

5. BUILDING DESIGN: SINGLE-FAMILY RESIDENTIAL

DESIGN OBJECTIVES:

1. Respecting Natural Terrain
Ref: General Plan Natural Resources and Sustainability Element Policy 13.1
2. Scale, Height and Bulk Compatibility Within Existing Context
Ref: General Plan Design and Preservation Element Policy 28.1
3. Style Compatibility with Neighboring Structures
Ref: General Plan Design and Preservation Element Policy 28.2
4. Setback Consistency – Maintain prevailing setbacks from streets
Ref: General Plan Design and Preservation Element Policy 28.4
5. Hillside Home Design – Respect topography to reduce effective visual bulk
Ref: General Plan Design and Preservation Element Policy 28.7
6. Respect acoustical and visual privacy of adjacent buildings and yards
Ref: General Plan Design and Preservation Element Policy 28.8
7. Maintain new developments to be harmonious with surroundings
Ref: General Plan Land Use Element Policy 1.3
8. Preserve the stock of small and historic homes
Ref: General Plan Housing Element Policy 2.3
9. Zone A: Single-family Residential Regulations
Ref: Zoning Ordinance Sec. 17.20.040
10. Zone E: Single-family Residential Estate Regulations
Ref: Zoning Ordinance Sec. 17.28.040

The following guidelines apply to discretionary design review permit applications.

5.01 BUILDING SCALE AND MASSING

Standards and guidelines for the scale and massing of new and expanded existing single-family structures are influenced by multiple factors, including prevailing lot widths and depths, site access, topography, and natural vegetation. Some settings may require greater sensitivity to existing conditions than others. For example, in hillside neighborhoods, new structures and

additions can stand out prominently when seen from a distance or from below, since they cannot be screened as effectively by trees and plantings.

5.01.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

DESIGN GUIDELINES:

1. On steeply sloping properties, it is important to minimize building bulk. This is accomplished by respecting existing topography and following the contours of the existing slope. “Stepping down” with the slope reduces the building’s effective visual bulk and avoids the appearance of an excessively large, bulky building.

DESIGN COMMENTS:



Yes

- A. Stepping the building up or down the slope reduces its mass.



No

- B. Not adequately stepping the building up the slope increases its mass.



No

- C. Large flat building planes should be avoided, as they increase the building scale.



Yes

- D. Building massing should be broken up into several horizontal and vertical elements.

DESIGN GUIDELINE:

- 2. A new or expanded structure should be physically integrated into the neighborhood, so it appears to residents and visitors that it properly belongs there. Maintaining compatibility with the scale and mass of the existing buildings on contiguous parcels prevents the new or expanded structure from overpowering or dominating the existing construction within the neighborhood.

DESIGN COMMENTS:



Yes

- A. A front garage addition is compatible with those found on adjacent parcels.



No

- B. A new house overwhelms its neighbor. It has greater lot coverage and out-of-scale building elements.



Yes

- C. A second story addition set back from the front of the building respects the prevailing scale of adjacent homes on the street.



No

- D. While the upper floor addition is set back, the scale of its building elements is out of proportion with the neighboring homes.



Yes

E. A lower-level horizontal addition respects the neighborhood topography with a seamless attachment to the original residence.



No

F. A second story addition, while set back from the front, is not compatible with the original building style, window sizes and details established at the ground floor.



Yes

G. A second story addition set back from the front of the building respects the style and massing of the original ground floor.



Yes

H. A second story addition needs only to be slightly set back to respect the style of the ground floor, when the prevailing scale and mass of neighboring buildings is similar.



- I. A large second story and horizontal addition, flanked by buildings with a similar scale, adds an offset wing and is set back, to maintain the integrity of the neighborhood and diminish the overall building scale.



- J. While the large second story and horizontal addition mimics the original roof slopes, forms and building elements of the ground floor, the massing and scale overpower its neighbor. The choice of window sizes and roofing materials are also inconsistent with the building style.

5.01.02 ON-SITE AESTHETIC DESIGN COMPATIBILITY DESIGN GUIDELINE:

- 1. With additions and remodels to existing structures, the scale and mass should be consistent with the architectural style, scale, and mass of the existing building.

DESIGN COMMENTS:



- A. The primary objective regarding consistency of scale and mass is that the addition or remodeling cannot be distinguished from the original structure.



- B. An addition or remodel which looks tacked on or is immediately apparent to the observer, fails to meet this objective.



Yes

C. Consistency of scale and mass between an addition (left side) and the original structure (right side) is a question of balance. The addition is carefully integrated into the original three-dimensional form and proportional relationships of the existing structure.



No

D. When an addition (left side) overpowers the existing structure (right side) with improperly scaled walls, roofs and elements such as windows, features of the original building style are lost, placing the overall design out of balance.



Yes

E. A modestly sized second story addition to a mid-century modern building is set back to respect the existing main roof profile.



No

F. A second story addition not set back from the front, which obscures prominent elements of the existing building style and changes the overall building scale, is strongly discouraged.



No



No

G. An addition that uses materials, building forms and design elements that contrast within an established building style is strongly discouraged.



Yes



Yes

H. With basement remodels that do not involve a change in the footprint, the mass, scale and style of the exterior improvements should be compatible with the original building.

I. In new construction, there is greater flexibility to interpret building elements within a predominant building style, providing the massing and scale are consistent with overall character.

5.02 DETACHED AND ATTACHED GARAGES

DESIGN OBJECTIVES:

1. Maintaining Site Lines and Street Intersections at Driveways
Ref: General Plan Transportation Element Policy 12.2
2. Conform to the supplemental parking and driveway standards
Ref: Design Guidelines Chapter 3; Section 3.07

The following guidelines apply to discretionary design review permit applications.

5.02.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

DESIGN GUIDELINE:

1. The siting of a new attached or detached garage should be visually integrated with the neighborhood and respect adjacent properties.

DESIGN COMMENTS:

- A. The design and location of a new detached or attached garage should be sensitive to view, access to sunlight, a feeling of openness and other amenities enjoyed by residences on contiguous parcels. Ideally, the design of the new garage would avoid adversely impacting these amenities. This may not always be possible, and it may be necessary to weigh the desire of a homeowner to construct a garage against impacts on neighboring residences.



Yes



Yes

- B. The two photos above illustrate two perspectives of the same home. Enclosed parking is split between a one car detached garage near the front of the lot and a one car garage attached to the residence at the interior of the lot. This maintains the existing privacy and amenities afforded to the property and its neighbors, with new structure massed at the center of the lot.

DESIGN GUIDELINE:

- 2. If a detached garage has its entrance a short distance from the street, ensure that its design is consistent with similarly positioned structures on adjacent properties and contributes positively to the character of the street.

DESIGN COMMENTS:

- A. Because of topographic conditions, many residences in Piedmont have a detached garage whose entrance is located a short distance from the access street. Given the visual prominence of this type of garage, it is an important element in the overall character of the neighborhood. To reduce perceived mass, the preference is to use two independent garage doors, rather than a single wide garage door. To the extent permitted by topography, the siting of a new garage and its physical relationship to the residence should replicate other garages in the neighborhood.



Yes

- B. An attached garage close to the street uses similar building elements and minimizes its perceived height, becoming a welcoming front addition to the residence. Each bay in the garage has its own door, which breaks up its massing.



No

- C. An attached garage and its large garage door close to the street are too bulky and out of scale, becoming the prominent feature of the residence.

5.02.02 ON-SITE AESTHETIC DESIGN COMPATIBILITY

DESIGN GUIDELINE:

1. A garage that is part of the main residence, such as a basement level garage on a sloping site, should have an entry that is compatible with the building style.

DESIGN COMMENTS:



Yes

- A. The scale and material of the garage entry door is compatible with the window above.



Yes

- B. The paneled garage door and trim are compatible with the design elements of the residence.

DESIGN GUIDELINES:

2. The remodeling or new construction of an attached or detached garage should be compatible with the style of the residence it serves.
3. When a residence is undergoing major renovation, the garage should appear compatible with the completed building when viewed from the street.

DESIGN COMMENTS FOR DESIGN GUIDELINES 2 & 3:

A. Many older Piedmont residences have detached garages which were built either at the time of construction of the residence or shortly thereafter. These garages usually demonstrate architectural consistency with the residences. The detached garage, whether existing or new, should incorporate some of the design details of the residence, such as a matching roof type, exterior sheathing and window detail.



Yes



Yes

B. A detached garage located in the rear of the property uses paving and materials allowing turf to grow to allow for flexible use of the private outdoor space.

C. A detached garage located in the rear of the property uses door designs that reflect the design style of the main residence.

D. A detached garage in the street yard front setback area of an upsloping lot reflects the design style of the main residence.



Yes

DESIGN GUIDELINES:

- 4. The siting of a new detached or attached garage on a parcel should minimize any adverse impacts on the residence which it serves.
- 5. The design of a new detached or attached garage should avoid compromising the amenities of the residence it will serve, such as converting a yard into a garage, blocking a view, or reducing its sense of openness.

DESIGN COMMENTS:



Yes

- A. An attached garage as a horizontal extension to the front face of the residence.
- C. In new construction, the perpendicular wing with the garage creates a courtyard, complementing the pedestrian entrance to the residence, while reducing the overall hardscape area on the property.



Yes

- B. A carport in the rear yard provides a sense of openness and maintains flexibility for uses in the private open space.



Yes

DESIGN GUIDELINE:

- 6. All garages are to have electrically motorized doors that cover their vehicular entrances.

5.02.03 NEIGHBORHOOD, CONTIGUOUS PARCEL, AND ON-SITE SAFETY

DESIGN GUIDELINE:

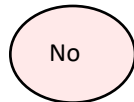
1. The design of a new detached or attached garage should avoid vehicle-related hazards for the property's occupants, occupants of homes on contiguous parcels, or pedestrians on the sidewalk.

DESIGN COMMENT:

- A. The design of a new garage should not impede access to the rear yard of a structure, block traffic sightlines to the street from the neighboring or on-site driveways, or otherwise create an unsafe condition.

DESIGN GUIDELINE:

2. The design of a new garage shall not encourage parking which blocks all or part of a sidewalk.



5.03 ACCESSORY DWELLING UNITS

DESIGN OBJECTIVES:

1. Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations

Ref: Zoning Ordinance, Sec. 17.38

The following standards apply to ministerial review of Accessory Dwelling Unit permit applications in all zoning districts in Piedmont.

5.03.00 PURPOSE AND INTENT

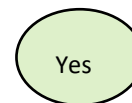
The intent of these design standards is to maintain privacy and support thoughtful design and site planning, as well as encourage coordination and cooperation between neighbors.

5.03.01 ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS GENERALLY

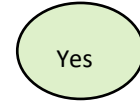
1. A solid fence or vegetative screen, at least 6 feet tall, shall be provided by the developer of any detached ADU or ADU residential addition along the property lines adjacent to the ADU and path of travel from the public right-of-way exclusive of the street yard setback. No street tree may be removed and no new sidewalk curb cut is permitted as part of an ADU or JADU construction.
2. Construction of any new balcony, patio, and/or deck greater than 30 inches above grade is not permitted. Entrances closer than 10 feet measured to a side or rear property line shall be located on a wall facing the public right-of-way or a wall facing the interior of the property, unless the entrance is on an existing structure. New windows within 10 feet of, and on a wall facing, an adjacent dwelling shall have frosted and translucent glazing, unless a window is installed so that the height at the top is less than the height of required fencing or screen.
3. Exterior lighting shall be shielded, directed downward, and located only at exterior doors and along the path of travel from the public right-of-way.
4. To the extent practicable, mechanical equipment and plumbing, conduit, or cabling for utilities is not permitted on exterior walls of an ADU or JADU, with the exception of meters, electrical panel, and solar installations.

DESIGN COMMENT:

- A. The ADU to the right follows existing grade with minimal retaining walls. The porch is 30 inches above grade. Windows and entrance face the interior of the property.



B. This lighting example to the right includes a shielded design so that the source of the light (light bulb) is not visible from 4 feet.

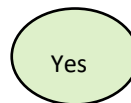


5.03.02 ON-SITE AESTHETIC DESIGN COMPATIBILITY

1. The architecture of an ADU or JADU must match the existing architectural style of the primary residence. The following building elements shall be replicated to the greatest extent possible:
 - a. use of the same wall material, or wall material that visually appears the same as the existing primary residence, including color and texture;
 - b. use of same trim material and trim profile;
 - c. use of same roof form, roofing material and roof slope to the extent practicable as determined by the Director of Planning & Building;
 - d. use of the same window size, proportion, operation, recess or reveal, divided light pattern (true divided lights or 3-dimensional simulated divided lights), and spacing distance between placements of windows;
 - e. use of same building ornamentation, including exterior trim and porches;
 - f. use of the same foundation materials and foundation appearance above grade;
 - g. use of the same wall plate height and roof eave height, projection, and materials;
 - h. use of same railing design and material; and
 - i. use of an entry doorway that is not located on the same façade as the entry door to the primary residence and use of an entry door that is the same material, proportion, operation, recess or reveal, and divided light pattern as an original door on the primary residence.
 - j. An ADU garage conversion shall either: 1) maintain the garage door design on the exterior if adjacent to a driveway or garage apron; or 2) If the garage door design is to be eliminated and window(s) and/or door(s) installed, then the driveway may be maintained with the existing paved area except for a 36-inch-wide, minimum, planting area between the driveway and the subject wall of the converted garage, and except for a maximum 60-inch-wide path to the entry door. Path to the entry door shall be a maximum of 1 foot wider than the entry door and centered on the entry door.

DESIGN COMMENTS:

A. This horizontal extension to the primary residence uses the same exterior wall material and ornamentation to unify the ADU with the main building.





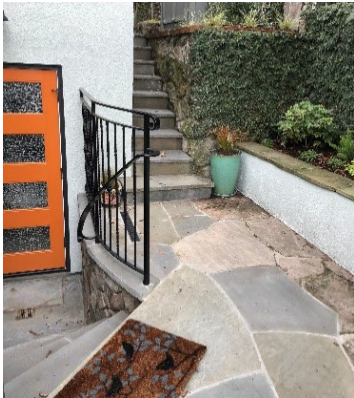
Yes

B. Existing space can be converted to either an ADU or JADU, taking advantage of existing walls, windows, and doors. The egress for this studio ADU is the front door which was widened to meet Building Code requirements.



Yes

C. This ADU constructed below the porch matches the building style and ornamentation. The entrance is greater than 10 feet from the shared property line and does not duplicate the house's entry.



Yes

D. A new patio beside the new entrance for the ADU (inside the existing house) in the example above is limited to 30 inches high. The railing at the new steps matches the existing railing design and materials.



Yes

E. In the example above, the ADU below the kitchen of the primary residence replicates the building's architecture and takes advantage of the existing plumbing layout.



Yes

F. In the photo above, the new ADU window (lower level) matches the placement, proportions, and divided lights of the existing corner window on the upper floor.



No

G. The outline of the previous garage door remains as incongruous exterior trim in the example above. Previous garage driveway apron must have a 3-foot-wide landscape strip along the wall of the ADU if the garage door is removed. Windows and doors must use 3-dimensional simulated divided lights. ADU walls must match the existing house's wall material and color.



Yes

H. A 6-foot-tall, solid wood fence with top and bottom rails, with the same appearance on both sides (or an equivalent landscape screen), is a requirement for any newly constructed detached ADU or ADU in a new residential addition.

I. The ADU to the right, created by the conversion of an existing detached garage, maintains the exterior appearance of a garage door and maintains the paved area in the driveway to the previous garage.

Yes



5.03.03 FIRE SAFE CONSTRUCTION

1. Construction of any ADU or JADU shall be designed to meet fire safe construction and vegetation requirements as determined by the Piedmont Fire Marshal.

5.03.04 STANDARD CONDITIONS OF APPROVAL

1. Prior to the start of construction, the developer shall obtain a Building Permit issued by the Building Official. A list of standard conditions of approval required for construction will be maintained by the Planning & Building Director and will be provided with Accessory Dwelling Unit and Junior Accessory Dwelling Unit application forms.

5.03.05 CITY APPROVED PLANS FOR RENT-RESTRICTED ADUs

California law and Health and Safety Code Section 65583(c)(7) require cities, towns, and counties to develop a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent to lower-income renters. Division 17.38.075 of the City Code establishes an incentive program to homeowners to use City approved plans consistent with this section of the Design Standards and Guidelines. The pre-approved plans, approved by the City Council and owned by the City of Piedmont, for the construction of a new detached ADUs and/or a JADU conversion can be found in Appendix A of the Piedmont Design Standards and Guidelines. The digital files will be shared with applicants according to this section.

The Director may authorize an applicant's use of floor plans and elevations to obtain Planning Division approval of an Accessory Dwelling Unit Permit, if all of the following findings are made:

- A. The design unit meets the requirements of Section 17.38.060.
- B. The roofing material and exterior siding material of the proposed unit are the same as that of the primary residence.

C. The plans are the same as those in Appendix A of the Piedmont Design Standards and Guidelines with only a 3 percent variation or less in any one dimension.

If the approval is granted, the applicant must provide a covenant requiring a rent level affordable to households of very low income, and the accessory dwelling unit shall be subject to all the requirements set forth in City Code Section 17.38.075.

5.04 MISCELLANEOUS ACCESSORY STRUCTURES

DESIGN STANDARDS:

1. Zone A: Single-family Residential Regulations
Ref: Zoning Ordinance Sec. 17.20.040
2. Zone E: Single-family Residential Estate Regulations
Ref: Zoning Ordinance Sec. 17.28.040

This section covers guidelines for accessory buildings that are neither detached garages nor accessory dwelling units. The following guidelines apply to discretionary design review permit applications.

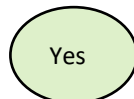
5.04.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

DESIGN GUIDELINE:

1. The siting of accessory structures should be visually integrated with the neighborhood and respect adjacent properties.

DESIGN COMMENT:

- A. This accessory structure sits within a rear yard landscaped garden, set back from side yard setback lines. Its low profile and location on the lot makes it minimally visible from adjacent properties.



5.04.02 ON-SITE AESTHETIC DESIGN COMPATIBILITY

DESIGN GUIDELINE:

1. An accessory structure should be compatible with the building style of the primary residence.

DESIGN COMMENTS:



Yes

- A. A pool house and arbor match the architectural vocabulary of the primary residence through: exterior wall and roof materials, window and door design, and decorative elements.



Yes

- B. A rear yard studio maintains a low profile in the rear yard. The style is compatible with the mid-century modern style of the primary residence.

- C. A careful renovation of an existing historic cottage, which is accessory to the larger residence on the estate, maintains its integrity.



Yes