help create an attractive ambience in your neighborhood and allow Santa Barbara's stars to be more visible at night time.

The design of the exterior lighting should not attempt to compensate for low levels of street lighting typical in hillside neighborhoods. Lighting in hillside areas requires special attention and care, as the low ambient light levels can exaggerate the impact of poorly designed lighting.

39.1 **Generally.** In general, all exterior lighting should be designed, located and lamped in order to prevent or minimize overlighting, energy waste, glare, light trespass, and skyglow.

39.2 **Minimize Lighting.** Plan carefully to only install lighting where it is needed. Directional lighting and lower intensity lamps can reduce lighting impacts. Indiscriminate flood-lighting of broad areas is unacceptable. Where safety "flood-lighting" is proposed for areas such as garage entries, only use lighting activated by motion sensors and directed downward.

39.3 **Keep Lighting Low and Close.** Light sources for landscape lighting should be near to the ground. Fixtures mounted on the building should relate to a human scale in their size and mounting height. Flood-lighting for security, when used, must be aimed close to the building and not create glare for neighbors.

39.4 **Consider Distant Views.** Light sources must not be objectionable when seen from a distance. Is your property on a hillside visible from other areas? Consider how to place lighting on your site in ways that will minimize visibility from distant locations.

39.5 **Driveways.** Where possible, design driveways and landscaping so that headlights do not shine onto neighboring properties. Avoid the use of lighting fixtures spaced along the length of a driveway, limiting use and placement to the minimum necessary for safety. Keep in mind the view of this lighting from surrounding areas.

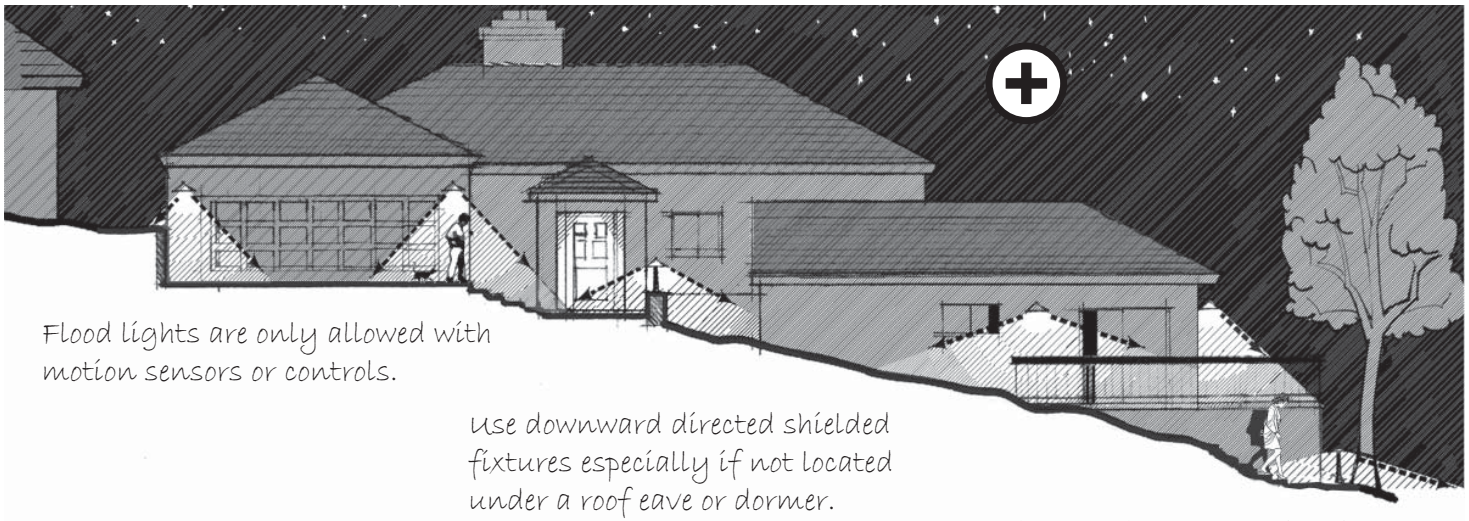
39.6 **Walkway Lighting.** Along walkways, low-level lighting in the form of bollards or fixtures mounted on short posts are the preferred lighting solution. Fixtures should be located to avoid hazards for pedestrians or vehicles, and should account for growth of landscaping.

39.7 **Light Shielding.** Where other than low-intensity light sources are used, fixtures must incorporate shielding to prevent objectionable brightness or light trespass. The city's Outdoor Lighting Guidelines contains useful charts of the intensity of different light sources, and when shielding becomes required. Keep in mind that even low-intensity light sources that are shielded, may still be directly visible from downhill neighbors, and considered a nuisance.

39.8 **Landscape and Building Lighting.** "Up-lighting" of trees and building elements is discouraged, but when used, such lighting must be limited in its use, and fixtures must confine lighting to features being lit through use of shielding, lamps with low intensity and appropriate beam spread, and timers.

39.9 **Outdoor Living Areas.** Lighting for outdoor living areas such as decks, patios, and swimming pools should be designed to minimize the visibility of the lighting from the surrounding neighborhood. Mounting of floodlights on the building wall and aiming away from the building is not acceptable.

(Continued on page 78-N)



Flood lights are only allowed with motion sensors or controls.

Use downward directed shielded fixtures especially if not located under a roof eave or dormer.

Modest landscape area lighting for safety is appropriate.

Unshielded fixtures can result in light on neighboring properties and detracts from the night sky appearance.

Upward directed landscape lighting.

39.10 **Prohibited Lighting.** Municipal Code Section 22.75.030.A prohibits the use of the following fixtures in all zones:

1. Lighting fixtures mounted in such a way as to illuminate a roof or awning.
2. Lighting fixtures mounted to aim light only toward a property line.
3. Lighting fixtures mounted in a way that is distracting to motorists or that interferes with the safe operation of a motor vehicle, as may be determined by the City Engineer.

In addition to these ordinance provisions, lighting of architectural features or athletic courts is not appropriate for single family structures.

GOOD NEIGHBOR TIPS

TIPS FOR CONSIDERING NEIGHBORS' VIEWS

- Visit your neighbors' houses to see how your building will affect their views and work to accommodate their concerns.
- Be sensitive to your neighbors' views in the placement and architectural appearance of your house or addition.
  - Identify neighbors' lines of sight and current views and how both your neighbors' views and your own can be preserved or enhanced through a good design.
  - Where it is possible to preserve a view from a neighbor's property, achieve your project goals and respond effectively to environmental and other site constraints, then locate new dwellings so they interfere minimally with the neighbors' views. Where compromise between these various project components must be made, if possible, strive to place a new dwelling so that similar amount and quality of private views may be achieved on a neighbor's property as on your property.
  - Fences and hedges on Coastal bluff properties often follow property lines perpendicular to the shoreline. These fences and hedges should maintain an open and unobstructed feeling in keeping with the ocean front. Consider your views and your neighbors views that occur at

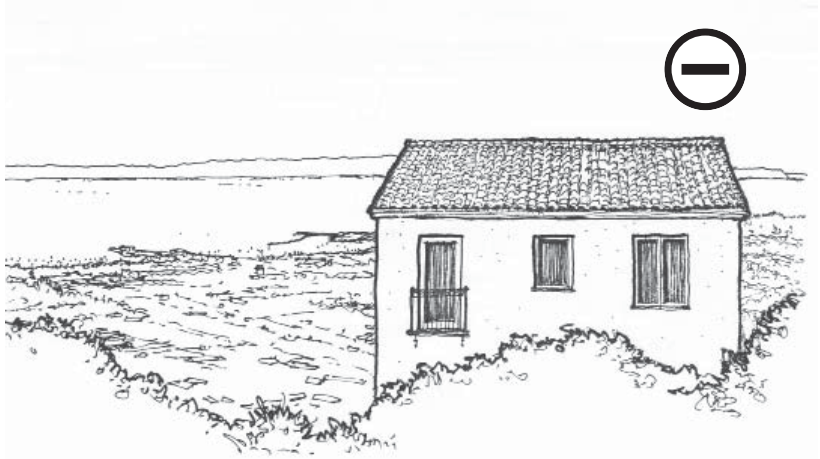
oblique angles across one another's properties. Avoid privacy fencing or hedges that extend well beyond the house toward the ocean. Minimize the visibility of fences and hedges from neighboring houses and from the ocean and beach.

- Reduce height of the structure to minimize blockage of views.
  - Define neighbors' views and how your new project will affect the views.
  - Introduce methods that can be used to limit views blocked due to a building's height.
  - Be sensitive to the existing size and bulk patterns in the neighborhood.
- Locate higher portions of the structures to minimize view blockage.
- Consider views from major living areas as well as other high quality views.
- Avoid tall landscaping, fences or walls that interfere with your neighbors' views. Consider the mature plant growth height when selecting plants.
- Screen solar panels, satellite dishes, radio antennae and other equipment from neighbors' views to the maximum amount possible.
- Refer to pages 73-N and 74-N regarding design techniques to minimize impacts on views

TIPS FOR MINIMIZING CONSTRUCTION IMPACTS

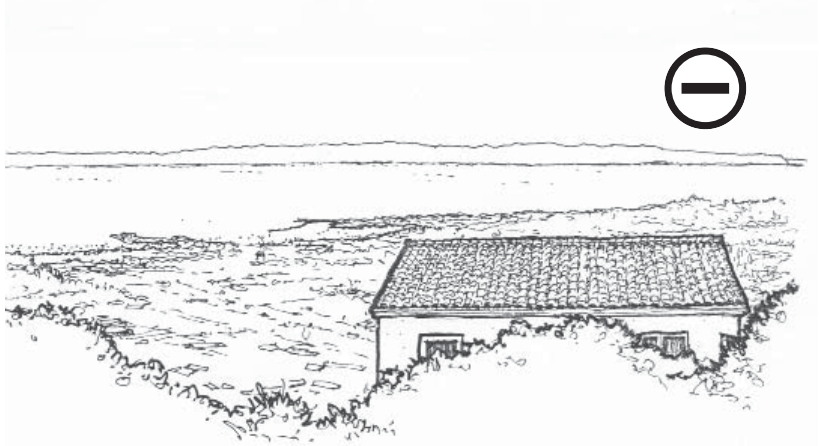
- Tell neighbors:
  - When work will begin and the approximate completion date.
  - Who they can contact if any problems or concerns arise.
- Limit the noise of power tools to standard business hours. Municipal Code 9.16.015 generally limits construction to between 7AM and 8 PM.
- Have materials dropped in the driveway or yard, not the street.
- Have dumpsters removed as soon as they are full; only keep them when they are truly needed.

The horizon line is the most sensitive part of a view, then the foreground, then the middleground. If possible, avoid cutting off the horizon line of a neighbor's view. Also, avoid blockage of important landmarks in a neighbor's view (e.g. the harbor, State Street, the Courthouse).



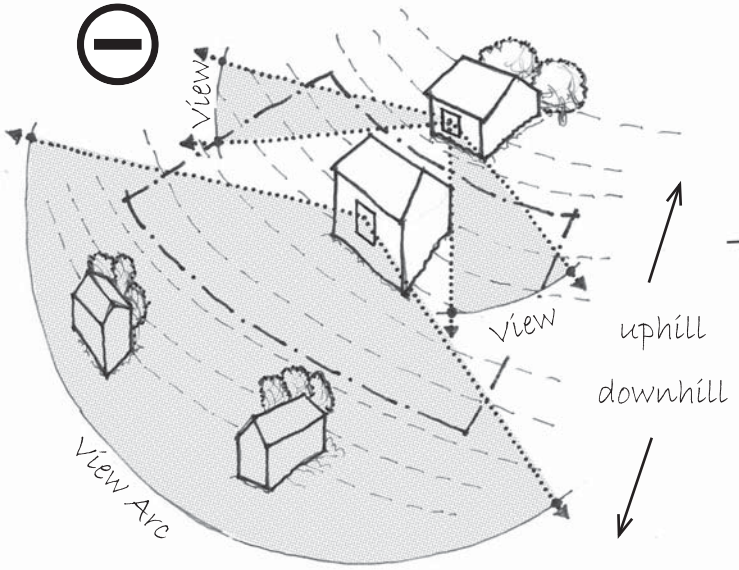
Proposed structure blocks center of view.

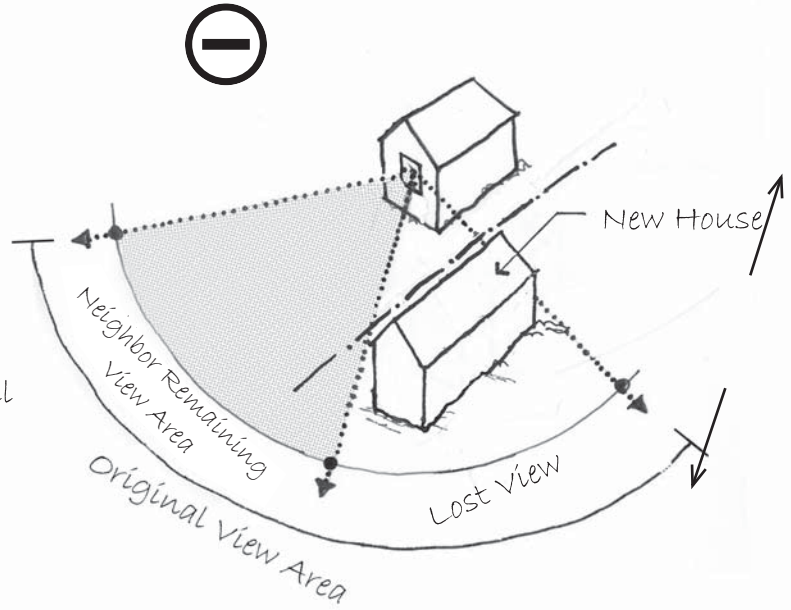
Proposed structure blocks only part of the view to the side and would preserve views of well-known Santa Barbara landmarks.



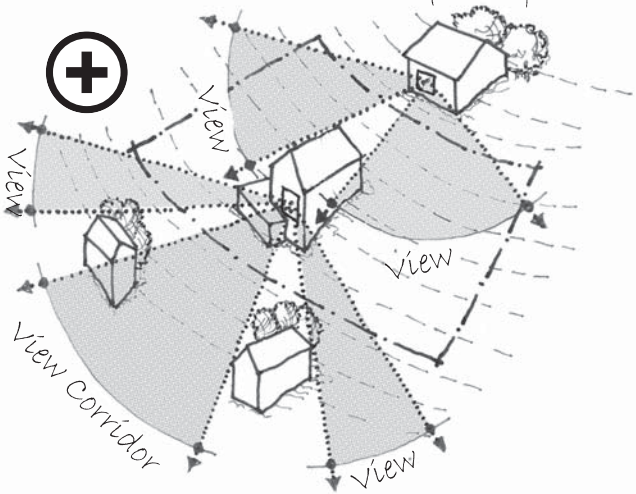
Proposed structure blocks part of the center of view, however, the lower height maintains the neighbor's view of the horizon line.

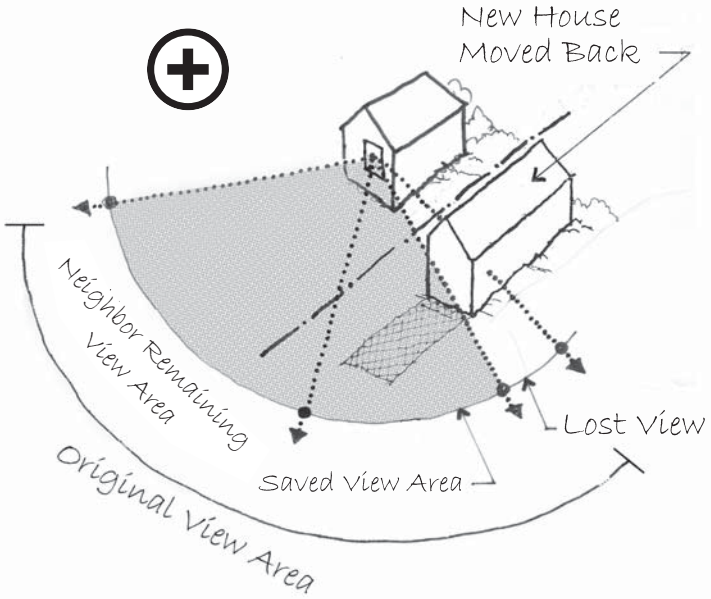
Proposed structure blocks only part of the view to the side and does not interrupt the horizon.





A new home sited for full vistas above existing residences downhill blocks views of the uphill homes.





A new home reoriented to step down the hill and located further down the hill achieves a better balance between maintaining uphill heighbors views and achieving a view.

TIPS FOR MANAGING CONFLICT WITH COMFORT

Value of conflict. Conflict can strengthen and enhance relationships, or it can destroy them. Since we tend to regard conflict as negative, the first step toward constructive conflict is to recognize both positive and negative aspects.

Positive outcomes of conflict resolution can include:

- Opens communication between people.
- Replaces old goals with more relevant ones.
- Increases innovation through a greater diversity of viewpoints.
- Groups and individuals achieve greater awareness of their own identities.
- Leads to innovation and better solutions to problems.
- Strengthens relationships and interpersonal skills.
- Improves problem-solving skills.
- Provides an opportunity to avoid aggression.

Negative outcomes of conflict can include:

- Misallocation of limited resources (time and money) to circumvent the conflict.
- Barriers to communication, cooperation, and understanding.
- Lower productivity and diverted energy from accomplishing goals.
- Negative impact on mental and physical health.
- An "Us vs. Them" environment.
- Irresponsible behavior and distortion of goals or motives.

Value constructive controversy. Thoughtful dissent (what may appear to be interpersonal conflict) results in reaching better decisions. Conflict resolution is not about eliminating disagreements, diversity of opinion, or alternate viewpoints that are crucial to good decision making. Good leaders build dissent and controversy into the decision-making process so that people are more willing to speak out and offer ideas contrary to their own. Take the time - and encourage others - to listen to ideas, information, facts, or concepts that are contrary to your own. Too often "conflict resolution" takes the form of suppressing all disagreements, rather than using them as decision improvement opportunities.

Before you work on a resolution. Keep in mind these ideas before you start to work on an issue:

- Be sure it's a real problem worth spending the time to resolve.
- Focus on the root causes of the problem - not just the symptoms or personalities.
- Be prepared to work toward a mutually agreeable solution - not just winning your point of view.
- Prepare yourself to listen and understand other points of view on the issue.
- Keep some perspective. Disagreement and conflict are expected whenever people coexist. Relationships are not destroyed - and often enhanced - by working towards a mutually agreeable solution.
- Remember that it's all right to disagree, and the other person is not wrong to disagree with you.

Listen for perspective. Understanding other perspectives is a key to finding resolution. Use reflective listening techniques such as paraphrasing, repeating back, and non-verbal signs. Do your best to understand the frame of reference of the speaker; seek out the background and life experiences on which they base their perspective.

Own your part. It takes at least two or more parties for a conflict to exist. Be willing to take responsibility for your contribution to the problem. Acknowledging your contribution (or perceived contribution) can be an important first step in the resolution process by opening communication and lowering barriers.

Be the first to make a concession. Take the lead in making the negotiation work. An early concession in an area important to the other person/group usually results in their reciprocation in other areas or ideas. Take the lead in suggesting trade-offs by giving something another person wants in return for something you want.

Stay objective. In the heat of discussion, it's easy to display your feelings and emotions to a point they block the possibility of resolution. Use "I messages" and other techniques to talk about your feelings rather than acting them out. Work on not letting your own feelings block you from hearing what the other person is saying.

Practice effective communication skills. You model the way and encourage resolution when you apply good communication skills during the discussion:

- Listen and make sure the other person knows you're listening.
- Maintain eye contact.
- Use the person's name.
- Take notes, if appropriate, to show interest.
- Don't interrupt - let the person fully express their thoughts and feelings.
- Ask questions to clarify and confirm details.
- Stop talking and listen again.

Deal with one issue at a time. Maintain your focus on the point of conflict. There is a temptation to bring up unresolved issues from the past in an attempt to catch the other person off guard. This can start a second conflict unrelated to the first. If an unrelated issue is raised, do not respond except to indicate that it is not what you are dealing with at the time. Try suggesting that it could be dealt with at a later time. Many times these other issues become insignificant once the key conflict is resolved. One exception is if the secondary issue is, in fact, the root cause and is blocking the resolution of the current issue. If so, move to resolve the secondary issue first.

Search for the "win/win." When working on an issue constantly search for arrangements where both parties are involved in a "win."

Timing. Find a time when all parties are ready and willing to work on dealing with the conflict. Give everyone a little time to deal with anger or the "heat of the moment" and prepare them to deal with the issues. Finding the right time helps prevent unnecessary defensiveness, resentment or personal animosity that occurs when one of the parties feels dragged into the discussion.

Reacting to unintentional remarks. Often in the heat of a discussion things are said that are regretted an instant later.

Tips for Managing Conflict with Comfort (cont'd)

This is particularly true when the issue is of deep personal significance to one or both of the parties. It occurs because often people don't know precisely what they think or feel until they hear themselves verbalizing these feelings or thoughts. When such a questionable comment is made, determine whether it accurately conveys what the speaker meant. If not, everyone should ignore it and move on. If yes, it may indicate a root cause of the conflict and should be further explored.

Discussion techniques. Try some of these ideas to help diagnose the conflict and identify the root cause(s):

- Ask those who disagree to paraphrase one another's comments. This may help them learn if they really understand one another.
- Ask each member to list what the other side should do. Exchange lists and seek options which all parties can live with.
- Search for cause, not blame.
- Seek closure at the end of a discussion by summarizing points made and points agreed upon.

Allow for saving face. Being "right" and devastating one's opponent may appear personally satisfying. However, this approach produces only momentary satisfaction and can be very costly by precluding any solid resolution and spawning future retaliation. The longer a conflict goes on, the higher the ego involvement and the greater the need to save face. Everyone should keep this in mind when seeking resolution, but above all opponents must be allowed to save face. This is particularly critical when it becomes clear one party cannot win a particular argument. The person who allows a graceful retreat accords the opponent the respect that is deserved. This approach usually results in some degree of appreciation from the opponent, which is valuable in reaching a consensus on a resolution and in future encounters.

Focus on interests, not positions. Focus on what is wanted rather than why it is wanted. It is essential to clearly establish what each party wants and how the objectives differ. Spending energy on why each party wants what he or she wants can be a waste of time and an invitation to a psychological melee. In fact, very few people know exactly why they want what they want. Most are not too concerned with their own motivation - for them, it's simply enough that they want it. The best strategy is to avoid asking and answering queries about motivation and instead concentrate on accomplishing the specific goals of each party.

Hot buttons. Be aware of your "hot buttons" - those words, phrases, mannerisms or approaches that raise your defenses and block listening and objective thinking. When they occur, consciously set them aside. Try to identify the hot buttons of the other party and avoid those trigger points. They may provide immediate gratification but do little to resolve the issue.

Avoid solutions that come too quickly. When an issue is resolved too quickly or a simple but incomplete resolution is agreed to, the negative side effects are usually more painful and damaging in the long run than the original issue itself. Unfinished elements do not go away and will surface later, or

a party who later feels unsatisfied with the resolution will feel free to create future conflict on the same issue. The easiest solution is not always the best one because it tends to treat symptoms and thereby obscure the real problem. Allow enough time for the parties to explore the disagreement and all possible resolutions. As each piece of an agreement is reached, check for other options. Look for any signs of concern and check if all involved can live with it. Abandon ideas - no matter how good you think they are - that receive little commitment or enthusiasm. Search for the second or third "right" answer.

Keep your sense of humor. A conflict can be viewed as serious and grim business. However it's important that participants not loose their perspectives. One of the best ways to retain perspective is to use positive humor. A well-timed humorous remark (about content not parties involved) is a great way to recognize the humor of the situation. The parties involved may be unable to control their laughter and subsequently may find the conflict has disintegrated. It's important for participants to remember to take the issues and conflict seriously - not themselves.

A Process for Managing Conflict and Disagreement Constructively. A systematic process for dealing with conflict and disagreement is vital to producing desirable outcomes. Remember to follow these six steps:

1. *Diagnosis:* Identify the root cause of the differences or conflict.
2. *Consider options:* Explore differences and discuss alternatives which meet the goals and objectives of all parties.
3. *Plan:* Select a strategy from the options and create an action plan for implementation. Write out the plan with specific agreements and consequences for not living up to commitments.
4. *Do:* Implement and monitor the plan while maintaining a tone of mutual respect and goodwill.
5. *Check:* Meet again to evaluate the success of the action plan in resolving the conflict and verify the agreement is being honored. Make changes or take corrective action. Reinforce each other's positive behavior.
6. *Act:* Learn from the experience and apply the process in other conflict or disagreement situations. Continue working on the agreement, action plan and relationship.

TEST YOUR CONFLICT MANAGEMENT SKILLS

- □ Do you view conflict as an opportunity for growth, rather than a contest to win or something to avoid?
- □ Have you recently questioned or changed a deeply held belief?
- □ Can you remove yourself at times from a conflict situation, putting yourself in the place of a neutral observer?
- □ Do you search for cause rather than blame?
- □ Do you search for common ground more than differences?
- □ Are you as interested in learning from the other party as you are in making your own views known?
- □ Do you rely on your own good judgment rather than allowing group loyalty to stand in its way?
- □ When the other party is talking, do you focus on their needs and concerns rather than your own?
- □ Do you maintain eye contact with the speaker?

TIPS FOR MANAGING CONFLICT WITH COMFORT (CONT'D)

- □ Do your responses allow open expression of the other party's view rather than judging them?
- □ Do you give feedback by asking informational questions and paraphrasing?
- □ Do you look for clues for agreement or discomfort in the other party's body language?
- □ Do you allow - even encourage - the other party to point out your own erroneous assumptions?
- □ Do you make every effort to hear the other party and establish good will before stating your needs?
- □ Do you clearly express your own needs?
- □ Are you sensitive to the best time to meet?
- □ Do you look for options agreeable to both parties?
- □ Do you invite the other party to explore other options by asking "What if …?"
- □ Can you recognize when different conflict modes are being used or could be used?
- □ Do you establish boundaries - the minimum you can accept and the maximum you can give?
- □ Do you work with the other party to establish an action plan for mutually established goals and behavior changes?
- □ Do you check for agreement and understanding on agreed on resolutions?

NEGATIVE VS. POSITIVE CONFLICT

Negative Conflict	***Positive Conflict***
Happens when …	**Happens when …**
It escalates. It leads to hostility and fear. It leads to accusation and threats. Issues proliferate • From one to many. Specifics are replaced by general issues. • From specific behavior to entire relationship. Concern for self turns into retaliation. • Objectivity wanes. • Statements become personal attacks. • Getting even and hurting others is primary. The number of parties involved increases. • Indirect attack and gossip reigns. • Factions and cliques form.	It is manifested as a symptom of discontent. It produces change for the better. • e.g. outdated policies revised: It produces gains, innovations and new ideas. It fosters unity and understanding. You gather information on how to better understand others for future use. It brings about behavior changes. • Harmony between what you believe and what you do develops.

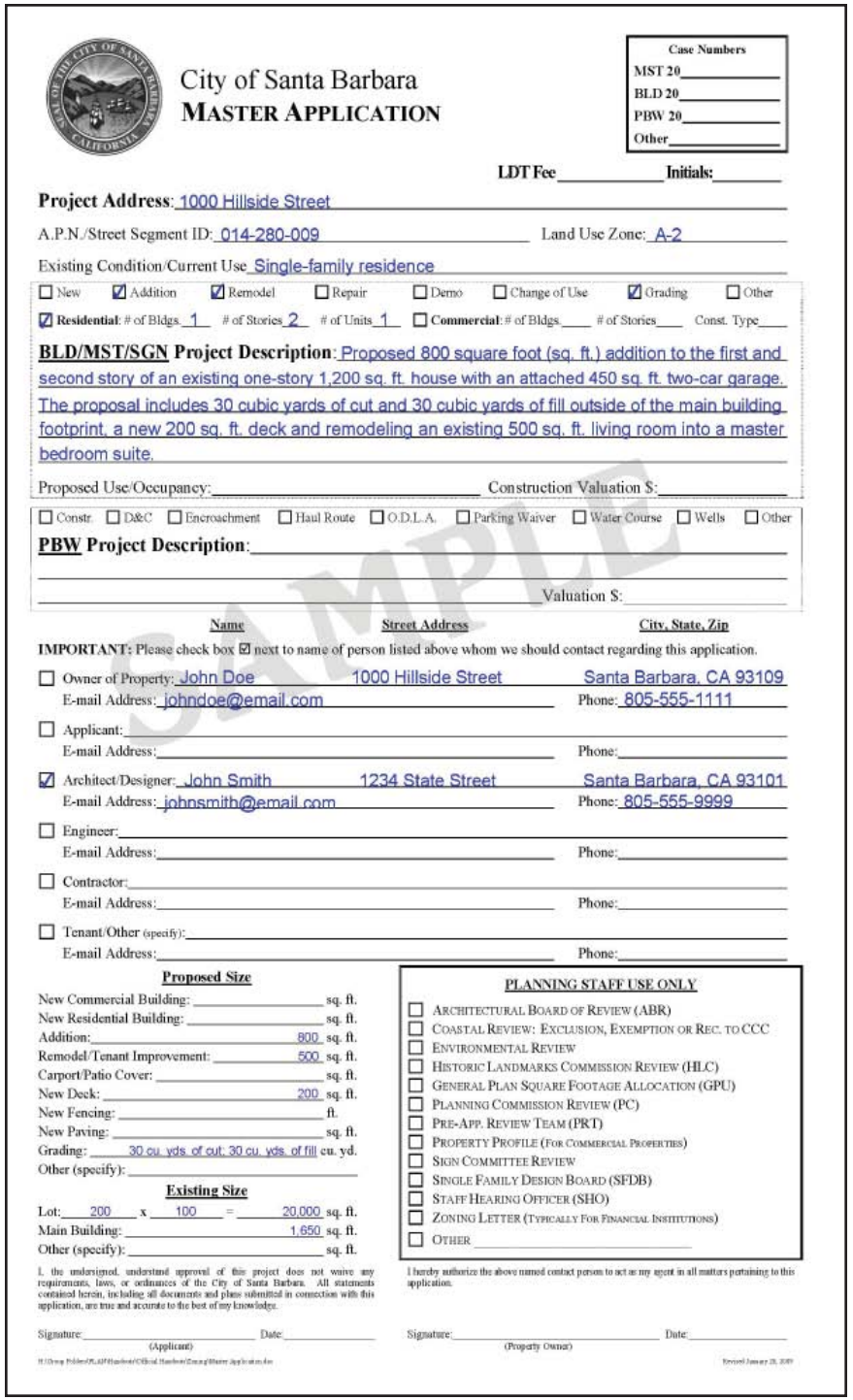
From "Dealing with Conflict & Confrontation" by Helga Rhode, Pys.D.

Supplemental Information

Supplemental Information

Summary

SAMPLE MASTER APPLICATION



City of Santa Barbara
MASTER APPLICATION

Case Numbers
MST 20____
BLD 20____
PBW 20____
Other____

LDT Fee____ Initials:____

Project Address: 1000 Hillside Street

A.P.N./Street Segment ID: 014-280-009 Land Use Zone: A-2

Existing Condition/Current Use: Single-family residence

☐ New ☑ Addition ☑ Remodel ☐ Repair ☐ Demo ☐ Change of Use ☑ Grading ☐ Other

☑ **Residential:** # of Bldgs. 1 # of Stories 2 # of Units 1 ☐ **Commercial:** # of Bldgs.____ # of Stories____ Const. Type____

BLD/MST/SGN Project Description: Proposed 800 square foot (sq. ft.) addition to the first and second story of an existing one-story 1,200 sq. ft. house with an attached 450 sq. ft. two-car garage. The proposal includes 30 cubic yards of cut and 30 cubic yards of fill outside of the main building footprint, a new 200 sq. ft. deck and remodeling an existing 500 sq. ft. living room into a master bedroom suite.

Proposed Use/Occupancy:____ Construction Valuation $:____

☐ Constr. ☐ D&C ☐ Encroachment ☐ Haul Route ☐ O.D.L.A. ☐ Parking Waiver ☐ Water Course ☐ Wells ☐ Other

PBW Project Description:____

Valuation $:____

	Name	Street Address	City, State, Zip

IMPORTANT: Please check box ☑ next to name of person listed above whom we should contact regarding this application.

☐ Owner of Property: John Doe 1000 Hillside Street Santa Barbara, CA 93109
E-mail Address: johndoe@email.com Phone: 805-555-1111

☐ Applicant:____
E-mail Address:____ Phone:____

☑ Architect/Designer: John Smith 1234 State Street Santa Barbara, CA 93101
E-mail Address: johnsmith@email.com Phone: 805-555-9999

☐ Engineer:____
E-mail Address:____ Phone:____

☐ Contractor:____
E-mail Address:____ Phone:____

☐ Tenant/Other (specify):____
E-mail Address:____ Phone:____

Proposed Size

New Commercial Building:____ sq. ft.
New Residential Building:____ sq. ft.
Addition: 800 sq. ft.
Remodel/Tenant Improvement: 500 sq. ft.
Carport/Patio Cover:____ sq. ft.
New Deck: 200 sq. ft.
New Fencing:____ ft.
New Paving:____ sq. ft.
Grading: 30 cu. yds. of cut; 30 cu. yds. of fill cu. yd.
Other (specify):____

Existing Size

Lot: 200 x 100 = 20,000 sq. ft.
Main Building: 1,650 sq. ft.
Other (specify):____ sq. ft.

PLANNING STAFF USE ONLY

- ☐ ARCHITECTURAL BOARD OF REVIEW (ABR)
- ☐ COASTAL REVIEW: EXCLUSION, EXEMPTION OR REC. TO CCC
- ☐ ENVIRONMENTAL REVIEW
- ☐ HISTORIC LANDMARKS COMMISSION REVIEW (HLC)
- ☐ GENERAL PLAN SQUARE FOOTAGE ALLOCATION (GPU)
- ☐ PLANNING COMMISSION REVIEW (PC)
- ☐ PRE-APP. REVIEW TEAM (PRT)
- ☐ PROPERTY PROFILE (FOR COMMERCIAL PROPERTIES)
- ☐ SIGN COMMITTEE REVIEW
- ☐ SINGLE FAMILY DESIGN BOARD (SFDB)
- ☐ STAFF HEARING OFFICER (SHO)
- ☐ ZONING LETTER (TYPICALLY FOR FINANCIAL INSTITUTIONS)
- ☐ OTHER____

I, the undersigned, understand approval of this project does not waive any requirements, laws, or ordinances of the City of Santa Barbara. All statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.

Signature:____ Date:____
(Applicant)

I hereby authorize the above named contact person to act as my agent in all matters pertaining to this application.

Signature:____ Date:____
(Property Owner)

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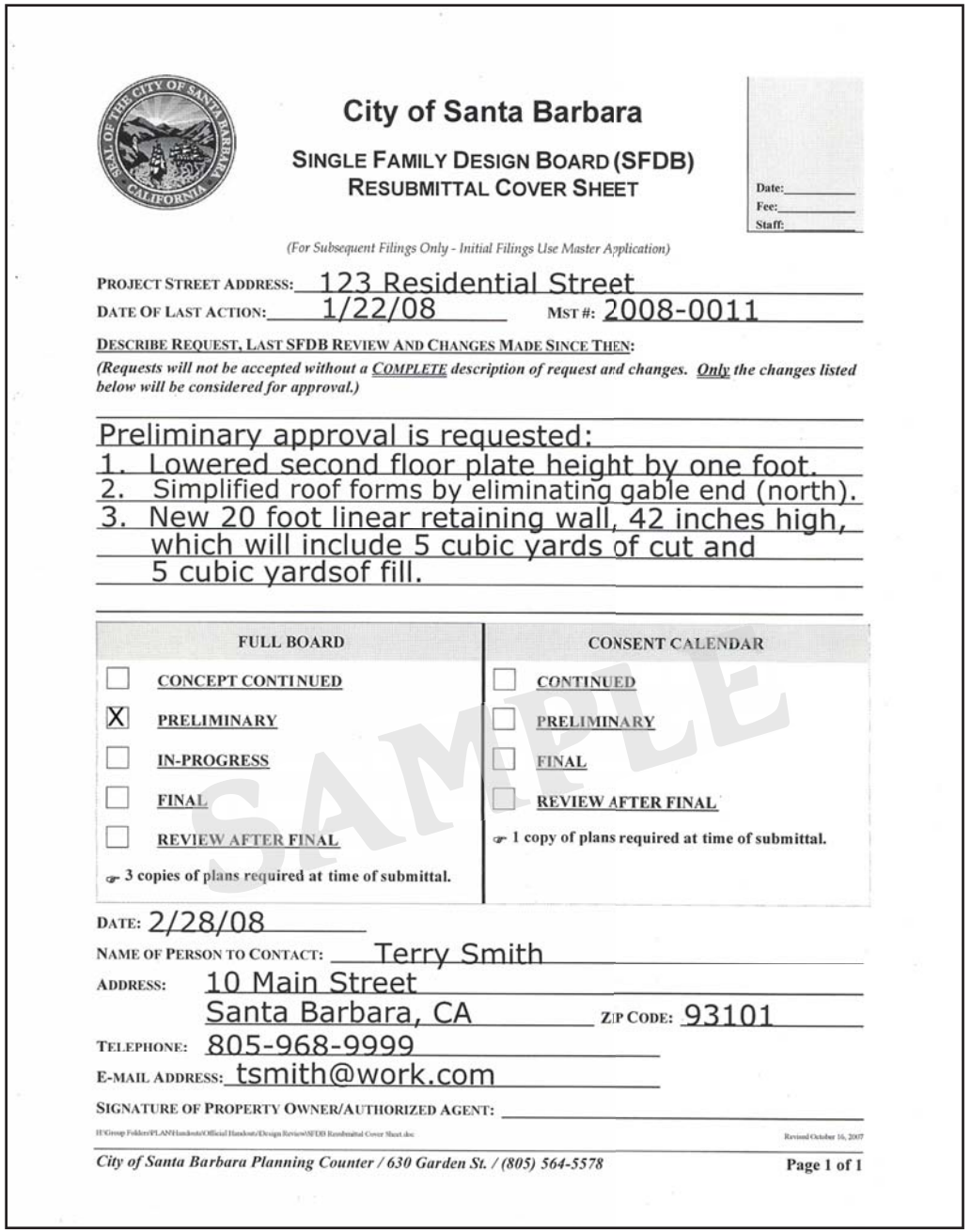
Revised January 28, 2009

SAMPLE

SAMPLE RESUBMITTAL COVER SHEET



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD (SFDB)
RESUBMITTAL COVER SHEET

Date:
Fee:
Staff:

(For Subsequent Filings Only - Initial Filings Use Master Application)

PROJECT STREET ADDRESS: 123 Residential Street
DATE OF LAST ACTION: 1/22/08 MST #: 2008-0011

DESCRIBE REQUEST, LAST SFDB REVIEW AND CHANGES MADE SINCE THEN:
(Requests will not be accepted without a COMPLETE description of request and changes. Only the changes listed below will be considered for approval.)

Preliminary approval is requested:
1. Lowered second floor plate height by one foot.
2. Simplified roof forms by eliminating gable end (north).
3. New 20 foot linear retaining wall, 42 inches high, which will include 5 cubic yards of cut and 5 cubic yardsof fill.

FULL BOARD	CONSENT CALENDAR
☐ CONCEPT CONTINUED	☐ CONTINUED
☒ PRELIMINARY	☐ PRELIMINARY
☐ IN-PROGRESS	☐ FINAL
☐ FINAL	☐ REVIEW AFTER FINAL
☐ REVIEW AFTER FINAL	☞ 1 copy of plans required at time of submittal.
☞ 3 copies of plans required at time of submittal.	

SAMPLE

DATE: 2/28/08
NAME OF PERSON TO CONTACT: Terry Smith
ADDRESS: 10 Main Street
Santa Barbara, CA ZIP CODE: 93101
TELEPHONE: 805-968-9999
E-MAIL ADDRESS: tsmith@work.com
SIGNATURE OF PROPERTY OWNER/AUTHORIZED AGENT:

H:\Group Folders\PLAN\Handouts\Official Handouts\Design Review\SFDB Resubmittal Cover Sheet.doc Revised October 16, 2007

City of Santa Barbara Planning Counter / 630 Garden St. / (805) 564-5578 Page 1 of 1

RESIDENTIAL ZONING REQUIREMENTS

Zone	Maximum height limit [1]	Minimum lot area for newly created lots (sq. ft.)[2]	Required lot frontage for newly created lots	Front setback	Interior setback[3]	Open yard required (sq. ft.) [4]
A-1	30'	43,560	100'	35'	15'	1,250
A-2	30'	25,000	100'	30'	10'	1,250
E-1	30'	15,000	90'	30'	10'	1,250
E-2	30'	10,000	75'	25'	8'	1,250
E-3	30'	7,500	60'	20'	6'	1,250
R-1	30'	6,000	60'	Ground floor* Upper floor**	5'	1,250

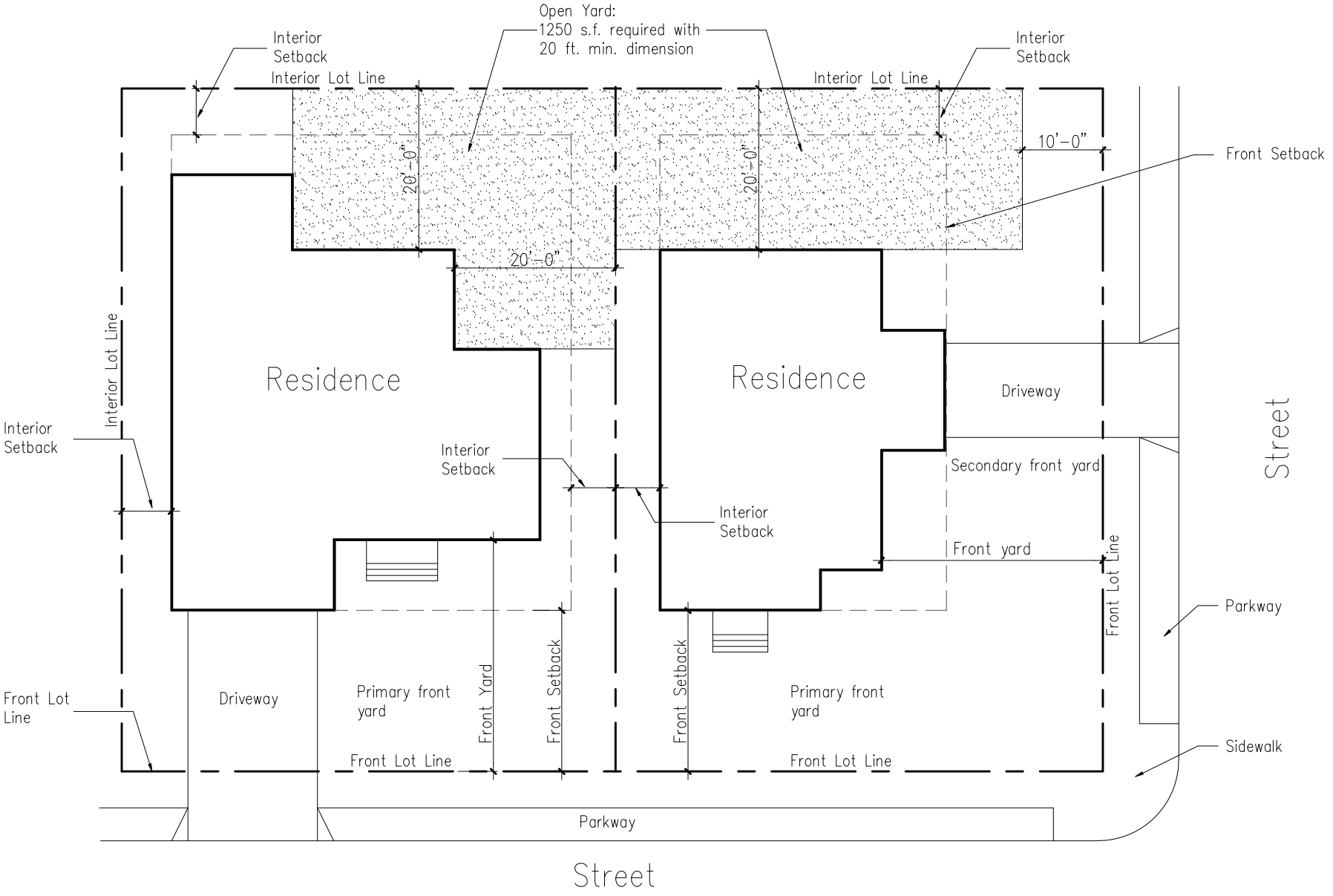
*Ground floor, not facing street: 15' **Upper floor, garage facing street: 20'

NOTES: **Local Coastal Zone** (S-D-3)
(See Zoning map for location) All developments within this area are subject to some level of review by the City Staff, Staff Hearing Officer or Planning Commission. Please check with Planning Staff to determine the applicable level of review.

[1]See SBMC 28.15.083 D 2.b for additional height restrictions related to FAR limitations.
[2]These minimum lot sizes are increased based on the average slope of the property:
- between 10% and 20% - 1.5 times minimum lot size
- between 20% and 30% - 2.0 times minimum lot size
- over 30% - 3.0 times minimum lot size

[3]These setbacks apply to both Side and Rear yards.
[4]Refer to the Zoning Ordinance for additional open yard requirements (SBMC 28.15.060).

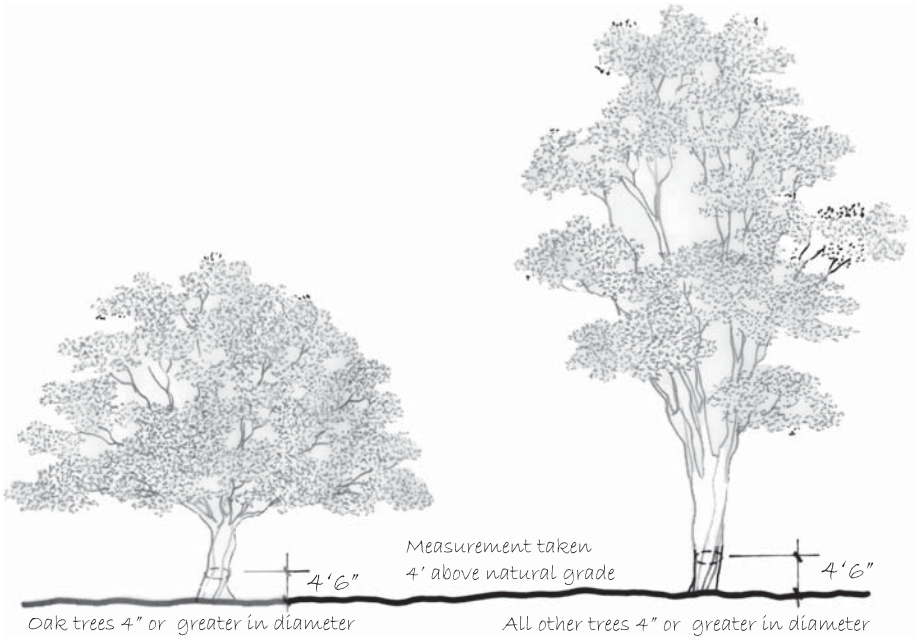
SETBACKS AND REQUIRED YARDS



TREE REMOVAL REQUIREMENTS

Street Trees in the Public Right-of-Way

Chapter 15.20 of the Municipal Code regulates the placement and removal of trees in the City-owned parkway. The Park Commission has developed a Master Street Tree Plan that designates which trees are allowed in the parkways for the various parts of the City. Although the parkway is usually a planted strip between the street and the sidewalk, there are many places in the City where the parkway strip is between the sidewalk and private property.



The property owner is responsible for the maintenance of any street trees in front of his or her property. Such trees cannot be removed, pruned or trimmed without the approval of the Park Commission. The owner may plant ground cover (grass, low shrubs) in the parkway as long as it does not exceed 8" in height. Placement of any non-growing ground cover such as bark, gravel or concrete and any plants that exceed 8" in height in the parkway must be approved by the Parks Director. As long as any permanent construction is flat, such as placement of concrete in the parkway, no encroachment permits are required by the Public Works Department.

Trees on Approved Landscape Plans

Municipal Code Section 22.11 restricts significant alterations to approved landscape plans and unauthorized tree removal when there are conditions of approval for the development on the lot that require the installation and maintenance of trees in accordance with an approved landscape plan. Such trees may not be removed without SFDB approval and the required permit. Some tree replacements may be considered "substantially similar" and not subject to a permit. See the SFDB General Design Guidelines and Meeting Procedures for more information regarding substantially similar tree replacements.

Trees in the Required Front Yards of Private Property or Designated Historic or Specimen Trees

Chapter 15.24 of the Municipal Code regulates the placement and removal of trees in the front yard and designated historic or specimen trees. Trees that are in the required front yard setbacks of properties (see Residential Zoning Requirements, page 80-SI) or designated historic or specimen trees, cannot be removed without the approval of the Parks and Recreation Commission. In making decisions, the Parks and Recreation Commission takes the following considerations into account:

1. Whether the tree is designated as a historic or specimen tree;
2. The size of the building site in relation to the size of the proposed or existing improvement;
3. The number and size of other trees that would remain upon the building site after the requested removal;
4. The number and location of adjacent trees on City property and the possibility of maintaining desirable tree density in the area through additional planting on City property;
5. Any beneficial effects upon adjacent trees to be expected from the proposed removal;
6. Whether the tree sought to be removed was planted by or with the permission of the applicant or the applicant's cotenant at the time the tree was planted.

In granting a request for a tree removal, the Parks and Recreation Commission may impose conditions and must make one of the following findings:

1. That the principles of good forest management will best be served by the proposed removal; or
2. That a reasonable and practical development on the property on which the tree is located requires the removal of the tree or trees whose removal is sought; or
3. That the character of the immediate neighborhood in respect to forestation will not be materially affected by the proposed removal; or
4. That topography of the building site renders removal desirable; or
5. That regard for the safety of persons or property dictates the removal.

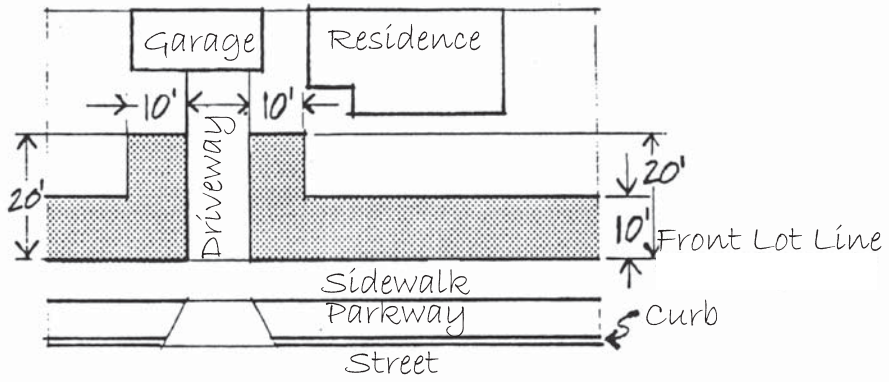
Removal of Other Trees

In order for the SFDB to approve projects that involve the removal of skyline trees, oak trees or sycamore trees that have a minimum trunk diameter of 4" at a height of 4' 6" above the ground, the trees must be replaced. Avoidance of tree removal is strongly encouraged. Oak and sycamore trees are considered important resources and should be preserved, if possible. Multiple oak and sycamore tree replacements are generally required for each tree removal. See SBMC 22.10.060 for minimum oak tree replacement ratios in the Hillside Design District. Recommended replacement ratios throughout the city are often 10:1 for oak trees and 3:1 for sycamore trees.

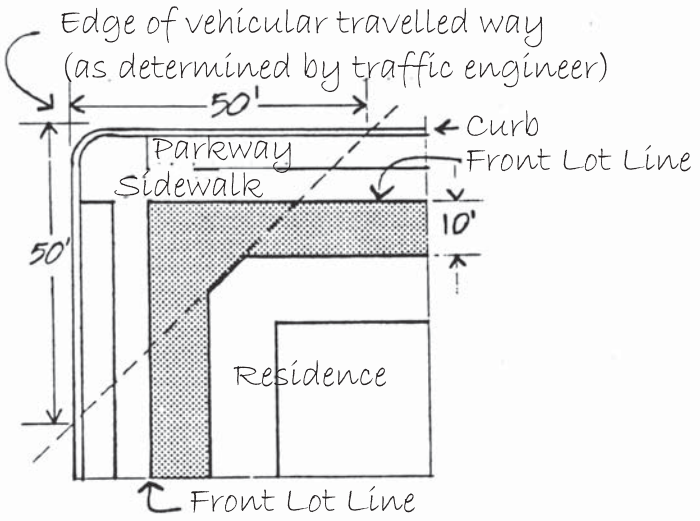
FENCES, WALLS AND HEDGES

1. **Setbacks.** Except as hereinafter provided, in the A, E, R, C-O and C-X Zones, no fence, screen wall or hedge located in the setbacks shall exceed a height of 8'.
2. **Front Lot Line, Side of Driveway.** In the A, E, R, C-O and C-X Zones, no fence, screen wall or hedge exceeding a height of 3-½' shall be located:
   a. Within 10' of a front lot line.
   b. Within 10' of either side of a driveway for a distance of 20' back from the front lot line. The height limitation concerning driveways also applies where a driveway on an adjacent property is located within 10' of the junction of any front side lot line.

28.87.170.2 Front Lot Lines & Side of Driveway



28.87.170.3 Corner Lots



3. **Corner.** In the A, E, R, C-O, and C-X Zones, no fence, screen wall or hedge located within 50' of a street corner measured from the edge of the vehicular traveled way as determined by the Traffic Engineer and within the required front yard shall exceed a height of 3-½'; provided that where any fence, screen, wall or hedge within 50' of any corner impairs the vision of drivers of vehicles approaching on the intersecting street, the Chief of Building and Zoning may further limit the height of construction by the terms of the permit issued to the applicant so as to prevent such impairment of vision.

4. **Alleys.** The City Traffic Engineer may require the height of a fence, screen, wall or hedge to be reduced if the improvement is determined to be a safety hazard.
5. **Separation.** Unless there is horizontal separation of at least 5' between fences, screens, walls or hedges, the height shall be measured from the lowest point of such fence, screen, wall or hedge to the highest point of either fence, screen, wall or hedge. This includes all fences, screens, walls or hedges within 5' of the property lines.
6. **Barbed Wire, Sharp Wire or Points.** In any zone, no barbed wire shall be used or maintained in or about the construction of a fence, screen, wall or hedge along the front or interior lines of any lot, or within 3' of said lines, and no sharp wire or points shall project at the top of any fence or wall less than 6' in height.
7. **Schools.** Any open mesh type fence to enclose an elementary or high school site may be located and maintained in any required yard.
8. **Nonconforming.** Any fence, screen, wall or hedge which is nonconforming to the provisions of this section and which is legally existing on the effective date of the ordinance adopting the provisions of this section may be continued and maintained, provided there is no physical change other than necessary maintenance and repair in such fence, screen, wall or hedge except as permitted in other sections of this title. (Ord. 4162, 1982; Ord. 3710, 1974; Ord. 3513, 1972.)

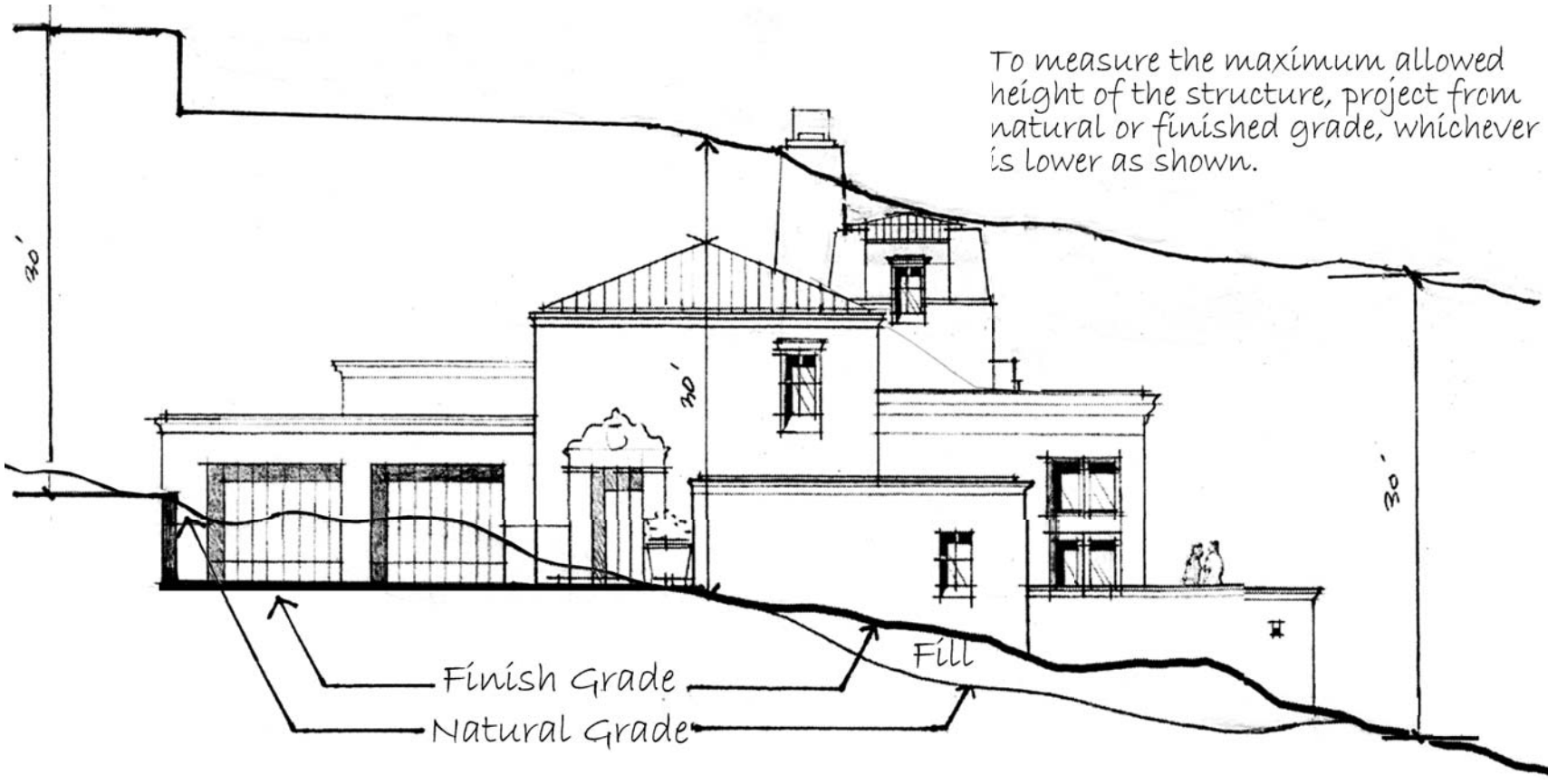
MEASURING HEIGHT LIMITS

Building Height Limitations

NOTE: The Municipal Code specifies that building height is limited by BOTH the maximum allowable height (30' in one family and R-2 zones) AND the solar access height limitations, which limit the height of buildings near "northerly" property lines in all residential zones. According to the City Charter, relief from height regulations cannot be granted.

28.04.120 Building Height.

The maximum vertical height of a building or structure at all points measured from natural or finished grade, whichever is lower. Architectural elements that do not add floor area to a building, such as chimneys, vents, antennae and towers, are not considered a part of the height of a building, but all portions of the roof are included in the building height.



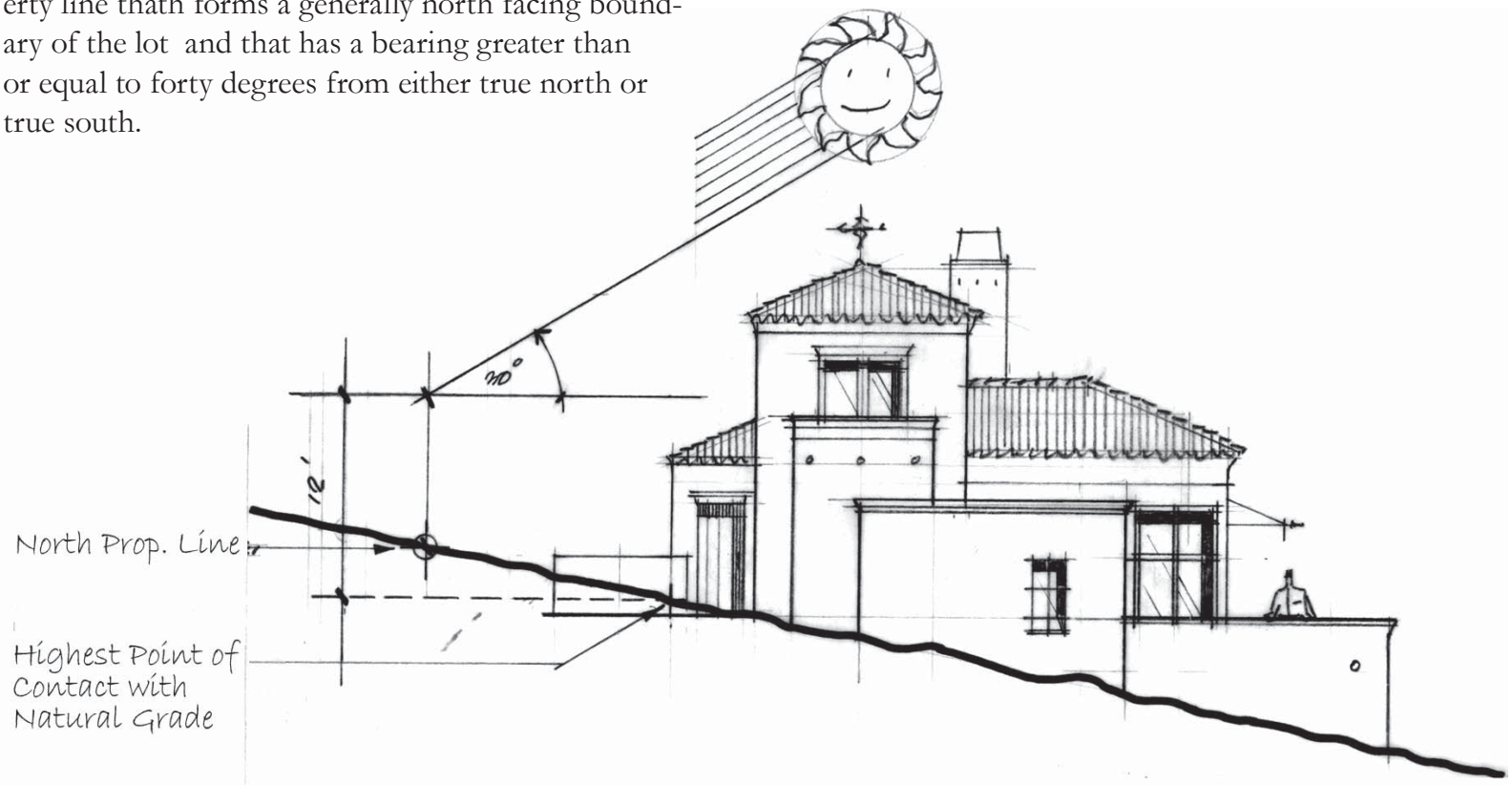
SOLAR ACCESS HEIGHT LIMITATIONS

(Chapter 28.11 of the Municipal Code)

The Municipal Code specifies that building height is limited by BOTH the maximum allowable height (30' in one family and zones) AND the solar access height limitations. Solar access height limitations limit the height of buildings near "northerly" property lines in all residential zones.

To measure the solar access height:

1. Determine the "northerly" property line(s): The property line thath forms a generally north facing boundary of the lot and that has a bearing greater than or equal to forty degrees from either true north or true south.
2. Determine the highest point of contact (base elevation) that the building or structure contacts natural grade.
3. After determining the base elevation, draw a vertical line 12' above the base grade for one family and R-2 zones.
4. Once the vertical line has been drawn, a line is drawn at thirty degrees from a point directly over the "northerly" property line(s) toward the building or structure. This line may not penetrate any part of the building or structure unless otherwise allowed by this ordinance. Flagpoles, antennae, ornamental spires, chimneys, or other building elements that are less than 4' along any horizontal dimension may exceed this height limit.



Calculating Slopes

(From Municipal Code Section 28.15.080)

"Average slope" of a parcel of land or any portion thereof shall be computed by applying the formula (S=.00229 IL divided by A) to the natural slope of the land, before grading is commenced as determined from a topographic map conforming to National Mapping Standards and having a scale of not less than 1 inch equals 200' and a contour interval of not less than 5'. The letters in this formula shall have the following significance:

S = The average slope of the land in percent.

I = The contour interval in feet.

L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level.

A = The net area of parcel or portion thereof, in acres, after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined. (Ord. 4726, 1991; Ord. 3753, 1975; Ord. 3710, 1974; Ord. 2585, 1957.)

If proof of slope is required in order to show that the slope is less than 20%, the slope must be calculated by a licensed engineer, surveyor or architect unless it is very clear to Planning Staff that the slope of the property and building site is less than 20%.

Recycling and Trash Space Allocation

Provide convenient recycling, greenwaste, and trash disposal.

Indoor Collection. Collection containers for trash and recycling should be located side by side. It is important to allocate adequate indoor space for recycling to be located next to trash in kitchens; roll-out drawers inside cabinet systems work well for this. When chutes are used, locate trash and recycling chutes side by side. Some homeowners with gardens may also wish to allocate space for separate vegetable & fruit waste collection.

Kitchen recycling and trash indoor collection example.

Outdoor Collection. Include outdoor areas for trash, recycling, and greenwaste carts or cans on your site plans. Cans will be serviced from their location in the back yard, but carts must be brought to the street by residents and returned to the back yard within 24 hours after pickup. Carts are recommended over cans because they are more space-efficient than cans. Generally, single family residences should not need more than 95 gallons each of trash, recycling, and greenwaste, but large properties can be an exception. Small residences (one or two occupants) may need only 32 gallons of each.

WASTE DISPOSAL PLANNING CONTINUED

Container Locations. Waste containers may not be stored within view of the street. Trash containers must be located to the rear of the house outside of required interior yard setbacks and open space areas (See MC 7.16.060 and 28.87.190). If the containers are located to the rear of the house, but in a side yard area visible to the street, screening the containers from view with fences, hedges or other enclosures is desirable but not required (See MC 7.16.060). Many homeowners prefer to locate trash containers near the kitchen for convenient disposal. For backyard service of cans, the path to the containers should be wide enough for the haulers and free of impediments. Stairs are discouraged, but not prohibited. If cans are located more than 100' from the street, there is a significant slope, or steep stairs, extra charges may apply to collection. Distance and slope charges do not apply to carts since the residents take them to the curb. Waste containers may be stored closer to the street on properties with long driveways as long as they are on private property, screened from public view by hedges or tasteful enclosures, outside required setbacks, and are easily accessible by the waste haulers.

Container Sizes. Cans are only 32 gallons, but carts come in 32, 64, and 95 gallon sizes.

95, 64 and 32 gallon carts

32 gallon can

32 gallon cart = 1 can
64 gallon cart = 2 cans
95 gallon cart = 3 cans

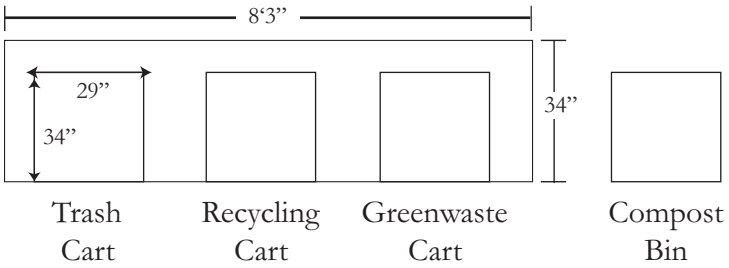
	Width	Depth	Height	Recommended Side & Rear Margins
32 gallon can w/ handles	25"	25"	27"	3"
32 gallon cart	21"	23"	40"	3"
64 gallon cart	27"	29"	41"	3"
95 gallon cart	29"	34"	46"	3"

Waste Storage Area Examples

In the following two example, carts must be accessible along the length noted.

Minimum for three 32-gallon carts:
1'11" wide x 6'3" long = approx. 10 sq. ft.

Minimum for three 95-gallons carts:
3'1" wide x 7'11" long = approx. 20.5 sq. ft.



Compost or worm bins are a suggested green building technique. (See "Santa Barbara BuiltGreen Remodeler Handbook".)

BICYCLE PARKING TIPS

Homeowners may wish to consider convenient bicycle parking and access in home plans. Economical bicycle transportation in Santa Barbara neighborhoods can provide exercise, ease traffic congestion and keep Santa Barbara's air fresh. Surveys show that people are more likely to ride bicycles when secure and easily accessible bicycle storage facilities are available. Many homeowners locate bicycle storage in garages and may wish to provide secure bicycle parking options for guests. Following are bicycle parking tips.

In general

Bicycle storage areas should be convenient to the driveway and a home entrance. Each bicycle typically needs 6' by 2.5' of parking space. A back-out or maneuvering aisle of at least 5' between the bicycle parking area and the nearest structure or stored item is recommended. If a rack is installed, 12" of additional clear space on either side of the rack to allow cyclists to reach and operate locking mechanisms is also recommended.

Weather protection

Whenever possible, locate bicycle parking to be protected from rain and wind. Options include large existing overhangs or wide covered walkways, a garage, a storage room in the house, a shed or even a bicycle shelter or locker. Construction of a separate bicycle shelter with a rack may be helpful where garage size, car size or storage in the garage does not allow easy bicycle access.

Avoid motorist conflict

Bicycle and motorist parking separation by a barrier can protect cars from getting scratched as well as prevent damage to bicycles and any bicycle racks. Allow ample maneuvering room for bicycles between cars and garage walls so that cars do not need to be moved for bicycles to be accessed.

Avoid pedestrian conflict

Avoid stairways between a bicycle parking area and the street. Any bike rack (with bicycles locked to it) should be clear of pathways.

Short-term bike parking

Short-term bike parking, if provided (for example, for guests) should be obvious and near the main entrance of the building. From the street, the bike parking area should be in plain view and well lit.

Visualizing Grading

Grading quantities can be visualized by multiplying familiar volumes. Here are some illustrations for reference when visualizing grading quantities.

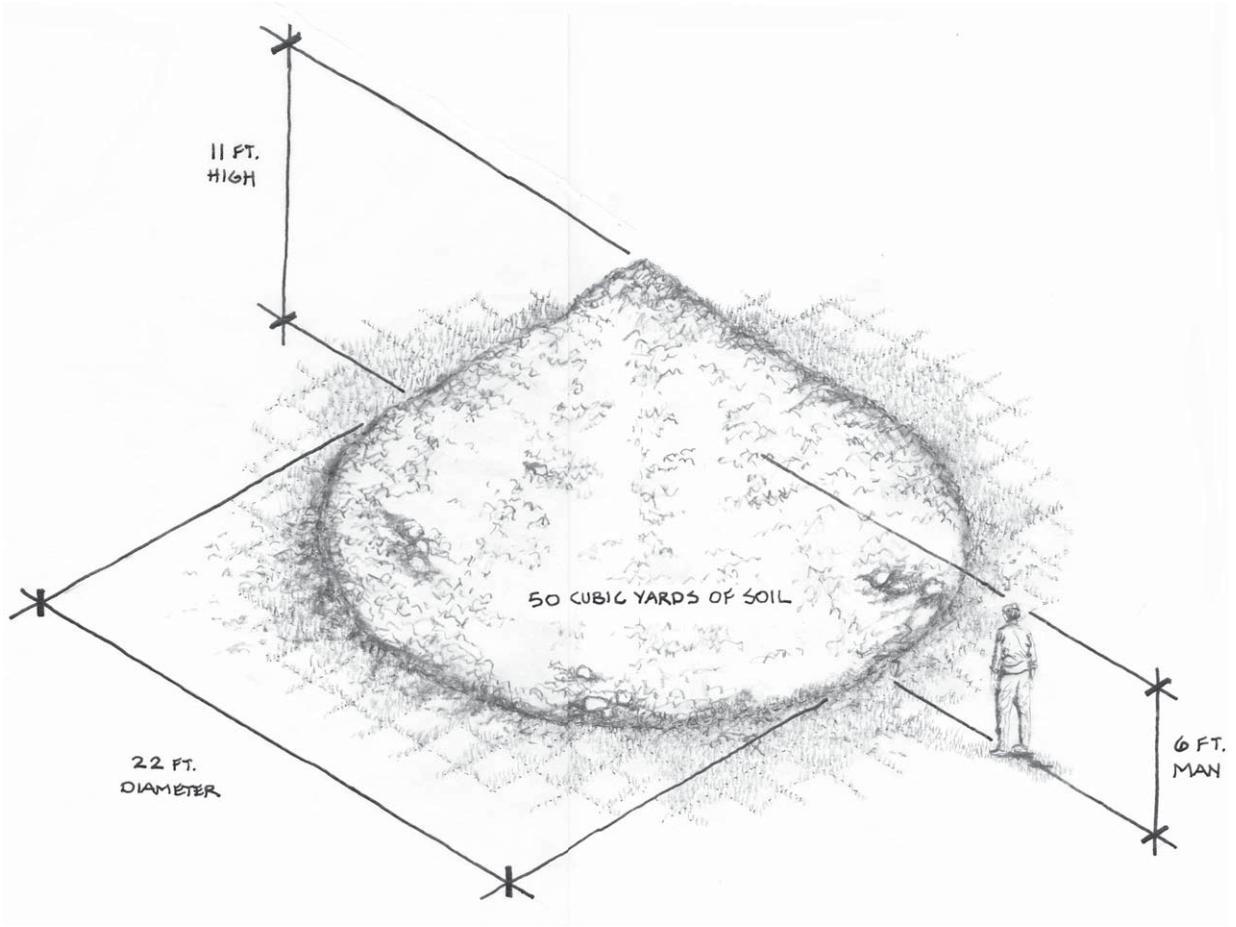
2 Cubic Yard Dumpster

10 Cubic Yards of Wood Chip Mulch.

10 Cubic Yard Dump Truck

20 Cubic Yard Dump Truck

An illustration of 50 Cubic Yards compared to a 6 foot tall person.



GLOSSARY OF TERMS

Architectural Board of Review (ABR): A board, authorized by the City Charter, and appointed by City Council to review and approve, conditionally approve or deny projects according to ordinance and based on guidelines related to design.

Architecture, Santa Barbara Style: Santa Barbara's distinctive architecture is a regional style with a Mediterranean influence. It reflects the City's historic past and complements its setting in the natural environment. The use of simple building materials, generous landscaping, human scale and soft colors create a comfortable and harmonious ambience.

Articulation: Horizontal and vertical variation in the surface plane of a structure. For example, a cube has no articulation. By adding and subtracting vertical and horizontal elements to or from the cube, a more interesting shape may be achieved. Successful articulation achieves expression of both the function and aesthetics of a structure's architectural elements.

Accessory Building or Structure: A subordinate building, the use of which is incidental to that of the main building on the same lot. Examples include garages, storage sheds, etc. See Municipal Code for additional information.

Attic: The area located above the ceiling of the top story and below the roof and not usable as habitable or commercial space.

Balcony: A projecting platform on a building, sometimes supported from below, sometimes cantilevered; enclosed with a railing or low wall.

Basement: That floor of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling. A basement shall be counted as a story. If the vertical distance of half of the linear exterior building walls from grade to ceiling does not exceed 4', then 50% of the basement story floor area will not be counted toward the Floor to Lot Area Ratio.

Brinkerhoff Avenue Landmark District: A district intended to preserve and enhance the existing historic architectural character. All new buildings and exterior changes to existing buildings in this district must be designed to be compatible with Victorian and turn of the century era styles, as defined in the Historic Structures Ordinance.

Building: Any structure having a roof supported by columns or walls for the shelter, housing or enclosure of persons, animals or property of any kind.

Building Footprint: The outline of a building on the ground.

Building Height: The maximum vertical height of a building or structure at all points measured from natural grade or finished grade, whichever is lower. Architectural elements that do not add floor area to a building, such as chimneys, vents, antennae, and towers, are not considered a part of the height of a building, but all portions of the roof are included.

Bulk: The qualitative readily visible composition and perceived shape of the structure's volume, i.e. the design of its architectural composition, shape and scale, including setbacks and stepbacks.

Buttress: A structural element set at an angle to or bonded into a wall which it strengthens or supports the wall.

Cantilever: A beam, girder, truss, or other structural member that projects beyond its supporting wall or beam.

Canyon Effect: When the mass of a two-story or taller structure faces to the mass of an adjacent property's two-story or taller structure in close proximity. Light, views, air circulation, and visual relief from structures via landscaping in between are usually minimal when there is a strong "canyon effect" present.

Cellar: That portion of a building between floor and ceiling which is wholly or partly below grade (as defined in this chapter) and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. A cellar shall not be counted as a story or towards square feet for a Floor to Lot Area Ratio if the vertical distance from grade to ceiling is 4' or less on all sides.

City Charter: A document approved by the voters of the City that outlines basic City principles and methods of operation. It can only be amended by a vote of the people.

Coastal Zone: The area of the City under the purview of the Local Coastal Plan. Because of its proximity to the Coast, special restrictions are imposed in this area.

Consent Calendar: A portion of the SFDB or ABR agenda where minor projects are first reviewed by a single architect and then approved as a group by the SFDB or ABR. No further discussion is held at the SFDB or ABR meeting. A single meeting is all that is generally required and the applicant is not required to be present at the SFDB or ABR meeting. If the item cannot be approved on the Consent Calendar, the item will be referred for review by the full SFDB or ABR.

Conservation Element: A part of the General Plan that focuses on preservation of natural resources including vegetation, water, open space, views, and historic and other resources.

Court: A defined uncovered space, bounded by walls over three and a half feet in height for more than 75% of the perimeter of the space.

Covered: Sheltered by a structure above such that less than 50% of the horizontal surface of the structure is open to permit the transmission of light and air.

Cut: Material (soil, rock, etc.) that is excavated and either removed from the site or relocated elsewhere on the site. Cut is measured in cubic yards.

Drip Irrigation: An irrigation system designed to eliminate water runoff by watering plants directly at their roots, reducing the amount of water lost through evaporation and overspray.

Elevations: Drawings to scale that show the appearance of the exterior of a building from all sides.

El Pueblo Viejo Landmarks District: A district intended to preserve and enhance Santa Barbara's historic architectural character. All new buildings and exterior changes to existing buildings in this district must be designed to be compatible with one of several Hispanic architectural styles, as defined in the Historic Structures Ordinance (SBMC Chapter 22.22).

Enclosed: A space fully surrounded by solid exterior walls, pierced only by windows and customary entrance and exit doors.

Fill: Material (soil, rock, etc.) used to raise an existing grade. Such material may come from elsewhere on the site or be imported from an off site location. Fill is measured in cubic yards.

Flood Zone, 100 Year: The area projected to be flooded during a storm whose intensity is expected to occur once every one hundred years. This is mapped by the Federal Emergency Management Agency in urban areas. These maps are available at the Building Counter at the Community Development Department.

Floor Area, Gross: The area of a structure measured from the outside line of a building, including the area occupied by the surrounding walls, exclusive of vent shafts and courts. This measurement is used most often to determine compliance with Building and Safety regulations.

Floor Area, Net: The area within the surrounding exterior walls of a building or portion thereof, measured from the inside face or exterior walls, exclusive of the area occupied by the surrounding walls, vent shafts and courts. This measurement is used to determine compliance with most Zoning regulations and Floor to Lot Area Ratios.

Floor to Lot Ratio ("FAR"): The ratio of net floor area divided by net lot area. Does not include basements with less than a 5' grade to ceiling height.

Foundation, Exposed: That portion of the underlying base or support for a building which is exposed above grade.

General Plan: A document, required by the State, that outlines development goals and policies for Land Use, Circulation (transportation), Housing, Open Space, Safety, Noise and Conservation.

Grade, Finished: The revised topography that results from proposed construction, cut or fill.

Grade, Natural: The existing grade prior to construction, cut or fill on the property, not including any illegal grading.

Guidelines: A statement of how to implement policies or goals. Guidelines are designed to provide direction to hearing bodies and the public as a whole; they are not intended to be binding in nature. Although failure to meet guidelines can form a basis for denial of a project, non-compliance with guidelines is not grounds to invalidate any action of a hearing body.

High Fire Hazard Area: Areas defined by the City Fire Department as being particularly susceptible to wild fire and subject to special construction, clearing and landscaping requirements. This map is available at the Building Counter at the Community Development Department.

Hillside Design District: An area defined by the City that is generally greater than 20% in slope and is subject to review by the SFDB or ABR. See Map, page 39-H.

Hillside Housing: Housing that is within the Hillside Design District.

Historic Landmarks Commission: A nine member committee, authorized by the City Charter, and appointed by City Council to review and approve, conditionally approve or deny projects according to ordinance and based on guidelines such as El Pueblo Viejo Design Guidelines.

Human Scale: A scale that is comfortable and relates proportionately to human size. In the USA, the average man is approximately 5'9" and the average woman is approximately 5'3". The people shown in this document help the reader to relate the homes shown to a human scale**.**

Infill Housing: Housing that is in existing neighborhoods other than in the Hillside Design District.

Immediate Neighborhood: Smaller than the neighborhoods defined in the Land Use Element of the General Plan and defined by qualitative aspects such as:

- Similar zoning
- Properties built as part of the same original subdivision
- Common access routes
- Walkable radius (15 minutes, usually one quarter mile)
- Similar architectural styles
- Similar tree and landscaping patterns
- Main streets, bridges or railroad corridors as a boundary

Also, it should be noted that highly visible properties, such as those in hillside areas, can have a sphere of influence beyond their immediate neighborhood.

Lighting, Directional: Lighting that is designed to be focused on a particular area or object rather than to illuminate an entire area.

Lot: A parcel of land shown with a separate and distinct number on a plot or map recorded or filed with the Recorder of the County or a parcel of land held under separate ownership.

Lot Area, Net: The total area of a parcel, excluding recorded public right-of-way easements.

Lot Line, Front: The property line or lines dividing a lot from a street or right of way (r.o.w.). On a corner lot and/or a through lot, all street lines shall be considered to be front lot lines.

Lot Line, Interior: Any lot line other than front lot lines.

Manufactured home. The definition used for "manufactured home" shall be as it appears in the California Health and Safety Code at the time these guidelines are applied to a project. As of April 2007, the definition in the California Health and Safety Code is as follows, check the California Code for further updates: A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under this part. "Manufactured home" includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, et seq.).

Massing: The arrangement of the structure's bulk, including relative openness and solidity.

Mission Area Design District: An area defined by the City that is within 1000' of Part II of El Pueblo Viejo Landmark District (around the Santa Barbara Mission) and is subject to special design review so as to maintain compatibility with the existing neighborhood and the Mission.

Modification: A limited waiver from specific requirements of the zoning ordinance. Modification requests are subject to public hearing and may only be granted under special circumstances supporting required findings.

Neighborhood: See delineations of 32 official neighborhoods in the Land Use Element of the City's General Plan according to shared factors of influence, identification, and composition sufficient to form subunits that lend themselves to analysis and discussion as individual entities.

Neighborhood Compatibility: In neighborhoods that possess examples of distinctive architecture, new structures and additions should present a harmonious character so as not to clash or exhibit discord with the particular surrounding neighborhood. Structures and additions should be consistent with the elements that distinguish their particular neighborhood. These elements include, but are not limited to, a sense of mass, scale, roof lines, colors, textures, materials, and maintenance of the existing setbacks and patterns of development in the particular neighborhood. In neighborhoods that do not possess examples of distinctive architecture, the SFDB encourages new structures and additions that lead the neighborhood toward styles harmonious with Santa Barbara's distinctive architecture.

Neighborhood Study Area: The twenty (20) closest parcels to a proposed project. Additional parcels may be considered in making a compatibility determination depending on the predominant streetscape, patterns of development or parcel sizes.

Natural Colors: Colors that generally blend into the natural surroundings or are earth tone colors appropriate to the area.

Permeability: The ability of landscaping and building materials to allow water to pass through the ground rather than "run off" a property. A property with a high percentage of landscaped versus built and paved areas would have significant permeability. A property almost entirely covered with structures and paving would have very low permeability. Soil, gravel, porous paving and paving spaced with openings and cracks all allow for water passage.

Pilaster: A pier or pillar incorporated into a wall, often with capital and base; or a vertical decorative feature that imitates engaged piers but is not a supporting structure.

Plate Height: Distance from slab or floor sheathing to top of wall.

Planning Commission: A seven member commission authorized by the City Charter and appointed by City Council to review and approve, conditionally approve or deny projects based on Zoning and Subdivision Ordinance Requirements. The Planning Commission also advises the City Council on changes to the Municipal Code, issues related to the General Plan and other development policies of the City.

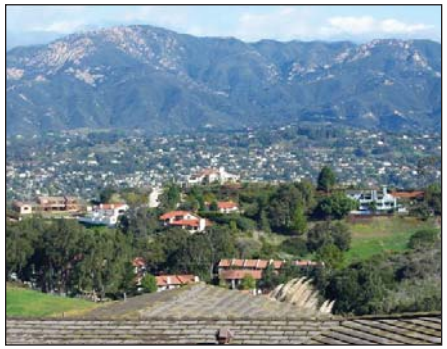
Plants, Drought Tolerant: Plants that require no more than 12 inches of water per square foot of planted area per year.

Plants, Fire Retardant: Plants that help to slow down fire because of their water content or other attributes that do not allow the plant to catch fire easily.

Policies: Specific statements that implement goals and guide decision-making. Policies indicate a clear commitment by the local legislative body. Policies are based on Comprehensive Plan goals.

Reflective Materials: Exterior building materials that have a shiny, glossy metallic or mirrorlike finish.

Retaining Wall: A wall higher than 42" designed to retain earth.



Ridgeline Development: Development on a hilltop which, when viewed from most areas of Santa Barbara, has a backdrop of the Santa Ynez Mountain Range behind the development. For example, homes on the Riviera.

Ridgeline, Topographic: The top of any visually prominent hill.

Roof Pitch: The slope of a roof, usually expressed as a ratio of vertical rise to the horizontal run: e.g., 4 (feet of rise) in 12 (feet of run), 4:12.

Scale: Building elements and details as they proportionally relate to each other and to humans.

Setback, Front: An area between the front lot line and a line parallel to the front lot line bounded by the interior lot lines of the lot that are roughly perpendicular to the front lot line, the depth of such area being the distance required by the Zoning Ordinance.

Setback, Interior: An area between an interior lot line and a line parallel to the interior lot line bounded by the two lot lines adjacent to the interior lot line from which the setback is measured, the depth of such area being the distance required by the Zoning Ordinance.

Skyline Development: Development on a hilltop which, when viewed from most areas of Santa Barbara, has a backdrop of sky behind the development. For example, some homes in Alta Mesa neighborhood would ("TV Hill") would be considered skyline development.

Skyline Development Example

Single Family Design Board (SFDB): A seven member board, authorized by the City Municipal Code, and appointed by City Council to review and approve, conditionally approve or deny projects according to ordinance and based on guidelines and required findings related to design.

Site Plan: A plan of a parcel or construction site showing the position and dimensions of the building to be erected and the dimensions and contours of the lot. It also includes other information outlined in handouts available at the Planning and Zoning Counter at the Community Development Department.

Stepback: A "jog" in a building's façade away from the property line as a structure increases in height. For example, a structure with a first floor setback of 20' and a second floor setback of 30' would have a 10' "stepback".

Streetscape: The visual appearance of the neighborhood as seen from the street.

Structure: Anything constructed or erected and the use of which requires more or less permanent location or attachment to something having a permanent location on the ground.

Topography: The configuration and shape of the land.

Translucent Window: A window that diffuses light in or out so that no images can be seen.

Tree, Deciduous: A tree that drops its leaves during the fall and grows new ones during the spring.

Tree, Evergreen: A tree that retains its leaves year round.

Tree, Historic: A tree that is designated by the City Council as having historic importance to the City.

Tree, Landmark: A tree that is designated by the City Council, upon recommendation by the Historic Landmarks Commission, as having historic importance to the City, Region or State.

Tree, Skyline: A tree that is 50 feet in height or greater and has a width that is less than its height.

Tree, Specimen: An unusually large and healthy example of a native tree or of a tree not native to this area. Particularly important Specimen Trees may be so designated by the City Council.

Underfloor: Area underneath the first floor of a building.

Volume: A structure's quantitative measurement of height, width and depth.

Yard: A yard is an open space, on a lot or parcel of land, unoccupied and unobstructed from the ground upward, except as otherwise provided by the Municipal Code.

Yard, Open: A required yard, the purpose of which is to provide usable outdoor living space and/or visual open space.

Yard, Primary Front: A front yard, on a lot with multiple front yards, designated by the property owner and approved by the Community Development Director or the Director's designee as the primary front yard. All other front yards on the lot shall be secondary front yards.

Yard, Remaining Front: The area of the front yard outside the required front setback.

Yard, Secondary Front: Any front yard on a lot with multiple front yards that is not designated as the primary front yard. Zoning: Municipal codes regulating the use and development of property. The zoning ordinance divides the city into land use districts or "zones", illustrated on zoning maps, and specifies the allowable uses within each zone. It establishes development standards such as minimum lot size, maximum structure height, building setbacks, and yard size.

Suggested Additional Reading List

Santa Barbara Municipal Code: Chapters 22, 26, 27, 28 and 29 (Zoning Ordinances), City of Santa Barbara Clerk's Office. www.santabarbaraca.gov/Government/Ordinances/Municode/

The Not So Big House, A Blueprint for the Way We Really Live, 2001, and Creating the Not So Big House, 2002, by Sarah Susanka.

A Field Guide to American Houses, by McAlester, Virginia and Lee, published by Alfred A. Knopf Inc., New York, 1997.

Built Green Santa Barbara Remodeler Handbook by BuiltGreen Santa Barbara: www.builtgreensb.org/builders/checklist.html

Green Building Guidelines for Santa Barbara County, by The Sustainability Project, 2001: www.sustainabilityproject.org/pdfs/1Intro.pdf.

Standards for Parking Design. City of Santa Barbara Public Works, 1981.

Other City of Santa Barbara Guidelines

Airport Design Guidelines

Architectural Board of Review Guidelines

Chapala Street Design Guidelines

El Pueblo Viejo Design Guidelines

Haley-Milpas Design Manual

High Fire Hazard Landscape Standards

Lower Riviera Special Design District Guidelines

Outdoor Lighting Design Guidelines

Outdoor Vending Machine Design Guidelines

Passive Solar Energy Systems Design Guidelines

Sign Review Guidelines

Solar Energy Systems Design Guidelines

State Street Landscaping Guidelines

Upper State Street Area Design Guidelines

Urban Design Guidelines

Waterfront Area Design Guidelines

Wireless Communication Facilities/Antenna Design Guidelines

Coming in the future….

Special Design/Historic District Guidelines

Multi-Family Design Guidelines

City of Sumner

DESIGN AND DEVELOPMENT GUIDELINES

- Central Business District
- Commercial
- Multifamily
- Single-Family
- Industrial

MAKERS
architecture + urban design

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4. Single-Family & Duplex Guidelines

Contents

Introduction

Applicability

These guidelines apply to all new detached single-family development utilizing the traditional neighborhood design option and any subdivision with ten or more lots. This includes subdivisions for detached single-family development and building permits for new homes, accessory dwelling units, or other development plans for these detached structures.

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement the standards of SMC. Where there is a conflict between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

4.1 Detached Single-Family Dwellings

Applicability

These guidelines apply to all detached single-family development utilizing the traditional neighborhood design option and any subdivision with ten or more lots in any applicable zone within the City. Subdivisions containing detached single-family units are also subject to Subchapter 4.4, Subdivision Design. Single-family dwellings shall also comply with Subchapter 4.5, Building Design.

Intent

- To ensure that single-family developments are pedestrian friendly and contribute to the character the surrounding neighborhood.
- To ensure that single-family developments de-emphasize garages.

Guidelines

4.1.1 SMC zoning standards for detached single-family dwellings. Detached single-family dwelling are subject to the provisions of SMC Chapters 18.12 (for Low Density Residential Districts) and 18.14 (for Medium and High Density Residential Districts). Figure 4- below illustrates key dimensional standards.

4.1.2 Covered entry. All houses shall provide a covered entry with a minimum dimension of 4 feet by 6 feet. Exceptions may be granted by the Director for the use of regional housing styles that do not traditionally contain such entries.

4.1.3 Windows on the street. All detached single-family dwelling must provide transparent windows and/or doors on at least 15 percent of the facade (this includes any upper levels, if applicable).

4.1.4 Garage design standards.

a) Garages fronting the street shall be setback a minimum of 20 feet.

b) The garage doors shall occupy no more than 50 percent of the ground-level facade facing the street.

c) Where the garage faces the side yard, but is visible from the street, the garage shall incorporate a window on the streetfront facade so that it appears to be a habitable portion of the house. The window size and design must be compatible with the windows on habitable portions of the house.

d) Detached garages and other accessory buildings shall not exceed 18 feet in height. Exception: Garages with ADU's may be taller (see Guideline 4.2.3).

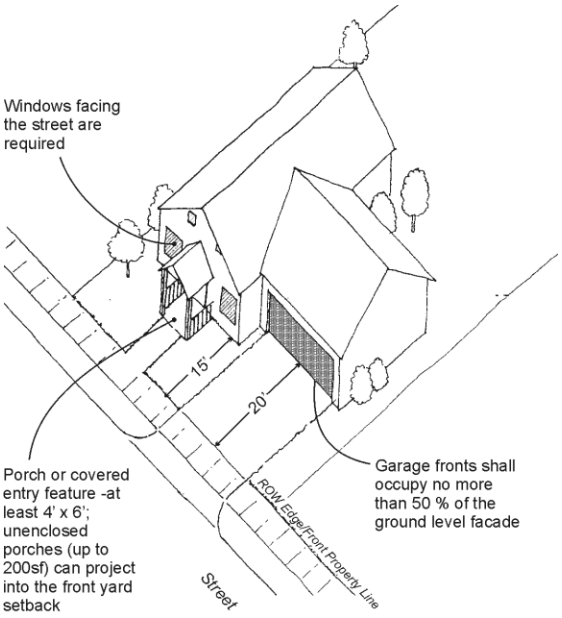


Figure 4-1. Design requirements for single-family homes.

4.1.5 Minimum useable open space. All alley loaded lots shall provide a contiguous open space equivalent to 10 percent of the lot size. Such open space shall not be located within the front yard. The required open space shall feature a minimum dimension of fifteen feet on all sides. For example, a 3,000 square foot lot would require a contiguous open space of at least 300 square feet, or 15 feet by 20 feet in area. Driveways shall not count in the calculations for usable open space.

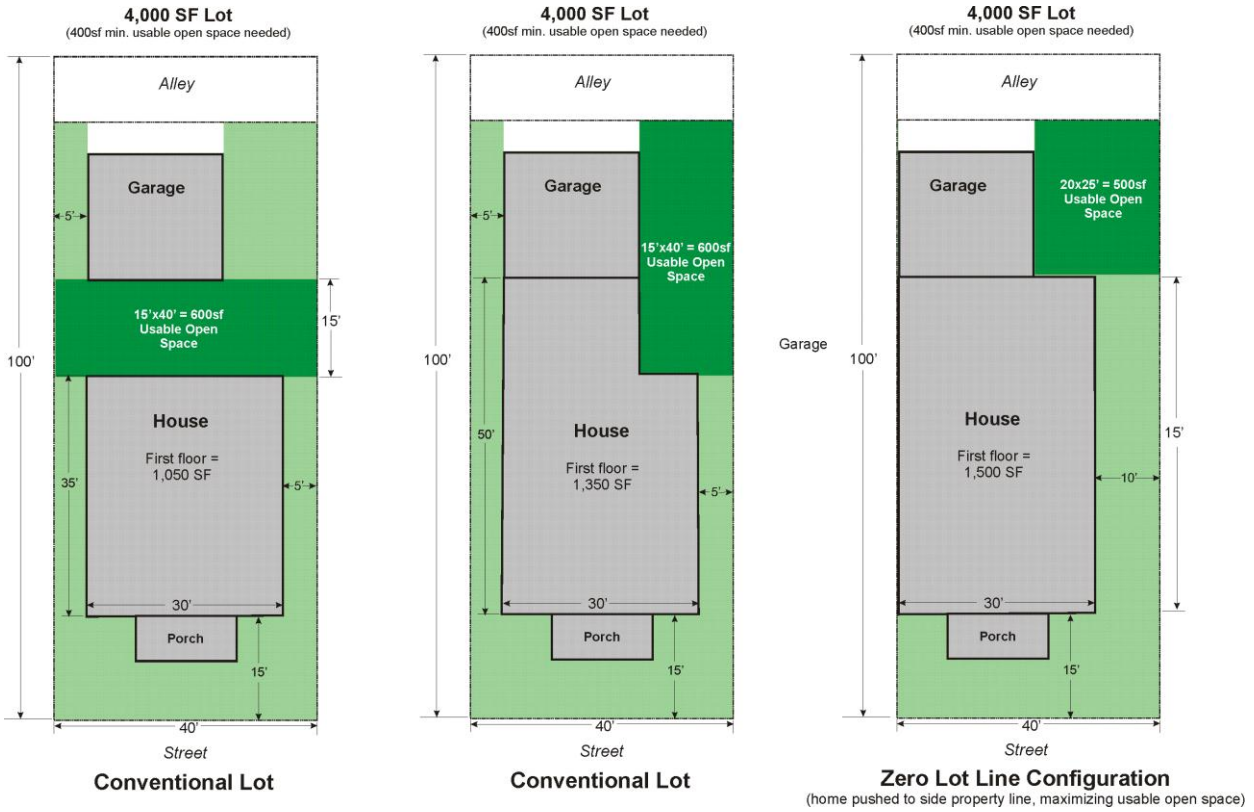


Figure 4-2. Examples of how usable open space can be configured on small lots. Note how zero lot line configuration (right) allows for a larger open space than in the conventional house layout (middle example) for 4,000 square foot lots.

4.2 Accessory Dwelling Units (ADU)

Applicability

These guidelines apply to all ADUs in any applicable zone within the City. Accessory dwelling units shall also comply with Subchapter 4.4, Building Design.

Intent

- To ensure that ADUs minimize negative impacts to the neighborhood.
- To limit the bulk and size of ADUs buildings in relation to the neighborhoods.
- To protect privacy of adjacent yards and outdoor spaces.
- To provide opportunities for affordable housing.

Guidelines

4.2.1 SMC zoning standards for accessory dwelling units. Accessory dwelling units are subject to the provisions of SMC subsection 18.12.030(A) (permitted as an accessory use in Low Density Residential Districts).

4.2.2 Design and Materials. An accessory dwelling unit shall be designed to maintain the appearance of the main building of the single-family residence.

a) ADUs that extend beyond the current footprint of the principal residence and detached ADUs shall be consistent with the existing roof pitch, siding and windows of the main building.

b) Only one entrance for the main building shall be permitted in the front of the principal residence. The entrance for the accessory dwelling unit shall be located either off the rear or side of the building or located within a garage out of view from the street.

4.2.3 Height. Detached accessory dwelling units shall have an approximate building height of 16 feet for gabled, hipped and gambrel roofs and 12 feet for flat and mansard roofs, except that the height may be increased to match the existing roof pitch of the principal structure. In no case shall the second story contain exterior walls exceeding 5 feet in height on more than 50% of the perimeter of the second story.

4.2.4 Setbacks. Setbacks for detached ADUs should be flexible and allow for an increase or decrease depending on the context of the neighborhood. For example, a setback may be increased if it is determined that privacy of adjacent yards would be impacted or views blocked. Conversely, setbacks may be decreased to the minimum allowed if existing landscaping or accessory structures effectively screen adjacent yards.

Refer to the Zoning Code (SMC 18.12.030) for minimum setbacks for Accessory Dwelling Units.

Minimum yard setbacks for detached accessory dwelling units are as follows:

a.) Front yard setback in feet: Equal to or greater than existing setback of the principal structure or the required setback, whichever is greater;

b.) Rear yard setback in feet: 5, except when the rear property line is abutting an alley then 5 feet or that required for garage ingress and egress per SMC 18.12.080(E);

c.) Interior side yard in feet: 5, or if the interior side property line is abutting an alley with vehicular access to a garage, then the setback is per SMC 18.12.080(E); and

d.) Street side yard in feet: Same as required for the principal structure.

4.2.5 Window Size and Placement. Windows should be placed in locations that reduce privacy impacts and views into adjacent yards.

a) Windows in living, dining, and great room areas located on the second story should face interior to the site.

b) Window area above the first floor should remain in proportion with the wall plane of proposed structure for all windows on all sides.

4.3 Subdivision Design

Applicability

These guidelines apply to all residential subdivisions utilizing the Planned Residential Development or Planned Mixed Use Development Option in SMC 18.24 or SMC 18.26 respectively. Specific lots will be subject to other design guidelines in Chapter 3 or 4 depending particular housing types permitted by the zoning district.

Intent

- To reinforce the pedestrian-oriented character of Sumner's residential neighborhoods.
- To encourage visual diversity in residential developments.
- To avoid *blank walls* along streets.
- To encourage the appearance of adequate side-yards on lot layouts.

Guidelines

4.3.1 Lot diversity. New subdivisions shall employ methods to integrate visual diversity into the design of the development. At least two of the following methods must be integrated into subdivision design. Proposed treatments must be sufficient to meet the intent of the guidelines, as determined by the Director. Options:

a) Variable front setbacks. Even minor front setback variations can make significant impacts in reducing streetscape monotony in new developments. Setback envelopes may be noted on the plat to accomplish this.

b) Variable lot sizes. Subdivisions can use this option if:

i) 15-20 percent of the proposed lots are below the minimum lot size of the zoning district as provided in SMC 18.12.070.

ii) Other mixtures of lot sizes that meet the intent of the guidelines. To qualify, the varying lot sizes shall be mixed throughout the subdivision and not simply segregated off in separate areas. For example, corner lots are good locations for larger lots.

c) Variable house sizes. For example, a combination of single and two-story homes helps to provide visual diversity. To qualify for this option, at least 20 percent of the homes must be single story and at least 20 percent of the homes must be two stories. Such variation also appeals to different demographics – promoting a diversity of residents. House size variation can be accomplished by providing applicable standards on lots on the plat.

Street and block layouts can also help to provide visual diversity in subdivisions. SMC 17.28.110 (Street and Block Layout) and 17.28.120 (Block Requirements) promote continuity in the surrounding street grid and small block sizes, which are consistent with historic development patterns in the City.

Figure 4-4. Variable front yard setbacks would have helped this development avoid the monotonous "housing tract" look .

4.3.2 Alternative lot configurations. Alternative lot configurations may be considered to provide flexibility in lot layout and to provide more usable open space.

a) Zero lot line.

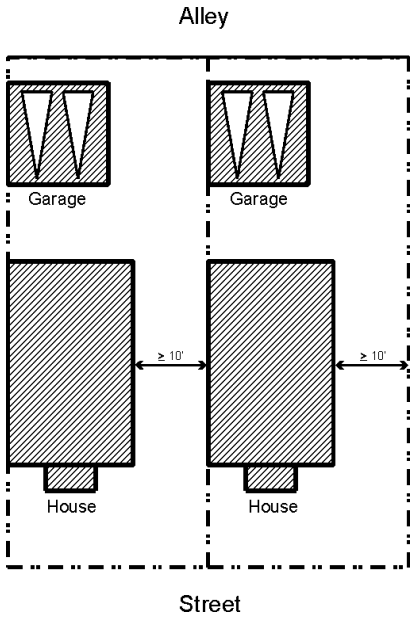


Figure 4-5. Zero lot line configurations are encouraged for small lot single family developments as they provide an efficient layout that maximizes usable open space on the lot.

b) Courtyard access lots. This refers to a single-family detached dwelling unit located on an interior lot that features vehicular access from a "Courtyard Access" drive located on an easement. The term "Courtyard Access Development" includes both

the lots served by the Courtyard Access and the streetfront lots on which the Courtyard Access passes through. Standards:

i) Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).

ii) Maximum length of a courtyard access: One-hundred feet (or deeper if approved by the local fire department).

iii) Surface width of courtyard access: Twelve feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).

iv) An easement of twenty feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat.

v) Courtyard access lots shall meet applicable single-family design guidelines in Subchapters 4.1 and 4.6 herein, except that lots not adjacent to a public street shall be exempt from Guideline 4.1.4 provided the garage does not face the public street.

vi) Courtyard access lots not adjacent to a public street do not require a defined front yard. They may be configured with three side yards and one rear yard. Setback minimums shall be noted on the plat.

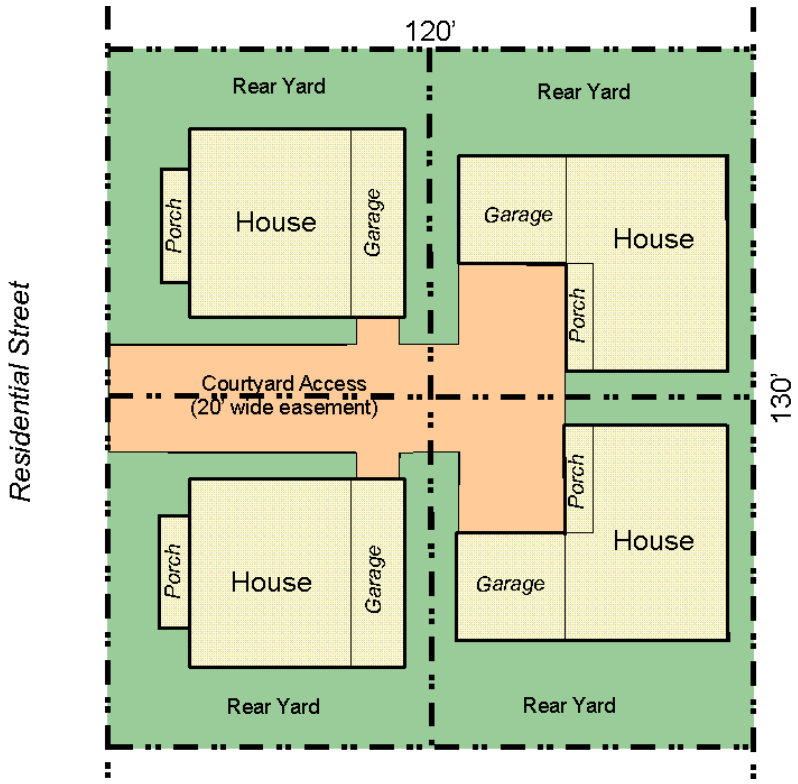


Figure 4-6. An example courtyard access development configuration.

Figure 4-7. There are a number of good courtyard access lot configurations built within the region. Note how the garages of the rear lots aren't visible from the street.

4.3.3 Variety of housing types – architectural styles. Buildings shall achieve a variety of design through the use of different architectural styles, variations of the same architectural style, and through the use of multiple design elements. The larger the subdivision, the greater the number of different façade elevations that shall be used. To qualify as a distinct façade elevation, **at least five** of the following shall apply as determined by the Director and as recommended by the Design Commission:

- Different roofline configuration.
- Different color palette.
- Different porch/entry design.
- Different window openings.
- One and two-story houses.
- Different exterior materials (including different roofing materials).
- Different garage location, configuration, and design.
- Different façade detailing.

Architectural variety standards:

a) No two identical façade elevations may be adjacent.

b) 10-19 homes = at least 4 different façade elevations.

c) 20-39 homes = at least 5 different façade elevations.

d) 40-69 homes = at least 6 different façade elevations.

e) 70 or more homes = at least 7 different façade elevations.

f) Alternative façade variations will be considered provided design elements are included that provide desired visual diversity. For example, a combination of variable setbacks, lot sizes, street/block layouts, and color palettes may reduce the need for a large number of different façade elevations.

Figure 4-8. Examples of different façade elevations. Note how the floor-plans appear to be relatively similar, but each home has different porch design, color, roofline, window treatment, and façade detailing.

4.3.4 Fences. Lot configurations where unscreened fences back up to streets are prohibited. Where side or rear yards abut a street right-of-way or common internal access roadway, a planting strip shall be provided between the sidewalk and any fence. For fences along side yards at the end of a block, a 3-foot planting strip with shrubs and groundcover is required. Where more than one house backs up to a public right-of-way, planting strips at least 5 feet wide with a combination of trees, shrubs, and groundcover sufficient to screen the fence are required (10 feet wide along arterials). Landscaped area and fence location shall be noted on the plat.

Figure 4-9. Fences along a side yard at the end of a block shall be set back at least 5 feet to provide space for landscaping in front of the wall.

4.3.5 Cul-de-sac streets. The use of cul-de-sac streets should be avoided wherever possible and shall be limited unless the applicant can successfully demonstrate that an alternative circulation pattern is not feasible. If cul-de-sacs are necessary, the end of each cul-de-sac shall provide a pedestrian walkway and bikeway between private parcels to link with an adjacent cul-de-sac, street, and/or park, school, or open space area, as determined by the Director and as recommended by the Design Commission.

4.4 Building Design

Applicability

These guidelines apply to all detached single-family and cottage homes utilizing the traditional neighborhood design option, ADU's, and duplexes in any applicable zone within the City.

Intent

- To ensure that new development is compatible with the historical character of Sumner.
- To ensure that homes are pedestrian oriented.
- To encourage the use of design details that add visual interest.

Guidelines

4.4.1 Roof design.

a) Roofs should be pitched at a minimum ratio of 5/12, except for non-gabled dormers.

b) Roofs shall have dormers, or gables, or similar variation in roof planes in order to break up the roof mass.

c) Roof pitches shall complement the building style.

Figure 4-10. Variable rooflines, entries, and porches.

4.4.2 Porches and entries.

a) Each house shall contain a porch of at least 60 square feet with no dimension under 8 feet and with the wider dimension parallel to the street. Porch railings are required.

b) Regional housing prototypes that do not contain porches are exempt from (a) above, but shall provide a pronounced entryway. This may include a rounded front door, articulated entrances, columns, and/or other similar features provided they are compatible with the architectural style of the house.

c) 75 percent of new housing units in a subdivision and 100% in cottage developments shall include porches. Housing styles shall be consistent with the requirement to provide porches.

d) Each dwelling unit shall have a separate designated pedestrian connection (including duplexes) from the front door to the sidewalk a minimum width of 3 feet. The pedestrian connection shall be separate from a driveway.

4.4.3 Corner lots. Structures on corner lots shall take advantage of the dual frontage, make an architectural statement, and create interest in architecture and human activity on the street. This could be accomplished by providing one or more of the following:

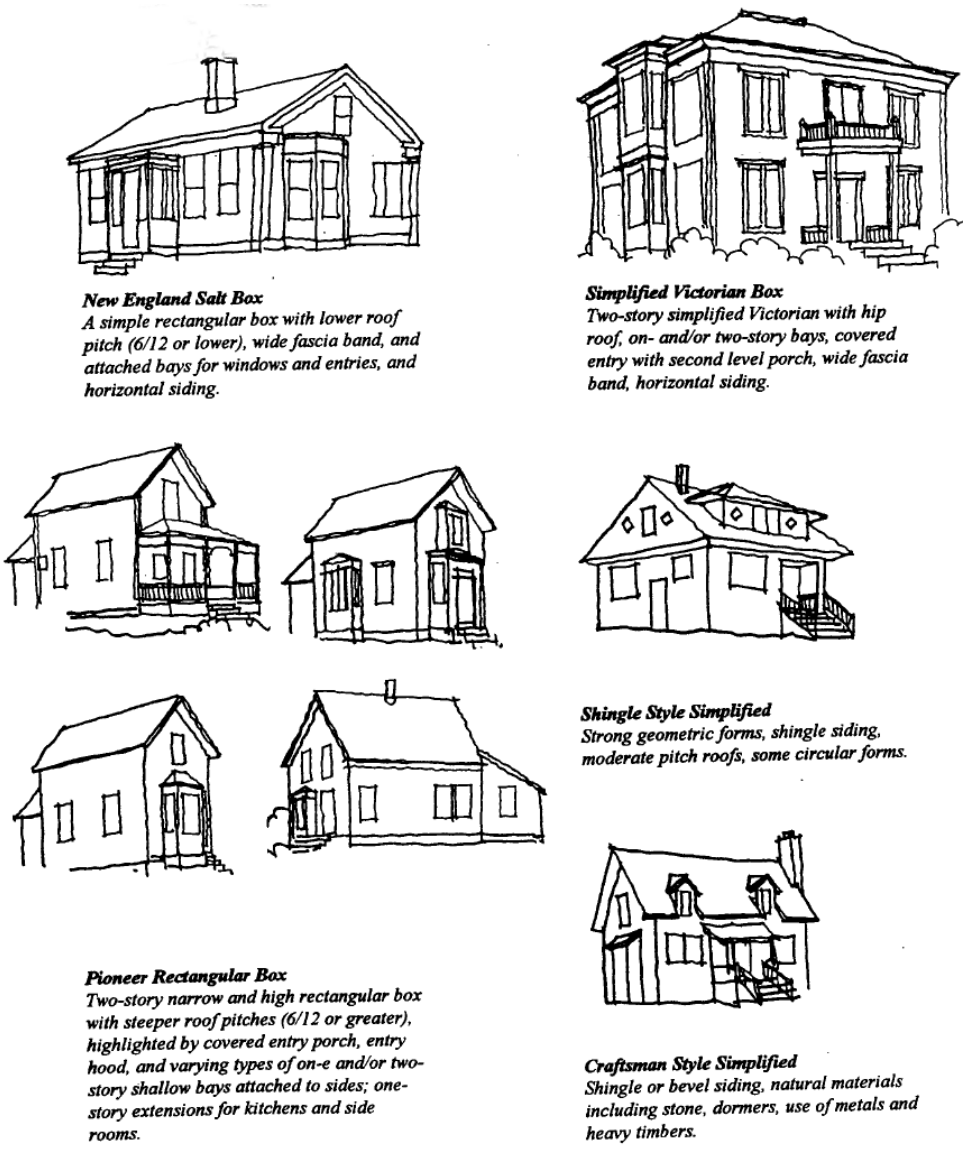
a) Wrap around porches

b) Bay windows or turrets

c) Varied exterior materials, roof feature, colors, and/or *articulation*. Varied materials shall be compatible with one another.

Figure 4-11. Corner lot example.

4.4.4 Architectural styles. Structures should be consistent with local and regional architectural styles including: Pioneer Rectangular Box, Craftsman Style Simplified, Simplified Victorian Box, or New England Salt Box. Contemporary interpretations of these architectural styles and other contemporary architectural styles will be considered provided all other single-family design standards herein are met.



New England Salt Box
A simple rectangular box with lower roof pitch (6/12 or lower), wide fascia band, and attached bays for windows and entries, and horizontal siding.

Simplified Victorian Box
Two-story simplified Victorian with hip roof, on- and/or two-story bays, covered entry with second level porch, wide fascia band, horizontal siding.

Shingle Style Simplified
Strong geometric forms, shingle siding, moderate pitch roofs, some circular forms.

Pioneer Rectangular Box
Two-story narrow and high rectangular box with steeper roof pitches (6/12 or greater), highlighted by covered entry porch, entry hood, and varying types of on-e and/or two-story shallow bays attached to sides; one-story extensions for kitchens and side rooms.

Craftsman Style Simplified
Shingle or bevel siding, natural materials including stone, dormers, use of metals and heavy timbers.

Figure 4-12. Desirable historical architectural styles.

4.4.5 Architectural details. Dwelling units shall contain architectural details. Each of the types of details listed below are worth one point unless otherwise noted. Dwelling units must achieve the equivalent of **four points** worth of architectural details. Chosen details must be compatible with the chosen architectural style.

a) Stonework detailing on columns or across foundation.

b) Brick or stonework covering more than 10 percent of the facade (2 points).

c) Decorative window design (including stained glass or leaded glass windows).

d) Decorative door design.

e) Decorative roofline elements including roof brackets or multiple dormers.

f) Decorative shingle designs.

g) Other decorative ornamentation.

h) Distinctive architectural features such as curved bay windows (may be more than one point depending on scale of feature as determined by the Director and as recommended by the Design Commission)

Figure 4-13. This homes includes stonework detailing, decorative roofline elements (multiple gables), decorative siding (shingles), and roof brackets.

4.4.6 Siding materials.

a) Siding material shall be appropriate to the architectural style of the structure. For instance, horizontal siding (not vertical siding) is appropriate for most of the regional architectural styles referenced in Figure 4-13.

b) Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).

c) Stucco and other troweled finishes are not appropriate materials unless framed or trimmed in wood.

d) Mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not in keeping with the desired character of a Traditional Neighborhood or cottage style Design and are prohibited.

e) Siding materials should generally be consistent on all sides of structures.

Figure 4-14. T-111 siding is is prohibited.

4.4.7 Window design.

a) Windows should be vertically oriented. Several windows can be grouped together horizontally to accent a bay or interior room.

b) Houses shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or facade treatment that adds visual interest to the building.

Figure 4-15. Good (left and middle) and bad (right) window design.

4.6.8 Garages and accessory structures.

a) Accessory structures shall be designed consistent with the primary residence. Consistency of design includes the use of similar roofing, siding, trim, and color(s).

b) Standards and guidelines for dwellings with garages facing a street:

i) Upper level dormers, where applicable, shall be used to deemphasize the garage.

ii) The garage door shall include trim and detail work sufficient to deemphasize its role on the building.

iii) A grass or grasscrete median should be provided to separate the lanes in a driveway.

Figure 4-16. Good example of a garage design, where facing the street. Note the garage setback and door detailing.

5. Industrial Guidelines

Contents

Applicability

These guidelines apply to permitted industrial development in addition to certain conditionally permitted commercial uses in the M-1 and M-2 zones as set forth in the Sumner Municipal Code. The Director shall review any proposed conditionally permitted commercial use to determine which section of the Sumner Design and Development Guidelines apply. If the Director determines that the Commercial Design Guidelines are more applicable for a particular use, then compliance with those guidelines is mandatory.

These guidelines are intended to address the unique site conditions presented in industrial developments. These conditions partially arise from market preferences and construction techniques. For example, many structures are large concrete "tilt-up" buildings, generate heavy amounts of truck traffic, require large expanses of paved area, are isolated from other land uses, and are located on major or minor arterials. These special considerations lead to a specific set of design guidelines for the manufacturing districts.

5.1 Site Design and Parking

Intent

- To allow adequate vehicular and pedestrian access to the structures while encouraging safe and pleasant environments for pedestrians moving between cars, heavy trucks, rail, and transit within and around the site.

Guidelines

5.1.1 Public street layout. All public streets shall meet the design standards set forth in the Sumner Municipal Code to the satisfaction of the City Engineer. Sumner desires to create a connected roadway network which utilizes the block grid layout. The preferred maximum block length in the manufacturing zones is 1320 feet. The overall street layout shall be designed in accordance with the guidelines, intent, and policy statements of the Sumner Comprehensive Transportation Plan.

5.1.2 Private street layout. The use of private streets is discouraged. Refer to the Sumner Municipal Code to note the street frontage requirements for new parcels when considering an industrial subdivision. Private streets shall be designed to reinforce the existing block grid layout, but shall not be used to calculate maximum block length. Private streets shall be designed and constructed to the standards established and approved by the City Engineer.

5.1.3 Vehicular maneuvering areas. Vehicular maneuvering areas are the spaces around buildings, in parking lots, entranceways, and loading areas. These areas function as routes of vehicular travel, including fire access, and shall contain safety measures designed to adequately separate various modes of travel. Vehicular maneuvering areas should be designed to reinforce the existing block grid layout, but shall not be used to calculate maximum block length.

5.1.4 Orientation. The front elevation of the building should face the primary street depending on the site conditions. The primary building entrance and any associated offices and/or sales areas shall be located on the front elevation. All of the following items should be utilized on the front elevation:

a) Windows, with awnings and trim.

b) Wall modulation.

c) Material and/or color changes on building facade.

d) Architectural details such as a parapet, weather protection, relief sculpture, etc.

e) Pedestrian amenities, such as benches, tables, and patio areas.

Other features to consider on the front elevation include, but are not limited to, internal downspouts, monument signage, plazas, paving material changes, water features, and open space.

5.1.5 Loading, service, and refuse areas. No loading or servicing should be conducted between a building and any public street. Loading bays should be located on a building elevation not facing a public street. All refuse containers should be located in the rear or side of the lot or loading or service areas, and shall be placed out of sight from any public street or sidewalk through adequate screening. Special conditions may apply in limited circumstances, including, but not limited to, corner lots, economic viability, and lot configuration. These situations will be reviewed on an individual basis by the Director. In these cases, additional landscape screening may be required. Refer to the "Landscape Design" section of these guidelines.

Loading bays should be designed to minimize the potential for pollutants to mix with stormwater. Covering of loading bays should be considered.

5.1.6 Driving and off-street parking area surfacing. All off-street parking areas and vehicular travel ways shall be surfaced with asphalt or concrete. In some instances, alternative paving systems, such as modular paving or pervious pavement, may be used to substitute for asphalt or cement. Use of this alternate material may result in reductions being applied toward impervious surface fees.

5.1.7 Outdoor storage. Outdoor storage as a principal use shall conform to the standards set forth in SMC 18.18.025. Generally, the material being stored shall not be visible from freeways and principal or minor arterials, public streets, railroads, and future or present bicycle/pedestrian paths. Visibility shall be reduced by constructing a 6-foot fence or masonry wall and a fully landscaped buffer the width of the applicable required setback. The buffer shall include at least a 5-foot high earth berm and at least 50 percent evergreen trees at least 6 feet in height at planting.

Deciduous trees shall be a minimum of 2 1/2-inch caliper measured at dbh. All trees shall be planted no less than 20 feet apart on center. For every 100 square feet of buffer area, at least one evergreen shrub of a minimum size of 2 feet shall be provided. Groundcover of a minimum 2-gallon size shall be planted in the buffer area sufficient to cover the area within three years of planting. Outdoor storage shall also be screened from adjacent properties, except those zoned M-2, with a minimum of a 12-foot buffer containing evergreen trees as specified above at the ratio of one tree per 30 lineal feet of buffer. In all cases, a fencing and landscape plan is required for approval recommendation by the Design Commission.

Outdoor storage as an accessory use is subject to the above standards and certain size limitations. Storage of material is not allowed between a building and the street, and the storage area shall not exceed 40 percent of the building footprint or 15 percent of the lot area, whichever is less.

5.1.9 Fences and walls. Fences and walls located within a front yard setback or a street side yard setback shall not exceed 4 feet in height, if the fence or wall affords 50 percent visibility, or 3 feet in height, if the fence or wall affords zero visibility (solid). Any fence or wall located in the interior side or rear yard setback may be constructed to a height not to exceed 6 feet. A fence exceeding 6 feet in height may be constructed within the legal building area only if a building permit is sought. Fences utilizing razor wire are

measured from the top of the wire. All fences are required to meet the applicable sight distance requirements.

5.1.10 Utility installation. All above-grade utility appurtenances, including telephone pedestals, utility meters, transformers, etc., shall be adequately screened from existing or future streets and trails. Screening these items can be accomplished through landscaping. If the location of any above-grade utility appurtenance is known, it shall be indicated on the required landscape plan.

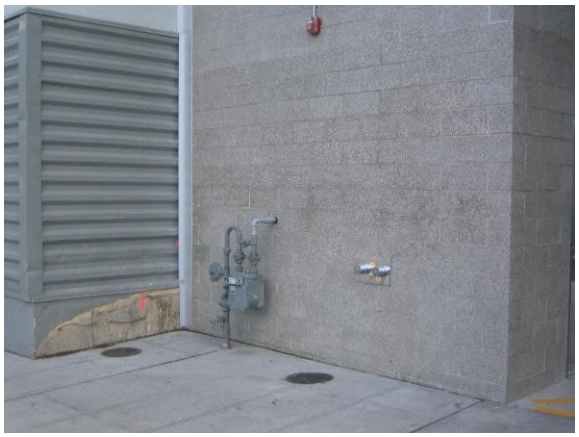


Figure 5-14. Avoid exposed utility meters along the sidewalk, like this.

5.1.11 Access and curb cuts. Combining driveway access points to parking lots and reducing the number of curb cuts is encouraged.

5.1.12 Location of off-street parking. When possible, off-street passenger vehicle parking should be located away from the loading and service areas of buildings. Please refer to the "Pedestrian circulation" section of these guidelines in instances where conflicts may occur between pedestrians and vehicular traffic.

5.1.13 Pedestrian circulation. The manufacturing districts are heavily dependent upon truck, rail, and automobile transportation modes; however, safe pedestrian access and circulation are necessary. Specifically, pedestrian access shall connect public sidewalks and parking areas to the primary building entrance through stamped concrete, material changes, or other means. Please refer to the "Pedestrian walkways" section of the Landscape Design section of these guidelines.

5.2 Building Design

Applicability

These guidelines do not intend to promote any particular architectural theme.

Intent

- To increase developer flexibility while visually reducing the height, bulk, and any large expanse of undifferentiated wall surface.
- To screen necessary equipment and enhance primary building entranceways.

Guidelines

5.2.1 Massing, height, walls. There are many techniques available to reduce the visual bulk and height of large manufacturing and distribution structures, such as horizontal banding, material and/or texture change, windows, color variation, landscaping (see "Landscape Design" below), setbacks, wall modulation, and others. These techniques shall be used to the satisfaction of the Design Commission to reduce the visual bulk and height of structures.

5.2.2 Entranceways. These entranceways should be areas of refuge from adverse weather conditions for employees and pedestrians. The main theme of designing an entranceway is to create a pedestrian-friendly portion of a structure which is otherwise constructed on a non-pedestrian scale. The primary entrances to structures, including all entrances to individual tenant spaces, shall be clearly delineated through architectural design. This design should be distinctively different from the architecture of the remainder of the building. Specific architectural treatments to consider include, but are not limited to, wall modulation, gables, window clusters, landscape treatment, material/color/texture change, awnings, moldings, signage, paving texture, planters, and pedestrian amenities such as benches and tables.

5.2.3 Necessary equipment and facilities. Objects such as rooftop equipment, air ducts, water towers, storage tanks, processing equipment, cooling towers, vents, and any other improvement or equipment shall be compatible with the building architecture (color and/or material) or screened from adjacent properties, public streets, freeways, railroads, and sidewalks when possible. It is recognized that some manufacturing uses may have equipment and structures visible from the street and sidewalk in spite of screening.

5.4 Landscape Design

Applicability

Intent

- To lessen the visual bulk from a public vantage point of large manufacturing/distribution structures, maintain a consistent streetscape, and screen items such as off-street parking, outdoor storage, large expanses of undifferentiated wall surface, and refuse/utility facilities.

Guidelines

5.4.1 Front and street side yard setback. A 4-foot-tall and 12-foot-wide landscape berm is required between the street and the off-street parking. Exceptions to this rule may apply in areas where the performance of water quality facilities incorporated into the street design would be adversely impacted. (Please refer to the "Site design and parking" section of these guidelines.)

Landscape berms shall be planted using a hierarchy of landscape types meant to screen off-street parking, 40% shall be evergreen. First, trees shall be planted at spacing intervals consistent with the mature tree breadth. Tree types are encouraged to be mixed. Second, evergreen shrubs shall be used to provide solid screening between the top of the berm and the bottom of the tree crown. Third, groundcover shall be used to prevent wind and water erosion. Groundcover can consist of plantings other than grass provided 100 percent coverage is obtained within three years. In no case shall non-living material used as groundcover exceed 25 percent coverage. In some instances, a pedestrian walkway may be required for access between the sidewalk and the primary building entrance.

Where streets have been designated for a particular street tree, planting types and spacing standards shall be consistent with the Street and Public Tree section of the Sumner Municipal Code and Ordinance Number 1846. Existing trees shall be retained unless they are unhealthy, cause health hazards to public safety, or cannot be reasonably retained due to specific site locations.

Note: Fences will not be allowed on top of berms.

5.4.2 Interior and rear yard setbacks. All side yards located between the street and the building façade shall be landscaped to the satisfaction of the Design Commission and shall include at least one single row of trees planted at a minimum of 20 feet on center unless the side yard is utilized as a shared maneuvering/loading area with an abutting property. Side yards are encouraged to be used for water quality features, such as grassy swales, if required by other City ordinances; however, landscaped groundcover is not specifically required in the interior and rear yard setbacks. If water quality features are constructed, the tree requirement remains in effect, but a water-tolerant species shall be selected.

5.4.3 Parking areas. Parking areas shall be screened from public streets and arterials as described above in the "Front and street side yard setback" section. One tree is required for every six automobile parking spaces provided. Within parking lots containing more than two rows of parking spaces, trees shall be planted in planting beds at least 8 feet wide within the interior of the parking lot. The requirements for these planting beds are as follows:

a) Trees shall be planted no more than 25 feet on center.

b) There shall be at least one shrub for every 20 square feet of landscape strip.

c) The ground shall be covered with a hardy, fast-growing planting.

Additional planting bed dimensions and other requirements are found in City ordinances.

5.4.4 Building perimeter. For any structure exceeding 30 feet in height and any un-modulated wall exceeding 100 feet in length, not including loading or office/sales areas, a hierarchy of plantings is required. First, suitable trees, such as columnar forms, shall be planted at a minimum of 15 feet on center within a minimum 6-foot-wide planting bed at the structure foundation/base. Second, a planting ranging from 1 to 6 feet in height at maturity shall be planted at a minimum of 6 feet on center within the planting bed. Third, groundcover or non-living material shall be installed to reduce the possibility of wind and water erosion.

5.4.5 Special landscaped setbacks. Minimum setbacks shall be determined by SMC 18.18 as described in the "Site design and parking" section of these guidelines; however, increased setbacks may be required when manufacturing zoned property abuts non-manufacturing-zoned property. Please refer to the following table.

	Residential	Commercial
M-1	25 feet	5 feet
M-2	35 feet	5 feet

The required setbacks in the above table shall be densely vegetated. In addition to the required landscaped setbacks, the building setback shall not be less than 50 feet (SMC 18.18).

5.4.6 Pedestrian walkways. Pedestrian walkways between the street/parking areas and the structure shall be designed to minimize conflict with any major automobile and truck traffic routes. The walkways shall include pedestrian-scale lighting, stamped concrete, material changes, and landscaping which helps to identify the route as a pedestrian-only area.

5.4.7 Sumner/Pacific Master Trail Plan. Any site identified in the Sumner/Pacific Master Trail Plan shall incorporate the trail requirements, and landscaping features to screen parking, impervious surface, loading areas, and refuse/mechanical facilities from the present or future trail to the satisfaction of the Design commission.

5.4.8 Bicycle parking. Bicycle parking shall be provided in convenient locations to the building entrances at the minimum ratio of one bicycle parking space for each twenty spaces dedicated for use by automobiles. Parking opportunities may be provided in racks or other, similar facility, but in all cases the facility shall be covered and located on a paved surface. Indoor bicycle parking may be considered.

5.4.9 Conservation of resources. In order to reduce water usage native plantings are encouraged. An applicant could receive a stormwater fee reduction through using modular paving materials.