

Chapter 20.46 - RESIDENTIAL DESIGN STANDARDS

Sections:

20.46.010 Purpose

20.46.020 Design Standards for Single-Family Dwellings and Mobile Homes

20.46.030 General Design Standards for Multi-Family Dwellings

20.46.040 Specific Design Standards for Multi-Family Dwellings

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.)