

Chapter 20.46 - RESIDENTIAL DESIGN STANDARDS

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20.46.010 Purpose

This chapter establishes design standards for residential uses, in addition to regulations set forth in Chapter 20.08 (Residential Zones), except that parking, location, and address requirements in Section 20.46.020 do not apply to accessory dwelling units.

20.46.020 Design Standards for Single-Family Dwellings and Mobile Homes

A. Applicability. The following standards shall apply to all single-family developments and mobile homes, unless exceptions from individual standards are granted through a Minor Use Permit per Section 20.68.020.

B. Siding. No shiny or reflective exterior siding materials, which are more reflective than semi-gloss paint, shall be permitted.

C. Exterior Walls.

1. Materials shall extend to the ground where a unit is mounted at grade-level or the top of the solid concrete or masonry perimeter foundation where an above-grade foundation is used.
2. Materials shall be limited to stucco, wood, brick, stone, glass, or decorative concrete block. No tin or other metallic exterior wall material shall be used.
3. Materials shall be the same as or complementary to the wall materials and roofing materials of the dwelling unit.



D. Windows.

1. All windows, doors, and gable ends shall be architecturally treated with a trim.
2. No shiny or reflective materials shall be permitted for trim which are more reflective than semi-gloss paint.

E. Roof.

1. **Roof Pitch Slope.** The slope or inclination of a pitched roof shall be no less than a ratio of 4 inches vertical rise for each 12 inches horizontal run (4:12).



2. **Projection.** Overhanging eaves shall be at least 12 inches from the exterior vertical walls.

3. **Materials.**

- a. Roofs shall be composed of non-wood or fire-retardant-treated wood shingles or shake shingles, ~~non-reflective and matte-finish metal~~, rock or concrete or adobe or composition tile, or other similar materials commonly used in the area.

- b. Fascia boards shall be used on all sides of the structure to screen exposed elements, like rafters and vents, and to give the roof a finished edge.
- c. Roofing materials for a garage or carport shall be the same as the wall materials and roofing materials of the dwelling unit.

4. **Mechanical and Utility Equipment.** All mechanical and utility equipment shall be screened from the public right-of-way.

- F. **Parking.** Each unit shall have at least 200 square feet of off-street parking outside of required setback areas.

- G. **Width.** Each unit shall have a width of at least 20 feet.

- H. **Location.** Each dwelling shall face or have frontage upon a street or permanent means of access to a street by way of a public or private easement other than an alley. Such easements shall not be less than 10 feet in width.



- I. **Landscaping.** All front yards, and all side yards exposed to public view on corner lots, shall be landscaped with drought-tolerant ground cover, trees, and shrubs, including but not limited to, City street trees. Underground irrigation of the required landscaping shall be required. All shall be installed prior to occupancy. (Refer to Chapter 20.36.)

- J. **Foundation.** All homes and mobile homes must be attached to a permanent foundation system that complies with all building codes of the City.

- K. **Addresses.** The street address number of the house shall be displayed on the front wall of the house clearly visible from the street and shall be a minimum height of 4 inches with a ½ inch stroke (or as otherwise required in the California Residential and Fire Codes.)

20.46.030 General Design Standards for Multi-Family Dwellings

A. Applicability. The following standards shall apply to all multi-family residential development of 3 units or more in any zoning district, unless exceptions from individual standards are granted through a Minor Use Permit per Section 20.68.020.

B. Exterior Treatment.

1. Blank walls shall be treated with a variety of textures, use of projecting details that create shade/shadow and contrasting trim materials.
2. Any pipes, vents or tubes, etc., on the roof shall be painted or otherwise covered to match roof color or shall be screened.
3. Ground-mounted air conditioning units shall be screened from public view, using either landscaping or a combination of landscaping and screening comprised of the same materials as used on the buildings.



C. Landscaping. (Also refer to Chapter 20.36.)

1. An automatic irrigation system shall be provided to all planting areas within the project.



2. Landscaping other than turf shall be located a minimum of 3 feet from any fire hydrant to allow access.

D. Parking.

1. Parking areas shall be screened from public right-of-way by landscaping, which may include berms or fencing/screening.
2. Parking areas shall be landscaped with a minimum of 1 tree per every 6 spaces.
3. Parking areas shall be lit at night for security reasons, but the lighting shall not spill over onto adjacent properties.

E. Trash Collection Area.

1. No trash collection area shall be located within 10 feet (horizontal) of the outermost extent allowable for a roof projection on a residential structure.
2. Refuse collection areas shall be screened with the same and/or complementary materials and colors used on the main buildings.

F. Apartment Unit.

1. Each apartment unit shall have unique identification (i.e. numbers, letters, etc.) and all unit identification shall be in proper sequential order.
2. Unit identifications shall be 6 inches to 8 inches in height.
3. Unit identifications shall be treated so that it is clearly read from a street or access.
4. The project "mail directory" required by the postal service shall be located to be only accessible to the postal carrier, and not to the general public.



G. Location. Each dwelling shall face or have frontage upon a street or permanent means of access to a street. ~~by way of a public or private easement other than an alley. Such easements shall not be less than 10 feet in width.~~

H. Safety and Defensible Space.

1. Placement of windows and doors should facilitate neighborhood surveillance of their neighbor's entryways.
2. The number of apartments that enter their front door from the same hallway or courtyard should be limited to no more than 12 (or as otherwise approved by City staff) so that residents can learn to distinguish fellow neighbors from visitors and/or intruders.
3. Apartment common recreational areas should be easily viewed by residents within the units and shall be defined by a physical boundary.
4. Physical changes (such as picket fences, porches, decks, or landscape features) to mark and define areas near a dwelling as that unit's "territory" should be installed.
5. Keyed access gates and surveillance cameras should be installed to enter common areas.

I. Private Outdoor Space.

1. **Ground Floor Units.** Every dwelling unit which is on the ground floor should have a private outdoor usable space, if feasible, of a minimum size of 5 feet by 8 feet.
2. **Units Above Ground Floor.** Every dwelling unit which is above the ground floor should, if feasible, have a useable outdoor balcony space of a minimum size of 5 feet by 8 feet.

20.46.040 Specific Design Standards for Multi-Family Dwellings

A. All Multi-Family Dwelling in the Planned Development Zoning District and Multi-Family Dwellings with Five or More Units (or Three or More Units on Corner Lots) in Non-Planned Development Zoning Districts. In addition to the standards in Section 20.46.040 above, such units shall comply with the following, unless exceptions from individual standards are granted through a Minor Use Permit per Section 20.68.020:

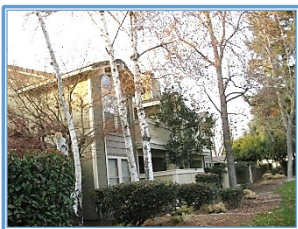
1. Building construction shall not exceed the plane established by 1:1 height and setback ratio from any exterior property line of a lot or parcel, for more than 50 percent of the allowable building area at any established distance from said exterior property line.
2. A minimum of 1 tree per 3 units is required, and foundation plantings with a minimum mean horizontal depth of 3 feet covering the equivalent of a minimum of 50 percent of the overall horizontal building frontage shall be required in the overall project area.



3. Fences.

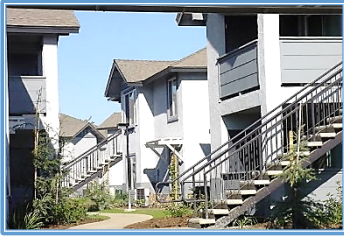
- a. Private balconies or patios shall be screened with solid or near-solid fencing/railings.
 - (1) Materials used shall be comparable quality and aesthetics to those used on the rest of the project.
 - (2) The color shall complement or match building trim.
- b. Patio or Swimming Pool. Following standards exclude perimeter fencing.
 - (1) Fencing shall use the same materials, textures and colors as are used for the main building.
 - (2) Fencing shall not include chain link.
- c. Chain link may be allowed for tennis courts if it uses vinyl-covered (or equivalent shading) chain link in complementary colors and masonry pilasters with complementary landscaping.

4. Parking, Garage, and Carports.



- a. Carports shall have fascia boards. Materials for the fascia board shall match building material(s) of main structures; both fascia boards and vertical members (supports, screening elements, etc.) shall be painted to match or complement building trim.

- b. A directory, with a list of all apartment unit identifications and a schematic or other locational device/site plan, shall be required in proximity to each parking lot entrance for use by emergency vehicles or visitors:



(1) Materials and color(s) of the directory will match/complement the building(s).

(2) City's approval is required for its placement and dimension, including orientation and lighting arrangements.

5. Mechanical and Utility Equipment and Trash Collection Area.

- a. No roof-mounted air-conditioning equipment shall be permitted.

b. Trash Collection Areas.

(1) The perimeter of trash enclosures shall be planted with landscaping, such as shrubs or climbing evergreen vines, unless otherwise required by the City.

(2) Decorative gates shall enclose a trash area; walk-in access for tenants, other than the main gates to the trash area, shall be provided unless otherwise required by the City.

- c. Utility meters shall not be located within setback nor should they be visible from the public right-of-way, consistent with the following:

- (1) A 3-foot clear space shall be provided in front of the meters;
- (2) The meters shall be located near the front of the complex, but may be along the side of a unit;
- (3) The meters may be screened with plants or materials as long as the utility company can still reach the meters to read them;
- (4) Screening materials shall be the same as used on main buildings and shall be painted to match/complement building colors; and,
- (5) The meters shall be located away from parking areas where they could be hit or backed into.

B. Multi-Family Dwellings in the Planned Development Zoning District. In addition to the standards in Section 20.46.030 and 20.46.040.A above, such units shall comply with the following, unless exceptions are granted through a Minor Use Permit per Section 20.68.020: No composition roof materials shall be permitted except three-dimensional, architectural grade shingles.

C. Multi-Family Dwellings with 3 to 5 Units in Non-Planned Development Zoning District. In addition to the standards in Section 20.46.030 above, such units shall comply with the following: Roof-mounted air conditioning units ~~are prohibited unless approved by the Site Plan Review Committee. If so approved, they shall be:~~ shall be

~~1. Mounted on the side of the building away from the public right-of-way, and,~~

~~2. Screened (to provide sufficient air circulation) with materials that will blend into the rest of the roof structure and block any view of the unit.~~