

17.28, OLD TOWN HISTORIC		
Required	Proposed	Compliance/notes
<p><u>LOT SIZE</u></p> <p><u>Single-family dwellings</u>: 5,000 sq. ft. minimum; 8,000 sq. ft. maximum</p> <p><u>Duplexes</u>: 5,000 sq. ft. minimum; 8,000 sq. ft. maximum</p> <p><u>Multifamily</u>: 6,000 sq. ft. minimum; 8,000 sq. ft. maximum</p>	Parcel Quest: 7,446	Yes
<p><u>FAR</u></p> <p><u>Single-family dwellings</u>: Lots &lt;4,000 sq. ft.: Floor area up to 1,000 sq. ft. is permitted.</p> <p>Lots 4,000-10,000 sq. ft.: 0.25</p> <p>Lots &gt;10,000 sq. ft.: Max. floor area of 2,500 sq. ft. is permitted.</p>	<p>Max FAR: 1,861.5 Sq ft (based on 7,446 lot)</p> <p>Existing Sq Ft of Primary Living Area: 1893 sq ft</p> <p>Proposed Primary Living Area: 1890 sq ft (included in FAR)</p> <p>Main:1,890 sq ft (reduced 3 sq ft from what is existing)</p> <p>Covered Porch:184 sq ft (not included in FAR)</p> <p>Carport:216 sq ft (exempt from FAR Calculation up to 400 sq feet in the rear of lot)</p>	<p>The existing residence is legal non-conforming, exceeding the Max FAR by 31.5 sq ft. The proposed remodel reduces the sq ft by 3 sq ft, which does not expand the legal nonconformity. Therefore, Staff determines this meets compliance with the YMC.</p>
<p>FRONT MINIMUM SETBACK</p> <p><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.</p> <p>Setback may be reduced to the average front setbacks of existing single-family structures on the</p>	<p>Front setback: 20'</p> <p>(Proposed max height 17'-10")</p>	Yes

<p>same side of the block<sup>1</sup> but shall not be less than 10 feet.<sup>2</sup></p> <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 including architectural element: 5'-8"</p> <p>North Side setback: 12'-8"</p> <p>Total: 18'-4" (needs to be 10' minimum)</p>	<p>Yes</p>
<p>SIDE MINIMUM SETBACK STREET FRONTING</p> <p>10 feet for first story.</p> <p>16 feet for second story.</p>	<p>N/A</p>	<p>N/A</p>
<p>REAR MINIMUM SETBACK</p> <p>15 feet for first story.</p> <p>20 feet for second story.</p>	<p>51'-6"</p>	<p>Yes</p>
<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</p>	<p>Single story. To peak from finished grade 17'-10"</p>	<p>Yes</p>

any block <sup>1</sup> are permitted to exceed one story in height.		
PARKING As required by 17.116	Carport provides screened parking and tandem parking available in driveway	N/A

<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, o garage proposed	N/A
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 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 <b>17.136</b> .	Carport located in the rear half of lot (closest portion of building is over 108' from front of property)	Yes
In the Old Town Historic District, driveway aprons shall be a solid surface, concrete, or pavers, for the width of the driveway and the length from the existing edge of asphalt street to the right-of-way line or five feet, whichever is greater.	Existing driveway apron is to remain (concrete)	Yes
The principal orientation of all buildings shall be parallel to streets they face.	Primary Dwelling Street facing	Yes
Primary building entrances and associated paths of travel from the adjacent street(s) shall be visible from the adjacent street(s).	Primary Building not street facing not completely visible from street. This can be waived through Design Review.	No
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	Existing front porch with wall façade behind is to remain, which creates dimension along entire front façade.	Yes

entire street-facing facade, such as varying setbacks, recessed or projecting building entries, wall offsets, wall projections or variation in materials.		
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 house). Porches shall be unenclosed but may be screened.	Not new construction. Existing 184 sq ft porch to remain.	N/A. Yes
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.	Design is consistent throughout Board and Batten Siding Standing seam metal roofing Same color throughout Door and window trim consistent with clad wood	Yes
The main roof of the building shall have a minimum pitch of 4 in 12	6 in 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.	Both ridges are 6/12 . Less than 20% flat	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	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 clad wood	Yes
Shutters, if incorporated, shall be the same size as half the adjacent window width	No shutters proposed	N/A
Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior	Trim surrounds proposed	Yes

<p>window trim, windows can be recessed from wall plane by a minimum of three inches.</p>		
<p>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.</p>	<p>Board and batten</p>	<p>Yes</p>
<p>Design material changes shall occur at intersecting planes, at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, or projection, except for the base of buildings, corner boards or gable ends.</p>	<p>N/A, multiple design material changes not proposed</p>	<p>N/A</p>
<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. Existing behind primary 2. N/A 3. Screened by proposed landscaping 4. Electrical and meter boxes screened by proposed landscaping 5. N/A</p>	

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, cable equipment, telephone entry boxes, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems.	Included in Conditions of Approval to cover any additional mechanical equipment	
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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 proposed	N/A
Detached garages and garage doors that do not face the street are encouraged.	No garage proposed	N/A
On-site paving for vehicles should be of a permeable material, where practical.	Gravel	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.	Not a new development	N/A
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 No faux or veneer-like materials 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 (for carport) 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, tower-like chimneys, heavy massing, arched openings, and arcades are prohibited.	Not Mediterranean or Tuscan style design	Yes
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 (sliding doors proposed for rear egress to backyard)	Yes
Double-hung windows should maintain a 1.5:1 height to width ratio or greater.	All double-hung windows meet minimum (not a square)	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.	Window heights are interpreted as typical for a single-story home that would not be considered to have a direct line-of-site into adjacent properties	Yes