

17.28, OLD TOWN HISTORIC		
Required	Proposed	Compliance/notes
<u>LOT SIZE</u>  <u>Single-family dwellings:</u> 5,000 sq. ft. minimum; 8,000 sq. ft. maximum  <u>Duplexes:</u> 5,000 sq. ft. minimum; 8,000 sq. ft. maximum  <u>Multifamily:</u> 6,000 sq. ft. minimum; 8,000 sq. ft. maximum	Parcel Quest: 5,636	Yes
<u>FAR</u>  <u>Single-family dwellings:</u> Lots <4,000 sq. ft.: Floor area up to 1,000 sq. ft. is permitted.  Lots 4,000-10,000 sq. ft.: 0.25  Lots >10,000 sq. ft.: Max. floor area of 2,500 sq. ft. is permitted.	Max FAR: 1,409 Sq ft (based on 5,636 lot)  Primary Living Area: 1,408 sq ft (included in FAR)  Carport: 170 sq ft (exempt from FAR Calculation up to 400 sq feet in the rear of lot)	Yes
<u>FRONT MINIMUM SETBACK</u>  <u>Primary buildings:</u> 10 feet for buildings up to 15 feet high; 15 feet for buildings 15-18 feet high; 20 feet for building over 18 feet high.  Setback may be reduced to the average front setbacks of existing single-family structures on the same side of the block <sup>1</sup> but shall not be less than 10 feet. <sup>2</sup>	Front setback: 15' (based on proposed height 17'-6")	Yes

<p><u>SIDE MINIMUM SETBACK</u></p> <p>5 feet for first story and total of 13 feet for both sides. For lots &lt;50 feet wide, 5 feet each for a total of 10 feet both sides.</p> <p>8 feet for second story and total of 22 feet for both sides. For lots &lt;50 feet wide, 5 feet each for a total of 16 feet both sides.</p>	<p>Southern Side setback: 13'-7"</p> <p>North Side setback: 5'</p> <p>Total: 18'-7" (needs to be 10' minimum)</p>	Yes
<p>SIDE MINIMUM SETBACK STREET FRONTING</p> <p>10 feet for first story.</p> <p>16 feet for second story.</p>	N/A	N/A
<p>REAR MINIMUM SETBACK</p> <p>15 feet for first story.</p> <p>20 feet for second story.</p>	+/- 30'	Yes
<p>HEIGHT LIMIT</p> <p><u>Single-family dwellings:</u></p> <p>Two stories maximum, however no more than 50% of parcels containing single-family dwelling units in any block<sup>1</sup> are permitted to exceed one story in height.</p>	One story, 17'-6" (not to exceed 18')	Yes

PARKING 2 spaces, one covered, one screened	Carport will provide one covered. Driveway provides two additional screened parking spaces.	Yes
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<b>17.40.020 RESIDENTIAL DESIGN STANDARDS</b>		
The width of each garage door shall not exceed 12 feet when located in the front half of the lot and visible from the street.	N/A, No garage/garage door proposed	N/A
Carports shall be located in the rear half of the lot or screened from view from adjacent street frontages by building placement, landscaping and/or fencing in compliance with Chapter <u>17.136</u> .	Carport located in rear of lot and screened from view with landscaping, fencing, and distance.	Yes
For single-family houses with attached garages, the width of the house shall be at least five feet greater than the width of the garage along its street frontage. The garage shall be set back at least 10 feet farther than the house from the street	N/A, no attached garage	N/A
The principal orientation of all buildings shall be parallel to streets they face.	Street facing	Yes
Primary building entrances and associated paths of travel from the adjacent street(s) shall be visible from the adjacent street(s).	Street facing	Yes
Building facades that face street frontages shall include breaks in their wall plane by incorporating one or more techniques along at least 20% of the entire street-facing facade, such as varying setbacks, recessed or projecting building entries, wall offsets, wall projections or variation in materials.	Front façade incorporates varying setbacks with a projected porch, multiple ridges of the home visible from the front, and variation in materials with wood siding and natural stone veneer.	Yes
A covered porch shall be incorporated into the front elevation for new construction. The minimum required porch shall be at least 72 square feet in area and shall measure at least six feet deep (measured perpendicular to the front wall of the	An approximately 178 sq ft covered front porch	Yes

house). Porches shall be unenclosed but may be screened.		
Buildings shall carry the same design in terms of form and massing, roof design, wall and window design, and colors and materials on all building elevations.	Similar form is carried through all elevations with incorporation of multiple materials, wall and window design, colors and materials.	Yes
The main roof of the building shall have a minimum pitch of 4 in 12.	Main roof: 6:12	Yes
Roofs which incorporate multiple ridges, eaves and/or dormers are required. Up to 20% of the area of a structure's roof may be flat.	Multiple ridges and eaves included.	Yes
Roofing shall be composition shingle, standing seam, other fabricated metal, or tile from natural materials. Concrete tile, wood shake, or tar and gravel roofing is prohibited.	Standing seam metal roof	Yes
Only wood-frame windows, vinyl-clad wood windows or powder-coated metal-framed windows colored by the manufacturer are permitted. Bare metal, plastic, or silver- colored aluminum windows or screen frames are prohibited	Windows are painted metal (aluminum painted black).	Yes
Shutters, if incorporated, shall be the same size as half the adjacent window width	No shutters proposed	Yes
Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from wall plane by a minimum of three inches.	Trim surrounds provided	Yes
The following exterior materials are allowed: wood (lap siding, board and batten, shingle), cement board, or stucco. Natural brick or stone is allowed as an accent material only, covering no more than 25% of any building facade. T-111 or plywood shall not be permitted.	Wood siding	Yes
Design material changes shall occur at intersecting planes, at inside corners of changing wall planes or	Design materials occur at changing wall plans and where architectural elements intersect.	Yes

where architectural elements intersect such as a chimney, pilaster, or projection, except for the base of buildings, corner boards or gable ends.		
A minimum of one tree shall be planted within the front yard setback for new development. This standard does not apply to the MHP, Mobile Home District.	Redbud and Manzanita	Yes
<p>1. Utilities and refuse storage areas are not permitted in any setback area or front yard;</p> <p>2. All new electrical, telephone, CATV and similar service wires or cables shall be installed underground. Risers on poles or buildings are permitted;</p> <p>3. Air conditioners and similar mechanical equipment shall be screened from view;</p> <p>4. Electrical vaults and meter boxes shall be screened from view from any public right-of-way. Fire pipes and extinguishers must be easily identified; and</p> <p>5. For multifamily uses, refuse storage areas shall be screened from public and adjacent properties view or located within a building.</p>	<p>1. Yes</p> <p>2. Added to COA</p> <p>3. Yes</p> <p>4. Yes</p> <p>5. Not multi-family</p>	Yes
All exterior mechanical and electrical equipment shall be screened by landscaping or fencing or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters,	Screened by fencing	Yes

cable equipment, telephone entry boxes, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems.		
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<b>17.40.030 DESIGN GUIDELINES</b>		
Garages are encouraged to be located in the rear half of the lot.	No garage. Carport in rear of lot.	N/A
Detached garages and garage doors that do not face the street are encouraged.	No garage. Carport is front facing but open.	N/A
On-site paving for vehicles should be of a permeable material, where practical.	Driveway pea gravel and ribbon driveway with permeable pavers	Yes
Roofs should incorporate pre-plumbing and pre-wiring in new development for easy installation of solar water heating and photo-voltaic (PV) solar panels, where feasible. Solar panels should be incorporated into roof design and be low-profile, where possible.	Solar has not been incorporated into the project	No
Buildings shall have consistent materials, details, and architectural theme on all sides of the buildings. Materials that appear faux or veneer-like should be avoided. Joints or raw edges of materials shall be concealed to create an appearance of authenticity.	Consistent theme Natural stone veneer proposed No exposed joints or raw edges	Yes
Auxiliary structures that require issuance of a building permit should have consistent exterior material(s) and color(s) with the primary building.	Materials are same	Yes
Mediterranean and Tuscan design styles that include, but are not limited to, the following common characteristics of clay tile, heavy stucco, or plaster, cut and cast stone, wrought iron details,	Not Mediterranean or Tuscan style design	N/A. Yes.

tower-like chimneys, heavy massing, arched openings, and arcades are prohibited.		
Sliding glass doors are discouraged and the use of large picture windows should be limited when these features are visible from the street.	No sliding glass doors or large picture windows are visible from the street	Yes
Double-hung windows should maintain a 1.5:1 height to width ratio or greater.	All windows are casement or awning	N/A. Yes.
Where adjacent to single-family development, windows, balconies, and similar openings should be oriented so as not to have a direct line-of-sight into homes or onto private backyards on abutting properties. This can be accomplished through window placement, setbacks of upper stories, use of clerestory windows, glass block or opaque glass, or mature landscaping within the rear or side setback areas.	No privacy concern posed with design	Yes