

ARTICLE I. – IN GENERAL

DIVISION 1. - MISCELLANEOUS

[...]

Sec. 29.10.020. Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings ascribed to them in this section unless the context clearly indicates otherwise:

[...]

Hillside Area means all properties zoned Hillside Residential or properties located within the Hillside Area Map of the Town's Hillside Development Standards and Guidelines.

[...]

Landscaping means an area devoted to plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials.

[...]

ARTICLE IV. – RESIDENTIAL ZONES

DIVISION 1. – GENERALLY

[...]

Sec. 29.40.070. Projections allowed into yards.

- (a) A porte cochere may be permitted over a driveway in a side yard, provided that it is not more than one (1) story high and twenty-four (24) feet long, with supporting columns a minimum of three (3) feet from the side lot line with a maximum eave length of twelve (12) inches, and is entirely open on at least three (3) sides, except for the necessary supporting columns and customary architectural features.
- (b) Cornices, eaves, belt courses, sills, canopies, bay windows, chimneys or other similar architectural features may extend or project into a required side yard not more than twenty-four (24) inches and may extend or project into a required front or rear yard not more than thirty (30) inches.
- (c) Open, unenclosed porches, patios, or decks, platforms, balconies, and other open, unenclosed areas, not covered by a roof or canopy:
 - (1) not covered by a roof or canopy, less Less than one (1) foot above grade, may project into front, side or rear yards. The maximum projection into the front or street-side yard shall be six (6) feet, and in no case shall the projection be closer than ten (10) feet from a front or street-side property line.
 - (2) Less than four (4) feet above grade may project into front, side or rear yards or into any court up to six (6) feet. In no case shall the projection into a side or rear yard be closer than six (6) feet to the property

line, or into a front or street-side yard be closer than ten (10) feet from the property line, or into a court exceed a distance of more than twenty (20) percent of the width of such court.

~~(1)–~~

~~(d) Open, unenclosed porches, not covered by a roof or canopy, less than four (4) feet above grade may project into front, side or rear yards or into any court up to six (6) feet; but in no case shall the projection into a side yard be closer than six (6) feet to the property line or into a court exceed a distance of more than twenty (20) percent of the width of such court.~~

~~(e) Open, unenclosed balconies, not covered by a roof or canopy may project into a front or rear yard up to six (6) feet.~~

[...]

Sec. 29.40.080. Objective Design Standards for New Single-Family and Two-Family Residential Dwelling Units and Second Story Additions.

Sec. 29.40.085. – Purpose and applicability.

The purpose of these Objective Design Standards is to ensure that new single-family and two-family residential dwelling units and second-story additions meet minimum design standards to maintain privacy and neighborhood compatibility with surrounding use(s). These standards apply to both ministerial and discretionary application types for any new single- or two-family residential dwelling unit(s), whether attached or detached, new second story, or an addition to an existing second-story.

These standards are subject to the following application types, and are in addition to other, existing Town standards:

Ministerial Applications: Projects invoking a ministerial approval process for a new residential dwelling unit (such as two-unit housing developments) shall comply with these standards except to the extent that State law requires minimum unit sizes of 800 square feet, pursuant to Government Code Section 65852.21(b)(1).

Discretionary Applications: In addition to these standards, discretionary applications (architecture and site and minor residential project applications) are also reviewed for compliance with the Town's Single and Two Family Residential Design Guidelines and Hillside Development Standards and Guidelines (when applicable) by the Town's Consulting Architect, and/or the Historic Preservation Committee, depending on if the existing structure or property is considered historic. Projects proceeding with an architecture and site application may request exceptions from these standards during the discretionary review process, pursuant to Town Code Section 29.40.100.

Sec. 29.40.090. – Objective Design Standards – Site Planning and Architectural Details.

The following objective design standards apply to all new residential dwelling units, new second floors, and second floor additions, as discussed in Town Code Section 29.40.085 above. Hillside Area standards listed within are in addition to the other standards listed.

(1) *Building sites.* The footprint of the proposed residential units(s) and garage(s) shall not be located on lands with slopes exceeding thirty (30) percent.

(2) *Site grading.* In the Hillside Area, site grading shall not be larger than the area of the footprint of the house, driveway, parking, and vehicular turnaround areas.

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- (3) Material changes. Exterior material and siding changes shall occur at the inside corner of two walls and not the outside corner. See Section 3.8.4 of the Town's Single and Two Family Residential Design Guidelines for an example diagram.
- (4) Exterior materials. For properties in the Hillside Area, exterior material colors for dwelling units and garages shall comply with the requirements in Chapter V, Section I, Standard 2 of the Town's Hillside Development Standards and Guidelines for maximum light reflectivity value (LRV).
- (5) Mechanical equipment screening. Heating, ventilation, and air conditioning (HVAC) units, generators, energy storage systems (ESS) and other similar ground mounted mechanical equipment shall be screened from view from any adjacent street if not already located out of view behind a building or solid fence.

Sec. 29.40.095. – Objective Design Standards – Massing and Privacy.

The following objective design standards apply to all new residential dwelling units, second floors, and second floor additions, as discussed in Town Code Section 29.40.085 above. Hillside Area standards listed within are in addition to the other standards listed.

- (1) Porches, patios, decks, platforms, balconies, and other open, unenclosed areas, with or without a roof or canopy cover.
 - a. See Town Code Section 29.40.070 for projection allowances for unroofed areas under four (4) feet in height.
 - b. If four (4) feet above grade or greater, including rooftops, the underlining setbacks of the zone shall be met, and in no case shall they be located less than twenty (20) feet from a rear property line and ten (10) feet from any other property line. Additionally, each area shall also include a minimum of one of the following screening techniques along the entire portion of the open area that faces existing residential use(s) or zone(s). The additional screening techniques are not required when these open areas are proposed facing a public right-of-way.
 - i. Solid or opaque privacy wall of at least six (6) feet in height, blocking direct visibility along the edges of the deck or open area; or
 - ii. Property line fence of at least six (6) feet solid material with one (1) foot lattice above (seven (7) feet high in total) and privacy landscape screening consisting of native, evergreen species. Trees are to be a minimum of twenty-four (24) inch box size, shall be a minimum of six (6) feet tall at the time of planting, with a typical mature height of at least twenty-five (25) feet and mature canopy width of fifteen (15) feet, and planted at a rate of one (1) tree for every twenty-five (25) linear feet between. Three closely spaced tall screening shrubs of at least fifteen (15) gallon in size with a mature height of at least fifteen (15) feet and a mature width of at least three (3) feet may be substituted for one screening tree. Both fencing and landscaping shall be placed at the shared property line, with a cone-of-vision defined by a thirty (30) degree angle from the furthest edges of the deck or open unenclosed area.
- (2) Windows. All second-story windows less than twenty (20) feet from a rear property line or ten (10) feet from any other property line, and all first-story windows less than six (6) feet from a property line where the finished floor is three (3) feet or more above grade, shall comply with at least one of the following. This standard does not apply to windows facing a public right-of-way.
 - a. Clerestory, with the bottom of the glass at least six (6) feet above the finished floor;
 - b. Opaque glazing, blocking direct visibility; or
 - c. Property line fence of at least six (6) feet solid material with one (1) foot lattice above (seven (7) feet high in total) and privacy landscape screening consisting of native, evergreen species. Trees are to be

a minimum of twenty-four (24) inch box size, shall be a minimum of six (6) feet tall at the time of planting, with a typical mature height of at least twenty-five (25) feet and mature canopy width of fifteen (15) feet, and planted at a rate of one (1) tree for every twenty-five (25) linear feet between. Three closely spaced tall screening shrubs of at least fifteen (15) gallon in size with a mature height of at least fifteen (15) feet and a mature width of at least three (3) feet may be substituted for one screening tree. Both fencing and landscaping shall be placed at the shared property line, with a cone-of-vision defined by a thirty (30) degree angle from the side window jamb.

- (3) Second story location. A new second story, whether a new second-floor added above an existing single-story structure, addition to an existing second-floor, or new two-story structure, shall meet the underlining setbacks of the zone, and in no case be less than eight (8) feet from a property line.
- (4) Plate height. For two-story homes, the maximum plate height of the first floor shall be limited to ten (10) feet, and the maximum plate height of the second floor shall be limited to eight (8) feet.
- (5) Two-story articulation. A new second-story which is not stepped-back from the single-story wall below and creates a two-story wall shall include at least one of the following to provide visual relief along that two-story wall:
- a. Bellyband extending the full width of the two-story elevation;
 - b. Projections or bay windows;
 - c. Material and color changes;
 - d. Chimneys;
 - e. Overhangs with projecting brackets;
 - f. Juliet balconies;
 - g. Window boxes; or
 - h. Landscaped trellis or lattice.

Sec. 29.40.100. – Exceptions. (findings and considerations)

An exception to any of these Objective Design Standards for New Single-Family and Two-Family Residential Dwelling Units and Second Story Additions may be granted if the project is submitted as a discretionary architecture and site application. Criteria to be considered by the applicable deciding body when reviewing an objective design standard exception include compliance with the Town’s Single- and Two-Family Residential Design Guidelines, Hillside Development Standards and Guidelines (when applicable), neighborhood compatibility, and neighboring privacy protections.

[...]

Secs. 29.40.080105—29.40.150. - Reserved.

[...]

DIVISION 2. RC OR RESOURCE CONSERVATION ZONE

[...]

Sec. 29.40.170. Development standards.

- (a) *Height.* The maximum height of any principal building in a RC zone is eighteen (18) feet unless a Visibility Analysis is provided pursuant to Chapter II, Section B of the Town's Hillside Development Standards and Guidelines, demonstrating that the proposed building(s) is not visible from any of the Town's established viewing platforms, in which case the maximum height is thirty-two (32) feet. The height shall be measured as provided in section 29.40.045 and is subject to the exception listed in section 29.10.090.

[...]

DIVISION 3. – HR OR HILLSIDE RESIDENTIAL ZONE

[...]

Sec. 29.40.275. - Height.

The maximum height of any principal building in an HR zone is eighteen (18) feet unless a Visibility Analysis is provided pursuant to Chapter II, Section B of the Town's Hillside Development Standards and Guidelines, demonstrating that the proposed building(s) is not visible from any of the Town's established viewing platforms, in which case the maximum height is thirty-two (32) feet. The height shall be measured as provided in section 29.40.045 and is subject to the exception listed in section 29.10.090.

[...]

DIVISION 4. R-1 OR SINGLE-FAMILY RESIDENTIAL ZONE

[...]

Sec. 29.40.410. Height.

The maximum height of any principal building in a R-1 or single-family residential zone is thirty (30) feet. For properties located within the Hillside Area, the maximum height of any principal building is eighteen (18) feet unless a Visibility Analysis is provided pursuant to Chapter II, Section B of the Town's Hillside Development Standards and Guidelines, demonstrating that the proposed building(s) is not visible from any of the Town's established viewing platforms, in which case the maximum height is thirty (30) feet. The height shall be measured as provided in section 29.40.045 and is subject to the exception listed in section 29.10.090.

[...]

DIVISION 7. R-1D OR SINGLE-FAMILY RESIDENTIAL DOWNTOWN ZONE

[...]

Sec. 29.40.745. Height.

The maximum height of any building in a R-1D or single-family residential downtown zone is thirty (30) feet. For properties located within the Hillside Area, the maximum height of any principal building is eighteen (18) feet unless a Visibility Analysis is provided pursuant to Chapter II, Section B of the Town's Hillside Development Standards and Guidelines, demonstrating that the proposed building(s) is not visible from any of the Town's established viewing platforms, in which case the maximum height is thirty (30) feet. The height shall be measured as provided in section 29.40.045 and is subject to the exception listed in section 29.10.090.

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