

Draft Single Family Objective Design and Development Standards - Part 1

Section	Proposed Standard	Existing Standard or Guideline	Feedback from Survey or PC Study Session	Staff/UPP Comments	Questions for PC
17.13.050 A	<b>Site Design</b>	<b>Architectural &amp; Solar Guidelines (Guidelines)- Site Planning, Chapter 17.12 (R-1 District), Chapter 17.50 (Yards), Chapter 17.04 (Definitions), Chapter 17.52 (Fences/Walls/Hedges), Chapter 17.62 (Off-Street Parking)</b>			
	<b>1 Entry location and street connectivity</b>				
a	The principal entry for all new primary units shall be one of the following: i. Located and oriented to face the public or private street. ii. Located inside an entry courtyard with the entrance to the entry courtyard facing the public or private street. iii. Located on the side of the primary unit provided that the required side setback from the front setback line to such entrance, shall not be less than ten feet.	<u><b>17.54.040 Building entrance on side—Setback requirements. In any "R" district, where a dwelling unit is located on a lot so that the main entrance is located on the side of the building, the required side setback, from the front setback line to such entrance, shall not be less than ten feet.</b></u>		Many homes in Foster City have a courtyard entry that blocks the view of the front door. Security standards promote visibility of the front door from the street.  Some houses in Foster City have a side facing front entry that face the adjacent property. (Common in Pitcairn HOA)	Should the definition of "principal entry" the entry to the front courtyard if there's a wall or gate of at least 5' in height enclosing a courtyard between the house and the street?  Should the front door in a courtyard still be required to be oriented to the street?  Should new units be allowed to have a courtyard entry?  Should new units be allowed to have a side-facing entry (on non-corner lots)?
b	On corner lots, the principal entry may be oriented toward either street.				
c	The design of the principal entry shall be in conformance with Section XX.				
d	A walkway measuring a minimum of thirty-six (36) inches in width shall be provided from the driveway or sidewalk to the primary entry.			Some jurisdictions require a 48" width, but 36" width is sufficient for a wheelchair.	
2	<b>Curb Cuts and Driveways</b>				

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a	<p>Curb cut requirements.</p> <p>i. Curb cuts shall be permitted only to provide access to approved garages, carports, and parking spaces.</p> <p>ii. The width of a curb cut serving one (1) parking space or two (2) parking spaces in a tandem configuration is limited to a minimum of ten (10) feet and a maximum of twelve (12) feet, excluding aprons.</p> <p>iii. The width of a curb cut serving two (2) or more parking spaces in a side-by-side configuration is limited to a minimum of ten (10) feet and a maximum of twenty (20) feet, excluding aprons.</p> <p>iv. The nearest edge of a driveway curb cut shall be at least three (3) feet from the nearest property line, the centerline of a fire hydrant, light standard, traffic signal, utility pole, or other similar facility.</p>	<p>17.62.050.B.3 Driveways providing access to garages, carports and parking areas serving three or less dwelling units shall be a minimum of ten feet in width for one-way traffic, and twenty feet for two-way traffic.</p>		<p>The proposed standard is for the curb cut vs the driveway width standard in 17.62.050.B.3.</p>	
b	<p>Street Facing Garage Driveway requirements.</p> <p>i. Driveways shall be a minimum of twenty (20) feet deep, measured from the front property line parallel to the public or private street, and a maximum of twenty (20) feet wide.</p> <p>ii. Driveways on corner lots shall be located at least twenty (20) feet from the property lines at the intersection of the corner or pedestrian crosswalk.</p> <p>iii. Driveways abutting a side property line shall include a minimum two (2) foot wide landscape area.</p>				

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c	<p>Side-Entry Garage Driveway requirements.</p> <p>i. A minimum distance of twenty-five (25) feet shall be required, measured from the face of the garage entrance to the side property line.</p> <p>ii. A landscape buffer a minimum of two (2) feet in depth shall be provided between the driveway and the primary building.</p> <p>iii. A turning radius of at least twenty-five feet shall be required for any garage where the access does not directly face the street.</p>	<p><b>17.04</b> Definitions “Garage” means an accessible and usable covered and completely-enclosed space of not less than ten by twenty feet per vehicle for storage of automobiles. Such garage is to be so located on the lot so as to meet the requirements of this title for an accessory building or, if attached to the main building, to meet all the requirements applicable to the main building. A turning radius of at least twenty-five feet shall be required for any garage where the access does not directly face the street.</p> <p>Architectural &amp; Solar Guidelines - Front Yard Paving discusses requirements for front yard hardscaping limitations, landscape buffers, and locations for driveways for front and side facing garages.</p>			<p>Should a two (2) foot landscape buffer shall be provided between the driveway and the primary building?</p>
d	<p>Shared driveway or adjacent driveway.</p> <p>i. Shared driveways between two (2) properties shall provide a distance of fifty-two (52) feet between the faces of garage doors facing each other and provide reciprocal easements to ensure shared access. Other configurations for driveways shared between two (2) properties shall be as approved by the City Engineer.</p> <p>ii. If there is a shared driveway between the two (2) properties, and one (1) of the property owners wishes to separate the driveway, the property owner shall ensure that both the driveways, upon separation, meet the requirements of this Chapter.</p>			<p>Examples of shared driveways can be found on Constitution Drive.</p>	

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17.13.050	<b>B Building Design</b>				
	<b>1 Building massing, articulation, materials, and color</b>				
	<p>a Building massing to minimize solar impacts to neighbors. Room additions or new single family homes shall conform with the following:</p> <ul style="list-style-type: none"> <li>i. It does not eliminate all direct sunlight to any living/family room, dining room, or kitchen in an adjacent house.</li> <li>ii. It does not reduce more than 2 hours of direct sunlight to a living/family room or kitchen, or if it reduces more than 4 hours of direct sunlight to a bedroom in an adjacent house.</li> <li>iii. It does not reduce the amount of time that an adjacent house's window receives direct sunlight by more than 50% at any season where an impact occurs (requires a comparison of the hours that a window receives direct sunlight in an existing and proposed condition).</li> <li>iv. If a living/family room, dining room, or kitchen in the adjacent house has more than one window, the solar impact will be based on the aggregate impact.</li> </ul>	<p>Items i-iii are the existing thresholds of significance from Policy 1-2000 identifying solar impacts.</p>	<p>How concerned are you about potential solar and shading impacts restulign from new homes, additions or other renovations?</p> <p>26% very 37% somewhat 30% not 7% other</p>	<p>Some cities address these postential impacts with daylight plane and second story step-back requirements.</p> <p>Based on a recent room addition proposal, staff proposes language in item iv to consider aggregate impacts when an impacted room has more than one window.</p>	<p>Should the solar impact policy standards be included in the Municipal Code as objective standards? With changes?</p> <p>Compliance with the standards would be a ministerial process and deviation from the standards would require Planning Commission review.</p> <p>Should a height limit be included for when a solar study is required (i.e. as of now the City only requires a study for 2nd floor addition of more than 400 SF. But the City had a single story house that was proposed to be 22' tall.</p>
	<p>b Front Elevation Articulation. The front elevation shall include a principal entry designed in conformance with Section XX and at least two (2) of the following treatments:</p> <ul style="list-style-type: none"> <li>i. Change in color and/or material</li> <li>ii. Window</li> <li>iii. Recess or projection of at least two (2) feet in depth and four (4) feet in width.</li> <li>iv. Attached trellis or pergola</li> </ul>	<p>Guidelines: Ratio of wall surface to openings, and the ratio of the width and height of the windows and doors should be consistent with other buildings in the vicinity. Buildings shoul be well designed, in and of themselves, and in relation to the surrounding properties, including that the bulk, mass, height, facade length, roof form, colors, materials and architectural style and details...should be compatible with those elements of buildings in the immediate vicinity.</p> <p><b>Guidelines: Window, Door, and Trim</b> notes any modifications to:</p> <ul style="list-style-type: none"> <li>1) match the architectural style, character and proportions of the existing home</li> <li>2) Complement window and door shapes, and sizes and trim of the existing home</li> <li>3) Consider energy-conserving solar orientation of windows and</li> <li>4) Comply with any and all prototypical guidelines which may be in effect for the subdivision in which the home is located.</li> </ul>		<p>Eichlers will be subject to different standards-to be discussed at a future study session.</p>	<p>Should the front elevation articulation be required to utilize a minimum of 1 or 2 of the listed treatments?</p>

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c	Rear Elevation Articulation. No rear elevation shall run in a continuous plane of more than twenty (20) feet on any specific story without at least (1) of the following treatments: i. Change in color and/or material ii. Window iii. Entry door iv. Patio, deck, or balcony v. Attached trellis or pergola vi. Recess or projection of at least two (2) feet in depth and four (4) feet in width	<u>Guidelines - Window, Door, and Trim (See 1b)</u>			Should no rear elevation articulation run in a continuous plane of more than twenty (20) feet on any specific story without at least (1) of the specified treatments?
d	Materials. i. Materials used for all elements of building exteriors (excluding roofs) shall be limited to three (3) different materials. ii. The applicant shall refer to the list of prohibited materials established by the Community Development Department from use on building exteriors. The list may be amended from time to time to accommodate new materials and colors.	<u>Guidelines: Window, Door, and Trim (See 1b)</u>  <u>Section 17.58.020.B.18 (Improvements Exempt from AR) Replacement of exterior siding in the R-1 district with stucco, wood, wood shingle, vinyl or fiber cement siding, except that <b>changes of siding on Eichler style houses as determined by the community development director</b> shall require an architectural review permit.</u>		Eichler guidelines to be discussed at a future Study Session.  An example of a material that would not allowed is vinyl siding.	
e	Color. Primary elevation walls and garage doors are prohibited from using primary colors and secondary primary colors on all elevations. Accent features and trim are exempt.	<u>Section 17.58.020.B.2 lists repainting and restaining as an improvement that is exempt.</u>  <u>Section 17.58.020.C list the following painting as prohibited:</u> <u>1. Repainting or restaining which uses a bright pastel, fluorescent, or a primary color or a color out of character with existing colors used in the neighborhood;</u> <u>2. Repainting or restaining which uses murals, multi-colored patterns, or similar features.</u>		Standards will include definition of primary colors.	
<b>2</b>	<b>Roofs.</b>				

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a	<p>Articulation. Roof surfaces on new houses that face a public or private street and are wider than 30 feet shall be vertically articulated at least once every 30 feet on at least one of the stories with at least one of the following techniques:</p> <ul style="list-style-type: none"> <li>i. A change in height of at least four (4) feet.</li> <li>ii. A roof dormer</li> <li>iii. A change in roof orientation</li> <li>iv. A change in roof form that projects at least two (2) feet above the main roofline.</li> <li>v. Openings in the roof, such as openings with exposed rafters.</li> </ul>			<p>Eichlers will have different standards. Some existing house designs do not comply.</p>	<p>Is this requirement too difficult for the smaller lots in Foster City?</p>
b	<p>Roof Pitch. Roof pitch shall be consistent on all pitched roof sections.</p>				<p>Should there be an allowance for small deviations in roof pitch?</p>
c	<p>Materials and colors. For all roofs, the Community Development Department shall establish a list of approved roof materials and colors. The list may be amended from time to time to accommodate new materials and colors.</p> <p>The roof material on a single structure shall match on all sides.</p>	<p>Reroof Policy P-10-23 (Reroof Policy) only notes "Proposed materials and colors for reroofing requests must be compatible with the basic architectural character and style of the house and the surrounding neighborhood.</p>		<p>Sometimes it is not possible to match an older roof material.</p> <p>Owners have requested a different material for additions where the difference might not be apparent.</p>	<p>Should the City allow the roof material for an addition to be different than the existing roof material in any circumstances?</p>
<b>3</b>	<b>Garage size, location, articulation, and style</b>				
a	<p>Garage Frontage.</p> <p>Where a garage is located facing the front yard and the lot width is sixty (60) feet or less, the garage frontage including the door width and space between multiple doors shall not exceed fifty (50) percent of the width of the front façade of the building. For lots wider than sixty (60) feet, the garage facade including the door shall not exceed forty (40) percent of the front facade of the building.</p>				<p>Should the percentage of the front façade taken up by the garage door be limited? If so, is fifty (50) percent appropriate? This will force most 3-car garages to be side entry (e.g. Alden Park).</p>

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b	<p>Size.</p> <p>i. Single car garage. The interior space of a single car garage shall be a minimum of twelve (12) feet by twenty (20) feet and contain an area unobstructed by objects such as mechanical equipment and the door-swing of an entry door of at least ten (10) by eighteen (18) feet.</p> <p>ii. Two-car garage. The interior space of a two-car garage shall be a minimum of twenty (20) feet by twenty (20) feet clear of an area unobstructed by objects such as mechanical equipment and the door-swing of an entry door.</p>	<p>17.62.060.B.1. Covered off-street parking for one car shall be a minimum of 12 feet in width and 20 feet in depth. Two-car garages or carports shall be a minimum of 20 feet in width and 20 feet in depth of unobstructed area.</p> <p><u>17.04 (Definitions) "Garage" means an accessible and usable covered and completely-enclosed space of not less than ten by twenty feet per vehicle for storage of automobiles. Such garage is to be so located on the lot so as to meet the requirements of this title for an accessory building or, if attached to the main building, to meet all the requirements applicable to the main building. A turning radius of at least twenty-five feet shall be required for any garage where the access does not directly face the street.</u></p>			
c	<p>Facilities including but not limited to mechanical systems and electrical storage batteries may extend up to three (3) feet into the required unobstructed area above a height of 42 inches from the floor.</p>				
d	<p>Location.</p> <p>The street facing garage shall be a minimum of 20 feet from the front property line unless otherwise permitted within a planned development (PD) district or by Section 17.54.070.</p> <p>Side-entry garage shall provide at least twenty (20) feet from the nearest point of entry from the public ROW or private to the nearest point of the garage entrance unless otherwise permitted within a planned development (PD) district or by Section 17.54.070.</p>	<p>Section 17.54.070 allows smaller setbacks in areas developed with smaller setbacks prior to incorporation.</p>		<p>Section 17.54.070 allows smaller setbacks in areas developed with smaller setbacks prior to incorporation.</p> <p>Consideration of setbacks and yards will be reviewed at a future study session.</p>	
e	<p>Garage opening size. The primary garage entry/doors shall be sized as follows:</p> <p>i. Single car or tandem garage shall have a minimum opening width of eight (8) feet and a maximum opening width of nine (9) feet.</p> <p>ii. Two car (side-by-side) garage shall have a minimum opening width of sixteen (16) feet and a maximum opening width of eighteen (18) feet.</p>				

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f	<p>Articulation.</p> <p>i. Garages shall incorporate either a recess of at least twelve (12) inches from the surrounding wall plane or an overhang at least twelve (12) inches deep.</p> <p>ii. Side entry garages shall incorporate at least one of the following along the street frontage:                      -Landscaping with a mature height of at least twenty-four (24)</p>				Should articulation be required for the street-facing wall of side entry garages?
g	<p>Style. All garages, either attached or detached, shall match the architectural style of the primary residence including but not limited to roof pitch, color, and materials.</p>				
<b>4</b>	<b>Principal Entry. Primary entries shall be consistent with the following:</b>				
a	<p>Principal entries shall be defined by at least one of the following elements:</p> <p>i. Articulated with a roof form that projects from the front elevation at least three (3) feet.</p> <p>ii. A covered porch with a minimum three (3) foot depth and four (4) foot width.</p> <p>iii. Recessed entry of at least three (3) feet in depth and four (4) feet</p>			Foster City has many homes with courtyard entries instead of a covered porch or recessed entry.	
b	Any Architectural feature associated with a primary entryway that projects into yards shall comply with the requirements of Chapter 17.54.				
<b>5</b>	<b>Balconies.</b> All balconies are subject to the development standards of this chapter and the following:			Definition needed for balcony.	
a	Balconies shall not be located on any elevation facing a side yard unless there is a separation from the edge of the balcony to the nearest wall plane of the adjacent home of not less than twenty (25) feet.				Should Juliette balconies be allowed on any side elevation or only allowed if there's a minimum setback of 25' to adjacent house?
b	Projecting balconies located on rear elevations shall not be closer than fifteen (15) feet to the property line which it faces.				Is there a need to establish a minimum size for balconies?
c	Projecting balconies located on rear elevations shall not be closer than fifteen (15) feet to the property line which it faces.				
<b>6</b>	<b>Windows. All windows are subject to the following standards:</b>				

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a	<p>Windows. For all homes, windows shall match in terms of color and materials, window type and style, and the use of grids, except as modified below:</p> <p>i. On the front elevation and street side elevation of all homes, all windows shall match in terms of color and materials, window type and style.</p> <p>ii. On side (not street facing) and rear elevations, windows shall match in terms of color and materials but may vary with respect to the use of grids and style.</p> <p>Definition of Window Style to include that casement, fixed, and awning styles are interchangeable styles (i.e. can be used on same elevation as slider or hung windows).</p>	<p>Window Replacement Policy: 1st story windows for single-story and two-story homes:</p> <ul style="list-style-type: none"> <li>•On rear elevation only – windows on 1st story may be mixed styles (grids/no grids).</li> <li>•All windows must be of the same type, color, and materials.</li> </ul> <p>2nd story windows:</p> <ul style="list-style-type: none"> <li>•On rear elevation only – all windows shall match in type, style, color and materials</li> </ul> <p>If a sliding glass or French door is replaced, its design type and style, color, materials, and use of grids shall conform to the window requirements of this policy.</p> <p><u>AR &amp; Solar Guidelines (Windows, Doors &amp; Trim) 1. Complement the architectural style, character and proportions of the existing home.</u></p>	<p>How important is it that windows and patio doors on the same elevation match?</p> <p>30% very 33% somewhat 30% not 7% other</p>	<p>Proposed standard focuses on front and street-facing side elevations for windows to match in all aspects but would require matching material and color but allow a mix of grids/no grids and/or opening styles on side and rear elevations. If style is required to match, it is often difficult for small windows to match other sliders.</p> <p>Add definition of window style, including that casement, fixed, and awning styles are interchangeable.</p>	<p>Should the requirement for the use of grids and style (e.g., slider vs casement vs double-hung) to match apply to all windows on a given elevation? Or only the front and street-facing sides?</p>
b	<p>Front and street-side elevation window articulation. Windows located on the front elevation facing the street shall be articulated with at least one of the following details:</p> <ol style="list-style-type: none"> <li>1) Frames or trims. Window frames or trim shall fully wrap the perimeter of the window and be a minimum of two (2) inches in width. Segments of window frames around the perimeter may vary in width to match the architectural style of the home.</li> <li>2) Sills. Windowsills shall project out from the wall plane a minimum of one (1) inch.</li> <li>3) Shutters. Shutters shall be sized to cover one hundred (100) to one hundred fifty (150) percent of the window and match the exact window shape.</li> </ol>			<p>Some more modern styles have very plain window treatment with narrow frames and no trim.</p>	<p>Should there be requirements for front and street-side elevation window articulation?</p>
c	<p>Window projections. Windows that project from the wall plane of any elevation are subject to the following standards:</p> <ol style="list-style-type: none"> <li>1) Windows that extend to the floor/ground shall count as floor area and lot coverage and shall not extend into the required setback.</li> <li>2) Windows that do not extend to the floor/ground shall be considered an architectural feature and may extend into the required setback in conformance with Chapter 17.54 Yards.</li> </ol>				
<b>7</b>	<b>Awnings.</b>				
a	<p>Location and extension from wall.</p> <p>i. Retractable awnings are prohibited in front yards and shall only be located in the side and rear yards.</p> <p>ii. Fixed-in-place awnings are prohibited in front yards and shall only be located in the side and rear yards, and may only extend five (5) feet or less from the wall.</p>	<p>Per Awning Policy: Fixed awnings are allowed to extend no more than 5' from building wall. No limitations for retractable. Rear and side yards only (not allowed in front yards).</p>			

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	<p>b Awning housing or support structures.</p> <p>i. Retractable awning shall be flush mounted on a wall and painted to match the wall color, or flush mounted low on the first-floor roof near the roof edge, or along the first-floor eave.</p> <p>ii. Fixed-in-place awnings shall be flush mounted on a wall and completely hidden within or under the awning.</p> <p>iii. Dimensions and shape for all awnings shall be approved by the community development director.</p> <p>iv. Awning materials shall be non-glare and subject to review by the Fire Marshall.</p> <p>v. Colors for retractable awnings shall be solid colors only that match the color of the home; no stripes or patterns; no lettering, symbols, graphics, or logos. Awning housing shall be painted to match the color of the adjacent wall or roof material on which it is mounted.</p> <p>vi. Colors for fixed-in-place awnings shall be solid colors only that match the color of the home; no stripes or patterns; no lettering, symbols, graphics, or logos.</p>	<p><b>Guidelines:</b> Balconies, decks, covered porches, decorative shingles, bracketed eaves, columns, balustrades, towers, turrets, skylights, and arches are among the details to be considered. All features and details should be in proportion with the building. The use of historic details on contemporary structures would only be included where they are appropriate to the building design.</p> <p><b>Use of metal, canvas, fiberglass or plastic awnings are not appropriate.</b></p> <p>Resolution 2001-113 - Awning Policy list approvable material that includes <b>Non-glare fabric materials; Fire Marshal to determine whether material is safe for use on awnings.</b></p>			
<b>8</b>	<b>Gutters, downspouts, and flashings.</b>				
	<p>a All gutters, downspouts, and flashings shall be painted to match the adjacent eave and/or wall surface.</p>	<p><b>Guidelines (Architectural Design):</b> All vents, gutters and downspouts, louvers, exposed flashing, pipes, vents, tanks, overhead doors, and doors should be treated as architectural design elements and painted to coordinate with the color scheme of the building.</p>			
	<p>b Copper gutters, downspouts, and flashings shall be permitted to remain unpainted and weather over time to create a natural patina finish.</p>	<p><b>Policy P-03-001 (Copper Gutters, Downspouts, Flashing Policy)</b> Copper gutters, downspouts and flashings will be allowed to remain unpainted so that they can weather naturally.</p>		<p>Existing policy: Copper gutters, downspouts, and flashings are allowed to remain unfinished (painted) so that they may weather naturally.</p>	

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<p><b>17.13.05 B.9</b></p>	<p><b>Accessory structures.</b> This section shall apply to structures that are six (6) feet or taller in height, including but not limited to garages, carports, sheds, workshops, gazebos, trellises, and covered patios, that are detached from and accessory to the main building on the site and decks that are over eighteen inches in height.</p> <p>A detached accessory building may only be constructed on a lot on which there is a permitted main building to which the accessory building is related or on an adjacent lot under the same ownership.</p>	<p>Chapter 17.50: detached accessory structures lower than the fence line are exempt except structures on waterfront property which are visible from the public waterway. Flagpoles not to exceed a height of 15 feet are exempt.</p> <p><b>Section 17.58.020.B.20</b> (Improvement Exempt from AR) Children’s play structures located in a side or rear yard, with a maximum height of eight feet, set back a minimum of five feet from any property line and located behind a minimum five-foot-tall fence with no electrical outlets or lights.</p> <p><b>Chapter 17.52</b> allows fences to have a maximum height of 7’ (6’ solid and 1’ of lattice. Currently accessory structures can be exempt from AR if they are lower than the fence line.</p> <p><b>Section 17.58.020.B.11 (Exempt from AR) and Section 17.50.020.C.4</b> allows 15’ flag pole except as approved by an AR. No limitation on location (allowed in front yard).</p>	<p>Regarding current regulations for accessory structures: 49%: needs improvement 37% support existing regulations 6% other</p>	<p>Structures less than six feet in height, such as outdoor kitchens or play structures, don't impact neighbors.</p> <p>Recommend regulating all structures taller than six feet and decks taller than 18 inches.</p>	<p>Should there be separate regulations for play structures? Retain exemption for play structures up to a maximum height of eight (8) feet?</p> <p>Should all detached accessory structures less than six (6’) in height be exempt? Should this be changed to seven (7) feet because fences are allowed to be six (6) feet plus one (1) foot of lattice?</p> <p>Should the 15’ exemption for flag poles remain? Should taller flag poles be exempt?</p>
	<p><b>Location.</b> Accessory structures that are six (6) feet or taller in height shall be located in the rear half of the lot.</p>	<p>Per 17.50 detached accessory structure shall be located in the rear half of the lot. A detached trellis may be located in the front yard set back 20’ from the front property line and not located adjacent to a fence that is more than 40" in height.</p>			<p>Should this existing requirement limiting all detached accessory structures that are six (6) feet or taller to the rear half of the lot be changed?</p> <p>Should the accessory structures that are seven (7) feet in height be exempt if they are five (5) feet from the property line since one (1) foot of lattice is allowed on top of a six (6) foot fence?</p> <p>Should a detached arbor/trellis be allowed in the front yard?</p> <p>How should temporary structures like pop-up canopies be addressed? Should they be prohibited in the front yard?</p> <p>Should the requirement for an accessory structure to be located on the rear half of the lot be retained?</p>

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	<p><b>Setbacks.</b> Accessory structures taller than six (6) feet in height shall be set back:</p> <p>i. A minimum of four (4) feet from any rear or non-street side property line.</p> <p>ii. A minimum of ten (10) feet from a street side property line.</p> <p>lii. A minimum of five (5) feet from the primary dwelling.</p> <p>iv. Accessory structures more than 120 square feet and/or including plumbing and/or wood burning appliances in size shall conform to any building code requirements.</p>	<p>Per 17.50 Setbacks: 5' to side or rear lot line; for corner lot shall not project beyond the required side yard or the front yard required or existing on the adjacent lot. A detached accessory structure shall be at least 10' from any dwelling.</p> <p><b>Section 17.54.090</b> (Side Yards on Corner Lots) In any district on any corner lot, the side yard on the street side of such corner lot shall not be less than fifty percent of the minimum front yard required on the contiguous lot to the rear.</p> <p><b>Section 17.52.030.C</b> (Sight Visibility for Rear Yards that Abut a Driveway). This code requires a sight visibility triangle for fences that are located in a side or rear yard that abut an adjacent drive way (typically to the rear) to allow a 10' x 20' sight triangle to allow visibility for a vehicle coming out of the adjacent driveway. Staff has not allowed an accessory structure within this location to be consistent with the safety requirement.</p> <p>Chapter 17.50 also has a coverage limit that all accessory building or structures higher than the fence line shall not occupy more than 30% of the required rear yard.</p>		<p>The existing requirement for a 10' setback to the primary dwelling is difficult on many lots. Recommend changing to 5'.</p> <p>Recommend changing side &amp; rear yard setback from 5' to 4', consistent with ADUs. Leave them excluded from street side setback.</p> <p>The Building Code has additional requirements for setbacks to certain items, such as wood-burning appliances or gas.</p>	<p>Should the setback to the primary dwelling be changed from ten (10) feet to five (5) feet?</p> <p>Should the setback be reduced to the side and rear property lines from 5' to 4'?</p> <p>Should accessory structures continue to be excluded from the street side setback?</p>
	<p><b>Coverage.</b> Accessory structures higher than the fence line shall be included in the calculation of maximum lot coverage and shall not occupy more than 30 percent of the required rear yard.</p>	<p>Chapter 17.50 also has a coverage limit that all accessory building or structures higher than the fence line shall not occupy more than 30% of the required rear yard.</p>		<p>Having just the 50% lot coverage maximum may be sufficient rather than additional restriction of 30% of the required rear yard.</p> <p>Projections into yards will be discussed at a future study session.</p>	<p>Is a separate 30% accessory structure coverage limit for the rear yard needed in addition to the 50% lot coverage limit?</p>
	<p><b>Height.</b> The maximum allowable height of accessory structures is ten (10) feet.</p>	<p>Guidelines limit gazebos to nine (9) feet in height with an additional 12 inches permitted for trim.</p>		<p>Some cities allow height of 9' to plate and 12-16' overall height.</p>	<p>Should the maximum height of nine (9) feet plus twelve (12) inches for trim be increased to ten (10) feet?</p>
	<p><b>Materials.</b></p>	<p>Guidelines require high quality, natural materials and to duplicate the colors, materials and detailing of the existing home.</p>		<p>Current requirements for high quality, natural materials and to duplicate colors and materials of the house preclude the use of many pre-fab or kits available.</p>	<p>Should more materials be allowed so that people can use "store-bought" sheds, etc.?</p> <p>Are there any materials that should not be allowed?</p>

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	<p><b>Plumbing.</b> Plumbing to detached accessory structures shall be limited to a cold and hot water and gas in conformance with building code requirements.</p>	17.50.020 limits plumbing to cold water only.		For outdoor kitchens, many owners request gas and hot/cold water.	
	<p><b>Decks and patios.</b></p>			Waterfront decks to be addressed in a future Study Session.	
a	Decks and patios that are raised eighteen (18) inches and higher shall maintain a minimum setback of twenty-four (24) inches from perimeter fencing/walls to allow a landscaped area for a privacy screen. Decks and patios that are raised three (3) feet and higher shall require a minimum five (5) foot setback.	<p><b>Section 17.50.020.D (Decks)</b> 1. Any deck which is raised above grade shall maintain a minimum setback of two feet from any property line. 2. Decks less than eighteen inches from the grade at all points are exempt from setback, coverage, and architectural review requirements pursuant to Section 17.58.020(B), provided they maintain a minimum setback of five feet from any property line.</p>			
b	Decks and patios taller than twelve (12) inches from grade shall provide skirting to screen off-site views of the underside of the structure unless located within a yard fully enclosed by a fence at least six (6) feet in height.	Guidelines require decks taller than 12" to provide skirting to screen off-site views of the underside.		Skirting isn't necessary if the deck can't be seen from off-site.	
c	Decks and patios shall have a vertical rise of no more than eighteen (18) inches within any horizontal distance of six (6) feet.	Guidelines require decks on <b>waterfront</b> properties to have a vertical rise of no more than 18 inches within any horizontal distance of six feet.		<p>This may not work for split level houses.</p> <p>Waterfront decks and patios will be discussed at a future study session.</p>	Should the limitation of a vertical rise within a horizontal distance of six feet only apply to waterfront decks?