

Section or Topic	Proposed Standard	Existing Standard or Guideline	Feedback from Survey or PC Study Session	Staff/UPP Comments	Questions for PC
Definitions	Building, accessory. "Accessory building" or accessory structure means a building on the same property as the main building, but its use is secondary and incidental to the use of the main building.				
Definitions	Building, main. "Main building" means the building containing the primary use of the lot and is not an accessory building.			Main building is used in several chapters, but never defined.	
Definitions		"Yard" means an open space other than a court on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward, except as otherwise permitted in this title.		No changes proposed.	
Definitions	Yard, Front. "Front yard" means a yard extending across the front full width of the lot between the side lines and measured from the front property line of the lot to the main wall of the main building closest to the street or main wall of any covered porch; provided that if any building line or official plan line has been established for the street upon which the lot faces, then such measurement shall be taken from such building line or official plan line to the main building. The front yard shall include all the yard area between the main building and the front property line of the lot.	Yard, Front. "Front yard" means a yard extending across the front of the lot between the side lines and measured from the front property line of the lot to the main wall of the building or main wall of any covered porch; provided that if any building line or official plan line has been established for the street upon which the lot faces, then such measurement shall be taken from such building line or official plan line to the building. The front yard shall include all the yard area between the building and the front property line of the lot.		For the definition of "front yard," the main wall of the building could be more clearly defined to include the principal entry as it leads to multiple conflicting interpretations. For oddly shaped lots and flag lots, it is sometimes difficult to determine the front yard.	Should the definition of "rear yard" include that it is the farthest from the street?
Definitions	Yard, Rear. "Rear yard" means a yard extending across the full width of the lot farthest from the street and measured between the rear line of the lot and the nearest line of the main wall of the main building.	Yard, Rear. "Rear yard" means a yard extending across the full width of the lot and measured between the rear line of the lot and the nearest line of the main wall of the main building.		The current definition of a rear yard is unclear and subjective, leading to multiple conflicting interpretations, especially for irregularly shaped lots.	
Definitions	Yard, Required. "Required yard" means the portion of the yard that is required to be unobstructed from the ground upwards to meet the required setback.			This allows a distinction between what is allowed/prohibited in the entire yard, such as mechanical equipment in the front yard, vs only things allowed/prohibited in the required yard, such as projections into a required yard.	Should the definition of "required yard" be added to clarify the yard required by setbacks vs the yard area between the house and the property line?
Definitions	Yard, Side. "Side yard" means a yard between the side line of the lot and the nearest line of the main wall of the main building and extending from the front yard of the lot to the rear yard.	Yard, Side. "Side yard" means a yard between the side line of the lot and the nearest line of the main wall of the building and extending from the front yard of the lot to the rear yard.			
Definitions	"Flag lot" is a lot with access to a public or private street by a strip of land not more more than 30 feet in width at the widest point and at least 30 feet in length, and the largest portion of the lot is situated behind adjoining lots which front on a public or private street.				

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Determining Yards Irregular Lots	For lots with more than four (4) lot lines, the front and rear yards shall be as defined by Chapter 17.04 and yards that are not the front yard and not the rear yard shall be considered side yards unless shown to be otherwise on the original building permit plans.			This approach is consistent with most or all original site plans on file.	On lots with more than 4 lot lines, should all the yards that are not front or rear yards be considered side yards?
Determining Yards Irregular Lots	On a flag lot the front and rear yards shall be as defined in Chapter 17.04, with the front yard being the portion closest to the street. All yards other than the front and rear yards shall be considered side yards unless shown to be otherwise on the original building permit plans.			This appears to be consistent with most flag lot site plans on file. If defined this way, flag vs wedge doesn't make any difference for determining yards.	Should the front yard on flag lots be the access strip to the larger portion of the lot?
Projections into Yards	<p>17.54.010 Projections into yards—Architectural features. Architectural features on the main building, such as bay windows, cornices, eaves and canopies, may extend into the required yard subject to the following:</p> <p>May not extend closer than three feet to any side lot line. Eaves and canopies</p> <p>a. Architectural features such as bay windows, fireplace chimneys, cornices, eaves, trellis, open or covered porches, may extend a maximum of two feet into the any required side yard and five (5) feet into any required front or rear yard.</p> <p>b. An attached trellis may extend a maximum of four feet from the main building may extend a maximum of four feet into the required front yard setback but must be set back a minimum of ten feet from the front property line, shall be in proportion to the width and height of the wall to which it is attached, and shall be constructed of wood.</p> <p>c. Fireplaces, not exceeding six feet in breadth, may extend not closer than three feet to any side lot line.</p> <p>b. Notwithstanding the provisions above, where any setback conflicts with the California Building Code, the more restrictive shall apply.</p> <p>c. See also Section XX regarding attached accessory structures.</p>	<p>17.54.010 Projections into yards—Architectural features. Architectural features on the main building, such as cornices, eaves and canopies, may not extend closer than three feet to any side lot line. Eaves and canopies may extend a maximum of two feet into the required front or rear yard. An attached trellis may extend a maximum of four feet from the main building, may extend a maximum of four feet into the required front yard setback but must be set back a minimum of ten feet from the front property line, shall be in proportion to the width and height of the wall to which it is attached, and shall be constructed of wood. Fireplaces, not exceeding six feet in breadth, may extend not closer than three feet to any side lot line.</p>		Setbacks for projections are simplified instead of different requirements for different features. "Shall be in proportion" for the attached trellis is subjective.	Should the provisions for projections of eaves, etc. into yards be simplified?
Projections into Yards	<p>17.54.020 Projections into yards—Open porches or outside stairways, projecting balconies.</p> <p>a. Open, uncovered, landing places or outside stairways may extend a maximum of two (2) feet into any required side yard and five (5) feet into any required front or rear yard, provided they do not exceed six (6) feet in height (excluding railings) above ground level project not closer than four feet to any side lot line, and not exceeding six feet into any required rear yard.</p> <p>b. Projecting balconies located on rear elevations my extend a maximum of five (5) feet into the require rear yard.</p> <p>c. Requirements for decks are contained in Section 17.50.020(D).</p>	<p>17.54.020 Projections into yards—Open porches or outside stairways.</p> <p>Open, uncovered, landing places or outside stairways may project not closer than four feet to any side lot line, and not exceeding six feet into any required rear yard. Requirements for decks are contained in Section 17.50.020(D).</p>		Proposed change simplifies the setbacks, is more consistent with setbacks for other projections, and includes a height limit to preclude outside stairways to second floors.	Should the provisions for projections of open porches or outside stairways into yards be simplified and preclude outside stairways to second floors?

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17.54.040	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.	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.	Discussed at 4/17/25 PCSS.	No changes proposed. Expanded side setback for side entry makes it easier to find the principal entry.	
17.54.090	17.54.090 Side yards on corner lots. In any district on On any corner lot, the side yard on the street side of such corner lot shall not be ten (10) feet less than fifty percent of the minimum front yard required on the contiguous lot to the rear.	17.54.090 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.		Will move out of 17.54 Yards to 17.12 R-1, and 17.14 R-2. New language is simpler with the same result. The current wording doesn't make sense for street side yards that abut another street side yard. Will expand table in 17.12.040 Area, bulk, yard and height regulations - to include "Street Side" yard requirement of 10 feet.	Should the street side yard for corner lots be changed to 10 feet regardless of the orientation of the lot behind?
17.54.050	17.54.050 Distances between buildings. Dwelling groups shall be constructed so that the following minimum distances are provided: A. The sum of the height of any two adjacent buildings, divided by two, but in no case less than twenty feet between the main buildings; B. Minimum of fifteen feet between the side yard line and access side of single row dwelling groups.	17.54.050 Distances between buildings. Dwelling groups shall be constructed so that the following minimum distances are provided: A. The sum of the height of any two adjacent buildings, divided by two, but in no case less than twenty feet between the main buildings; B. Minimum of fifteen feet between the side yard line and access side of single row dwelling groups.		This requirement is not needed for SF ODDS and is already covered for Multi-Family ODDS in Chapter 17.93.	
17.54.060	17.54.060 Measurement from plan line. Whenever an official plan line has been established for any street or proposed street, yards required by this title shall be measured from such plan line and in no case shall the provisions of this title be construed as permitting any encroachment upon any official plan line.	17.54.060 Measurement from plan line. Whenever an official plan line has been established for any street or proposed street, yards required by this title shall be measured from such plan line and in no case shall the provisions of this title be construed as permitting any encroachment upon any official plan line.		Plan lines have not been used in Foster City.	
Vision Triangles	Vision triangles. No accessory structure or other obstruction more than 40 inches in height shall be located in the corner vision triangles of corner lots established in Section 17.52.030.			Staff suggested adding a new section to our code that prohibits any structures from encroaching into the sight visibility triangle, extending beyond fences, walls, and hedges.	
Front Setback in Previously Developed Areas	17.54.070 Front setback in previously-developed areas. In any “R” district, where four or more lots in a block have been improved with buildings at the time of the passage of the ordinance codified in this title (not including accessory buildings), the minimum required front setback shall be the average of the improved lots, if the setback is less than the stated requirements of the districts. Where the existing front yard is less than the stated requirements of the R-1 zoning district, the required front yard shall be the average depth of the front yards on the improved lots adjoining the side lines of the subject lot.	17.54.070 Setback in previously-developed areas. In any “R” district, where four or more lots in a block have been improved with buildings at the time of the passage of the ordinance codified in this title (not including accessory buildings), the minimum required front setback shall be the average of the improved lots, if the setback is less than the stated requirements of the districts.		This section allows streets developed with smaller front setbacks to maintain those setbacks without being considered legal nonconforming. Move to R-1	

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17.54.080.A	<p>17.54.080 Setback reductions and encroachments: A. The planning commission may, by use permit, grant a reduction of the front yard setback to not less than five feet upon an application including not less than five contiguous lots; provided, that at least one uncovered off-street parking space is provided in addition to each off-street parking space required by Chapter 17.62 for each lot having a setback of less than twenty feet.</p>	<p>17.54.080 Setback reductions and encroachments. A. The planning commission may, by use permit, grant a reduction of the front yard setback to not less than five feet upon an application including not less than five contiguous lots; provided, that at least one uncovered off-street parking space is provided in addition to each off-street parking space required by Chapter 17.62 for each lot having a setback of less than twenty feet.</p>		<p>A wholesale new setback reduction for five or more contiguous lots would significantly change the character of the street - recommend deleting this section.</p>	
Detached Accessory Structures in Front Yard	<p>17.54.020.C.1.c. The only detached accessory buildings or structures allowed within the front yard shall be a trellis that is set back a minimum of twenty feet from the front property line and not more than twelve (12) square feet in area located parallel to and adjacent to a fence that is more than forty inches in height.</p>	<p>17.54.020.C.1.c. The only detached accessory buildings or structures allowed within the front yard shall be a trellis that is set back a minimum of twenty feet from the front property line and located parallel to and adjacent to a fence that is more than forty inches in height.</p>			<p>Should only one trellis be allowed? Should the size be limited to 12 square feet? Should the trellis be required to be set back a minimum of 20 feet?</p>
Mechanical Equipment in Yards	<p>B. Mechanical equipment such as The community development director shall have the discretion to allow an encroachment into the usually required five-foot side yard setback by up to two feet to allow the placement of air conditioning condenser units, heat pumps, water heaters, or other mechanical/plumbing equipment may be located in side or rear yards when: (1) The equipment is located behind and lower than a fence or wall the walls of the houses sharing a common side yard property line are a minimum of fifteen feet apart; and (2) The equipment is set back a minimum of two (2) feet from the property line; (3) The noise levels produced by the mechanical unit are in compliance with the provisions of subsection B, Noise Limits (Table 1) of Section 17.68.030, Noise, of Chapter 17.68, General Performance Standards; and (4) The mechanical unit is in compliance with Building Code requirements, including but not limited to setbacks. Air conditioning condenser units placed less than five feet from a side property line in accordance with this section shall require an architectural review permit consistent with the provisions of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code.</p>	<p>B. The community development director shall have the discretion to allow an encroachment into the usually required five-foot side yard setback by up to two feet to allow the placement of air conditioning condenser units in side yards when: (1) the walls of the houses sharing a common side yard property line are a minimum of fifteen feet apart; and (2) the noise levels produced by the air conditioning condenser unit are in compliance with the provisions of subsection B, Noise Limits (Table 1) of Section 17.68.030, Noise, of Chapter 17.68, General Performance Standard. . Air conditioning condenser units placed less than five feet from a side property line in accordance with this section shall require an architectural review permit consistent with the provisions of Chapter 17.58, Architectural Control and Supervision, of the Foster City Municipal Code.</p>		<p>Examples from other cities: Los Altos: Ch. 11.14. If taller than 18 inches, must be located at least 5 feet from any property line and screened from public view. The equipment must also comply with noise regulations, according to the city code EPA: Section 18.22.040: screened from public ROW or public property; screening with fences, walls, hedges or other methods approved Arcadia: either painted to match the structure, appropriately screened from view, or integrated into the floor plan of the structure. Appurtenant equipment, plumbing and related solar energy fixtures shall comply with the setback requirements of the applicable zone and shall be screened from public view.</p>	

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Attached Accessory Structures	<p>Projections into yards—Patio covers: Attached accessory structures.</p> <p>A. An accessory structure is considered attached if any component of the structure is within 12 inches of the primary dwelling.</p> <p>B. All attached accessory structures shall comply with setback and other requirements for the main building, except that a patio cover unenclosed on at least two sides to serve the ground floor shall be allowed to extend into the required rear yard area, provided that:</p> <p>i. The size of the patio cover shall not exceed fifty percent of the rear yard area measured from the rear of the main structure to the rear property line; and</p> <p>ii. provided that such Such patio cover shall not extend more than twenty feet from the rear of the main structure and</p> <p>iii. provided that a A minimum rear yard-setback of five (5) feet from the rear property line shall be maintained.</p>	<p>17.54.030 Projections into yards—Patio covers.</p> <p>A. A patio cover unenclosed on at least two sides to serve the ground floor shall be allowed to extend into the rear yard area, provided that the size of the patio cover shall not exceed fifty percent of the rear yard area measured from the rear of the main structure to the rear property line; provided that such patio cover shall not extend more than twenty feet from the rear of the main structure and provided that a minimum rear yard setback of five feet shall be maintained.</p>	<p>Freestanding patio covers should be allowed.</p>	<p>This would allow a freestanding patio cover/pergola to be structurally independent but not have to meet the 5' separation requirement that applies to detached accessory structures.</p> <p>The existing prohibition on gas plumbing prevents outdoor BBQs and outdoor kitchens. This section would be moved from Chapter 17.54 Yards to Chapter 17.50 Accessory Buildings and Uses.</p>	
Attached Accessory Structures	<p>C. All patio covers attached accessory structures shall maintain the following standards:</p> <p>1. No use of any structure extending into the rear yard area shall be permitted above the first floor.</p> <p>2. No patio cover attached accessory structure shall be enclosed to form a living or storage area when used as a portion of the rear yard setback requirements unless it complies with all requirements and standards for a room addition.</p> <p>3. The only plumbing facilities to be permitted on any patio area shall be a cold water faucet and drain, gas for cooking, and rainwater runoff disposal plumbing, and there shall be no other plumbing of any kind.</p> <p>4. Ingress and egress shall be directly from the living unit which the patio is designed to serve.</p> <p>5. The requirements for attached accessory buildings and structures contained in Chapter 17.50 shall be met.</p>	<p>B. All patio covers shall maintain the following standards:</p> <p>1. No use of any structure extending into the rear yard area shall be permitted above the first floor.</p> <p>2. No patio cover shall be enclosed to form a living or storage area when used as a portion of the rear yard setback requirements.</p> <p>3. The only plumbing facilities to be permitted on any patio area shall be a cold water faucet and drain, and rainwater runoff disposal plumbing, and there shall be no other plumbing of any kind.</p> <p>4. Ingress and egress shall be directly from the living unit which the patio is designed to serve.</p> <p>5. The requirements for attached accessory buildings and structures contained in Chapter 17.50 shall be met.</p>			

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<p>Landscaping & Lighting</p> <p>Front Yard Paving</p>	<p>Paving.</p> <p>i. Front yard paving shall maintain a minimum setback of two (2) feet from any side property line.</p> <p>ii. Where the garage entry faces the street, front yard paving (including the driveway) shall not exceed sixty-five (65) percent of the total front yard area.</p> <p>iii. For side entry garages, the area between the side of the garage facing the street and the front property line parallel to the street shall be entirely landscaped.</p>	<p>Same standards in Architectural and Solar Guidelines</p>	<p>Survey: 65% paving limit is: too high: 32% just right: 51% too low: 2%</p>		<p>Should the existing 65% front yard paving limit for front entry garages be moved from ASGL to Title 17?</p>
<p>Landscaping</p>	<p>Landscaping.</p> <p>i. All portions of front yards, except those occupied by walkways and allowable motor vehicle parking and storage areas, shall be landscaped according to the following standards:</p> <p>1) A minimum of one (1) tree with an estimated mature height of at least twelve (12) feet.</p> <p>2) Ground area shall be covered with plantings, mulch, or inorganic ground cover.</p> <p>3) Property shall be maintained in conformance with Chapter 9.52 Property Maintenance.</p>			<p>Climate Action Plan calls for improving tree cover in Program C-L.2.1.3.</p> <p>Xeriscape beauty is subjective. Some with high percentage of inorganics can be attractive - or not.</p> <p>Some cities require: No more than fifty percent (50%) of the front and street side yard areas shall be paved with hardscape materials (concrete, pavers, etc.), excluding the required driveway to the garage and walkway from the driveway to the residence entry.</p>	<p>Should there be a maximum front yard coverage by inorganic material? If so, what should it be?</p>
<p>Exterior Lighting</p>	<p>Exterior lighting shall be subject to the following restrictions:</p> <p>a. Light fixtures shall be mounted no higher than the roof eave.</p> <p>b. All lights fixtures mounted more than four feet from grade shall be directed downward.</p> <p>c. A motion-activated light may be used if the beam is directed downwards, shielding the light from reaching adjacent properties.</p> <p>d. No permanently installed outdoor lights that blink, revolve, flash, or change intensity shall be permitted.</p> <p>e. Ground mounted lighting shall be limited to four (4) feet tall.</p> <p>f. Seasonal or holiday lighting shall be limited to sixty (60) days.</p>				<p>Are the proposed standards appropriate?</p> <p>Should string lights be restricted?</p> <p>Should tree lights be restricted?</p>

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Fences, walls and hedges in front yards of noncorner lots.					
17.52.010.A.1		Nonwaterfront Properties: A. Fences. In all residential zoning districts, fences may be permitted in the front yard area of noncorner lots if all of the following conditions are met: 1. The fences does exceed forty inches in height; and a. The fence is constructed of materials shown in Section 17.52.040.		No changes proposed.	
17.52.010.A.2-Front Courtyards	Front yard fences or walls on noncorner lots are allowed to be six feet in height if: a. The fence or wall is set back a minimum of twenty feet from the back of sidewalk; and in all instances placed far enough from the street such that the amount of landscaped area visible from the street is generally consistent with other lots located in the same block; and b. The fence's location does not obstruct pedestrian or vehicular access to the house and does not block the view of the house from the street; and c. The fence's location is not closer to the street than the house's primary front wall nearest to the street from which the fence is extended; and d. The fence is constructed of fifty percent open-air materials shown in Section 17.52.040; and e. The fence's design, location and orientation shall be subject to review and approval by the community development director; and f. c. All items stored or temporarily placed behind the fence shall be lower than the height of the fence. d. Gates to a front courtyard would be subject to existing regulations for front yard fences.	Exception. The fence may increase to six feet in height if: a. The fence is set back a minimum of twenty feet from the back of sidewalk; and in all instances placed far enough from the street such that the amount of landscaped area visible from the street is generally consistent with other lots located in the same block; and b. The fence's location does not obstruct pedestrian or vehicular access to the house and does not block the view of the house from the street; and c. The fence's location is not closer to the street than the house's primary front wall nearest to the street from which the fence is extended; and d. The fence is constructed of fifty percent open-air materials shown in Section 17.52.040; and e. The fence's design, location and orientation shall be subject to review and approval by the community development director; and f. All items stored or temporarily placed behind the fence shall be lower than the height of the fence.		Planning Commission expressed desire to allow front courtyards because they have historically been allowed. Current Policy P-03-2002 states security gates are not subject to 6' fence height limit. The proposed regulation would make them subject to requirements for front yard fences.	Should fences and walls be allowed to create courtyards in the front of the house? If yes: Should 6' height limit be changed to 5'? Should requirement for fence to be 50% open be removed? Should both fences and walls be allowed?
Fences, walls and hedges in side and rear yards of noncorner lots.					
17.52.020.A	17.52.020 Fences, walls and hedges in side and rear yards of noncorner lots. A. Fences—Nonwaterfront Properties. In all residential zoning districts, fences may be permitted in the side or rear yards of noncorner lots if all of the following conditions are met: 1. The fence does not exceed six feet in height; and 2. The fence is constructed of materials shown in Section 17.52.040; and 3. All items stored or temporarily placed behind the fence shall be lower than the height of the fence. 4. Exception: Wood fences not exceeding seven feet in height may be permitted in any side yard area if all fence material above six feet in height consists of wood lattice with a weave that is approximately fifty percent open.	17.52.020 Fences, walls and hedges in side and rear yards of noncorner lots. A. Fences—Nonwaterfront Properties. In all residential zoning districts, fences may be permitted in the side or rear yards of noncorner lots if all of the following conditions are met: 1. The fence does not exceed six feet in height; and 2. The fence is constructed of materials shown in Section 17.52.040; and 3. All items stored or temporarily placed behind the fence shall be lower than the height of the fence. 4. Exception. Wood fences not exceeding seven feet in height may be permitted in any side and rear yard area if all fence material above six feet in height consists of wood lattice with a weave that is approximately fifty percent open.		Minor change proposed to nonwaterfront property side and resr fences to facilitate horizontal fencing with 50% open above 6'. Property owners have proposed privacy screens, but there are no clear regulations for them. They would be considered fences.	
17.52.020.D Fences and Walls - Waterfront Properties - Side Yards of Noncorner Lots.	17.52.020.D Fences and Walls - Waterfront Properties - Side Yards of Noncorner Lots. In all residential zoning districts, fences and walls may be permitted in the side yards of noncorner lots if all of the following conditions are met: 1. The fence or wall does not exceed six feet in height; and 2. The fence or wall is constructed of materials shown in Section 17.52.040; and All items stored or temporarily placed behind the fence or wall shall be lower than the height of the fence or wall. 3. Exception: Wood fences not exceeding seven feet in height may be permitted in any side yard area if all fence material above six feet in height consists of wood lattice with a weave that is approximately fifty percent open.	17.52.020.D Fences and Walls - Waterfront Properties - Side Yards of Noncorner Lots. In all residential zoning districts, fences and walls may be permitted in the side yards of noncorner lots if all of the following conditions are met: 1. The fence or wall does not exceed six feet in height; and 2. The fence or wall is constructed of materials shown in Section 17.52.040; and All items stored or temporarily placed behind the fence or wall shall be lower than the height of the fence or wall. Exception: Wood fences not exceeding seven feet in height may be permitted in any side yard area if all fence material above six feet in height consists of wood lattice iwth a weave that is approximately fifty percent open.		Minor change proposed to nonwaterfront property side and resr fences to facilitate horizontal fencing with 50% open above 6'. No changes proposed to waterfront property side and rear fences on noncorner lots.	

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17.52.030.A-Fences in front yards of corner lots	<p>A. Fences. In all residential zoning districts, fences may be permitted in the front yard area of corner lots if all of the following conditions are met:</p> <p>1. The fence does not exceed forty inches in height; and</p> <p>2. The fence is constructed of materials shown in Section 17.52.040.</p>			Staff suggested adding a maximum height of 40 inches for front yard fences on corner lots.	Should corner lots be allowed to have a front yard fence with a maximum height of 40 inches (same as non-corner lots)?
17.52.030.C.5-Fences in Side Yards	<p>5. Exception. Wood fences not exceeding six feet in height plus 1' open may be permitted in any side yard area of a nonwaterfront corner lot if all fence material above six feet in height is approximately fifty percent open.</p>			Staff suggested adding a maximum height of 6 feet and 1 foot of 50 percent opening fencing for fences on nonwaterfront corner lots.	Should a maximum height of 6 feet and 1 foot of 50 percent open fencing be allowed for side yard fences on non-waterfront corner lots? Should the additional 1' of fence height also be allowed on waterfront corner lots?
<p>General regulations.</p> <p>Fence Materials</p>	<p>C. Materials for construction of permanent fences and walls along property lines shall be limited to the following: redwood, cedar, brick, slumpstone, stucco, plaster, cement, wrought iron, or similar materials as determined by the community development director. Additionally, clear tempered glass or clear Plexiglas shall be allowed on rear and side yards of waterfront properties only. Chain-link and wood or synthetic slats (e.g., vinyl slats) may be allowed for commercial, industrial or institutional uses, depending on location and design.</p>	<p>C. Materials for construction of permanent fences and walls along property lines shall be limited to the following: redwood, cedar, brick, slumpstone, stucco, plaster, cement, wrought iron, or similar materials as determined by the community development director. Additionally, clear tempered glass or clear Plexiglas shall be allowed on rear and side yards of waterfront properties only. Chain-link and wood or synthetic slats (e.g., vinyl slats) may be allowed for commercial, industrial or institutional uses, depending on location and design.</p>			Should the list of allowed and prohibited materials be altered? Should the Community Development Department maintain a list of allowed/prohibited materials? Examples of prohibited materials: barbed wire, electric wire.

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Windscreens		Framing at top of windscreen is aligned with wood trim on house. (ASGL)			
Windscreens		Width of windscreen does not overpower the existing house. (ASGL)			
Windscreens		Design is simple in order to allow windscreen to be as "invisible" as possible. (ASGL)			
Windscreens		Windscreen and the windscreen elements exhibit good proportions. (ASGL)			
Windscreens	<p>A windscreen shall be allowed in a side or rear yard subject to the following:</p> <ul style="list-style-type: none"> a. Windscreens shall be constructed of clear tempered glass or other clear rigid material. b. Windscreens may include a frame not to exceed 6 inches in width. c. Maximum height shall be up to ten (10) feet above grade or above the top of a first floor deck. d. Windscreens shall maintain a setback of at least five (5) feet from any property line or public walkway easement. e. Windscreens shall be limited to two sides, i.e., shall not enclose a space on three or more sides. 		<p>Property owners have proposed privacy screens, but there are no clear regulations for them. Similarly, while there are guidelines for windscreens in the Architectural and Solar Guidelines, the Code lacks specific regulations for windscreens, including standards for height.</p>	<p>Proposed standard allows windscreens in a side or rear yard up to 10' high and set back 5' from property lines.</p>	<p>Should windscreens be required to be set back at least five feet from a property line or public walkway easement?</p> <p>Should there be a limit on the length of a windscreen, i.e., a percentage of a property width?</p> <p>Should windscreens be limited to one or two sides only to prevent creating a room?</p>

Section or Topic	Proposed Standard	Existing Standard or Guideline	Feedback from Survey or PC Study Session	Staff/UPP Comments	Questions for PC
Eichler			Should the City explore guidelines to preserve Eichler-style homes and establish objective design standards? 49% yes 35% no 12% other		
Eichler-Roofs	The shape, pitch, and height of the original roof shall be preserved except that covers over atria may not exceed ten (10) inches of additional height.			The simple roof shape and pitch are essential elements of Eichler design.	Should filling in existing roof openings be prohibited? If so, is a limit of 10 inches for atria covers acceptable?
Eichler-Roofs	If part of the original design, exposed beam ends and overhanging eaves shall be preserved.			The exposed beam ends (rafter tails) and wide overhangs are essential elements of many Eichler designs.	Should overhanging eaves and exposed beam ends be preserved?
Eichler-Roof materials				Some roofing materials, like Foam or membrane roofing on steeper pitches can appear "wavy" or uneven.	Should white be prohibited on roofs that are more than a specified pitch? Should non-original type roofing materials be prohibited?
Eichler-Siding				Using materials that are not characteristic of the Eichler designs can degrade the cohesiveness of the design. Some cities prohibit these materials unless they were part of the original design: Stucco Stone Brick Shingles Synthetic materials	Should some types of siding materials be prohibited unless part of the original design?
Eichler-Windows	Clerestory and transom windows or openings on front facades above carports or garages shall not be infilled.			These window types are essential characteristics of the Eichler designs.	Should clerestory and transom windows on the front façade not be infilled?

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Eichler-Windows	Windows added to the front façade shall match existing front façade windows in terms of type, opening style, frame color, and frame width.				Should windows added to the front façade match existing front façade windows?
Eichler-Windows	The following window styles or treatments are prohibited on front facades: -Shutters -Projecting bay or garden windows -Mullions or divided lites (grids)				Should window styles added to the front facade that are not characteristic of Eichlers be prohibited?
Eichler-Garages and Carports					Should enclosing carports be prohibited?
Eichler-Garages and Carports				Some styles of garage doors can negatively impact the appearance and do not fit with the Eichler style.	Should the style of garage doors be limited, such as prohibiting raised/recessed panel doors, divided windows, curved windows, or diagonal or horizontal siding?
Eichler-Mechanical equipment	Mechanical equipment shall not be roof mounted. Any exterior conduits shall be painted to match the surrounding surface. Conduits or ducts may be located on the roof must be no higher than six (6) inches above the roof surface and on roofs that are less than 2:12 pitch.			Heat pump condensing lines routed on exterior (vertically and horizontally) are a problem because Eichlers have no attic space.	Should there be restrictions on roof-mounted equipment, conduits, and ducts?
Eichler-Other Features				Some cities regulate other features that are not proposed to be regulated in Foster City: maintaining existing garage door openings requiring in-kinds replacement siding front door styles garage door styles and amount of glazing colors sliding glass doors windows	

Section or Topic	Proposed Standard	Existing Standard or Guideline	Feedback from Survey or PC Study Session	Staff/UPP Comments	Questions for PC
Eichler-First Floor Additions	<p>First floor room additions are subject to the following requirements:</p> <ol style="list-style-type: none"> 1. Located in the side or rear of the existing house. 2. Set back a minimum of ten (10) feet from the front facade of the house. 3. Roof form shall duplicate the roof form of the existing house. 4. Height shall be no taller than one story with maximum floor height (to top plate) of eight (8) feet. 5. Shall comply with all other adopted design standards for Eichler houses. 				Are the proposed standards acceptable?
Eichler-Second Floor Additions	<p>Second floor room additions are subject to the following requirements:</p> <ol style="list-style-type: none"> 1. Limited to the rear half of the roof. 2. Cladding shall match the primary material of the existing house. 3. Roof form shall duplicate the roof form of the existing house. 4. Floor height shall be limited (to top plate) of eight (8) feet. 5. Shall comply with all other adopted design standards for Eichler houses. 				Are the proposed standards acceptable?