

17.16.010 Purpose of the residential zoning districts.

A. General. The purpose of the residential zoning districts is to support attractive, safe, and friendly neighborhoods consistent with Capitola’s intimate small-town feel and coastal village charm. [Development](#) within the residential zoning districts will feature high-quality design that enhances the visual character of the community. The mass, scale, and design of new homes shall be compatible with existing homes in neighborhoods and carefully designed to minimize impacts to existing homes. Residential zoning districts contain a range of housing types and community facilities to support diverse and complete neighborhoods with a high quality of life for residents.

B. Specific.

1. Residential Single-Family (R-1) Zoning District. The purpose of the R-1 zoning district is to protect and enhance the unique qualities of individual neighborhoods in Capitola. The R-1 zoning district allows for variation in [development standards](#) based on the existing [development](#) patterns within these neighborhoods. New [development](#) will respect the existing scale, [density](#), and character of neighborhoods to strengthen Capitola’s unique sense of place.

17.74.090 Objective design standards. ADUs

The standards in this section apply to all [accessory dwelling units](#) not approved pursuant to Section [17.74.050](#) (Units subject to limited standards).

Table 17.74-2: Architectural Detail Standards

	Non-Historic Property [1]		Historic Property [1]	
	Attached ADU	Detached ADU	Attached ADU	Detached ADU
Primary Exterior Materials [2]	Same as primary dwelling [3]	No requirement	Same as primary dwelling; or horizontal wood, fiber cement, or board and batten siding or shingles [3]	Horizontal wood, fiber cement, or board and batten siding, or shingles [4]
Window and Door Materials	No requirement		Wood, composite, pre-finished metal with a nonreflective finish	
Window Proportions	No requirement		Windows must be taller than they are wide or match the proportions of the primary dwelling window [5]	

Table 17.74-2: Architectural Detail Standards

	Non-Historic Property [1]		Historic Property [1]	
	Attached ADU	Detached ADU	Attached ADU	Detached ADU
Window Pane Divisions	No requirement		True or simulated divided lights	
Roof Material	Same as primary dwelling [3]	No requirement	Same as primary dwelling [3]	Same as primary dwelling; or architectural composition shingles, clay tile, slate, or nonreflective standing seam metal [3]
Roof Pitch	No requirement	4:12 or greater [6]	No requirement	4:12 or greater [6]

Notes:

[1] “Historic property” means a [designated historic resource](#) or [potential historic resource](#) as defined in Section [17.84.020](#) (Types of historic resources).

[2] Standard does not apply to secondary and accent materials.

[3] “Same as primary dwelling” means the type of material must be the same as the primary dwelling. The size, shape, dimensions, and configuration of individual pieces or elements of the material may differ from the primary dwelling.

[4] If primary dwelling is predominantly stucco, stucco is allowed for the [accessory dwelling unit](#).

[5] Bathroom windows may be horizontally oriented.

[6] If the primary dwelling has a roof pitch shallower than 4:12, the [accessory dwelling unit](#) roof pitch may match the primary dwelling.

17.74.110 Findings. ADUs

B. Findings. To approve the design permit, the planning commission shall find that:

1. The exterior design of the [accessory dwelling unit](#) is compatible with the primary dwelling on the [parcel](#) through architectural use of [building](#) forms, [height](#), construction [materials, colors](#), [landscaping](#), and other methods that conform to acceptable construction practices.

17.120.010 Purpose. Design Permits

This chapter establishes the process to obtain a design permit. A design permit is a discretionary action that enables the city to ensure that proposed [development](#) exhibits high-quality design that enhances Capitola’s unique identity and sense of place. The design permit

process is also intended to ensure that new [development](#) and uses are compatible with their surroundings and minimize negative impacts on neighboring properties. (Ord. [1043](#) § 2 (Att. 2), 2020)

17.120.040 Application submittal and review. *Design Permits*

A. General. An application for a design permit shall be filed and reviewed in compliance with Chapter [17.112](#) (Permit Application and Review). The application shall include the information required by the community [development](#) department with all required application fees. It is the responsibility of the [applicant](#) to provide evidence in support of the findings required by Section [17.120.080](#) (Findings for approval).

17.120.070 Design review criteria. *Design Permits*

When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the following criteria, comply with the [development standards](#) of the zoning district, conform to policies of the general plan, the [local coastal program](#), and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent they apply.

A. Community Character. The overall project design including [site plan](#), [height](#), massing, architectural style, [materials](#), and [landscaping](#) contributes to Capitola's unique coastal village character and distinctive sense of place.

K. Materials. [Building](#) facades include a [mix of natural, high-quality, and durable materials](#) that are appropriate to the architectural style, enhance [building](#) articulation, and are compatible with surrounding [development](#).

R. [Accessory Structures](#). The design of detached [garages](#), sheds, [fences](#), [walls](#), and other [accessory structures](#) relates to the [primary structure](#) and is compatible with [adjacent](#) properties.

17.120.080 Findings for approval. *Design Permits*

E. The proposed project complies with all applicable [design review](#) criteria in Section [17.120.070](#) (Design review criteria).

17.156.070 Changes to an approved project. *Post Decision*

An approved project shall be established only as approved by the [review authority](#), except when changes to the project are approved in compliance with this section.

A. Request for a Change. An [applicant](#) shall request desired changes in writing, and shall submit appropriate supporting materials and an explanation for the request.

B. Notice and Hearing. If the original approval required a noticed public hearing, a noticed public hearing is required for the requested change, except as allowed by subsection C of this section (Minor Changes).

C. Minor Changes. The [community development director](#) may authorize minor changes to an approved project if the changes comply with all of the following criteria:

7. The requested changes comply with the criteria above and involve a minor change to the project design that maintains the essential elements of the project as originally approved. Minor changes to a project design include but are not limited to [modifications](#) to:

d. Materials affecting less than twenty-five percent of the [building](#) facade provided the changes maintain the approved architectural style of the [structure](#).