

Residential

DESIGN REVIEW GUIDELINES



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I. GENERAL GUIDELINES FOR RESIDENTIAL DESIGN REVIEW

The purpose of this document is to highlight, for the benefit of those filing for Design Review, the expectations of the City of Lafayette. The City of Lafayette requires design review of certain single-family residences in order to:

1. Minimize the visibility of the structures and other improvements and to protect views to the hills.
2. Retain natural features of the land.
3. Protect vulnerable habitat and native vegetation.

These guidelines are intended to provide a general understanding of the criteria applied in the design review process. Each application, however, is considered unique; the reviewing body will base its decision on findings and conclusions appropriate to each individual application.

II. RESIDENTIAL GUIDELINES FOR HILLSIDE AND RIDGELINE AREAS

A. Site Design

1. NATURAL ENVIRONMENT:

- a. An accurate land survey and contour map with tree locations, driplines, and special features is necessary. Surveys must be wet signed by a registered Civil Engineer or Land Surveyor.
- b. Site buildings to preserve trees and natural land features such as creeks and swales, rock out-croppings, and prominent knolls.
- c. Removal of trees requires review by the City Landscape consultant to evaluate condition and value in the landscape and is generally not permitted except where there is no appropriate alternative to development of the site.
- d. No tree should be removed before approval is granted by Design Review, Planning Department, and other necessary regulatory agencies.
- e. Impacts on the natural visual character of the site should be minimized when viewed from offsite (FIGURE A).
- f. Minimize the visual impacts of grading. (FIGURE B).

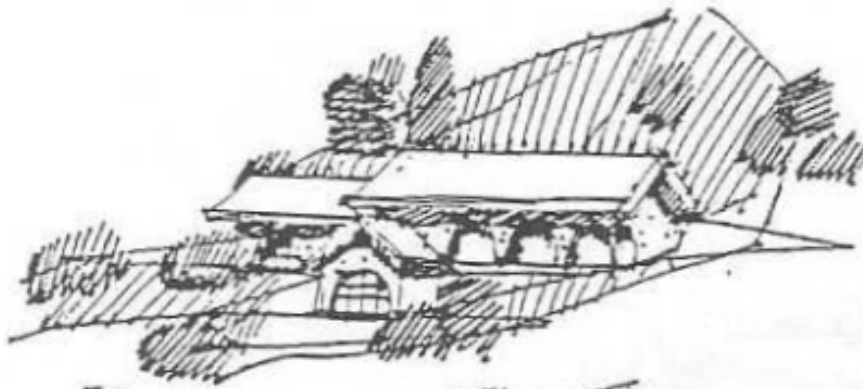
- g. Minimize cut and fill slopes. Retaining walls within building footprint are preferred over exterior ones. Ease top and toe of cuts and fills. Where feasible cut and fills should balance.
- h. Do not change the grade within the dripline of trees.
- i. Identify and protect natural animal habitat.

2. PHYSICAL IMPACTS/PUBLIC AND PRIVATE SERVICES:

- a. Foundations, retaining walls, etc. should not be placed within the dripline of trees. Any construction requested within the dripline of a tree must be reviewed and approved by the City Landscape Consultant.
- b. Provide for a storm drainage system. Keep impermeable surfaces to a minimum of total property area. Include detention basins or ground water recharge facilities where appropriate. Downspouts should be tied to system.
- c. Sedimentation, erosion, and soil stability should be addressed with the aid of a full soils report.
- d. Utilities should be coordinated with adjacent facilities and be designed to minimize tree and grade disturbance,
- e. Minimize impacts to neighbor's views and privacy.
- f. Solar shading of adjacent properties should be avoided.
- g. Avoid siting compressors, pumps, and other mechanical equipment where it is visible or will create a noise problem for adjacent property owners.
- h. Adequate parking and safe turn-around facilities should be provided. Parking should be hidden from off-site view whenever possible.
- i. Access roads should be as short as possible.
- j. Dedication of right-of-way along public roads for paths, sidewalks, curbs, and gutters should be considered, if applicable.
- k. To avoid severe erosion caused by rains, existing vegetation should not be removed from the site until replaced by a building or permanent landscaping.



FIG. A MINIMIZE IMPACTS TO THE
VISUAL CHARACTER OF THE
SITE



DO



DON'T

FIG B

MINIMIZE IMPACTS OF GRADING

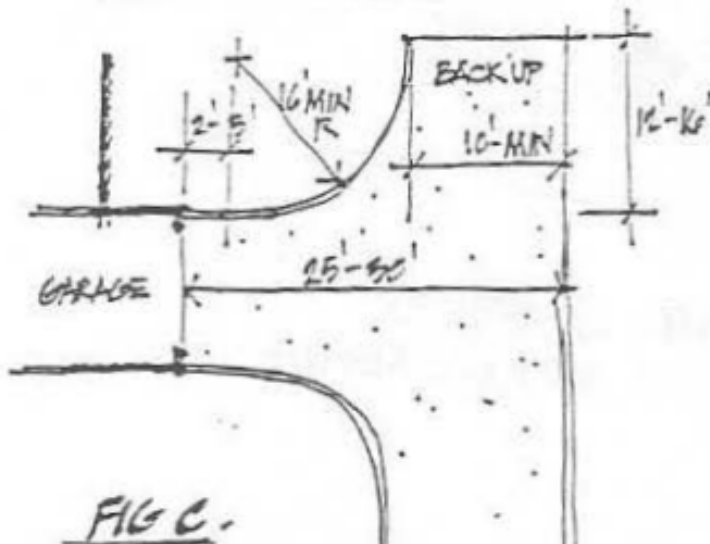


FIG C.

PROVIDE ADEQUATE PARKING at
TURN AROUND

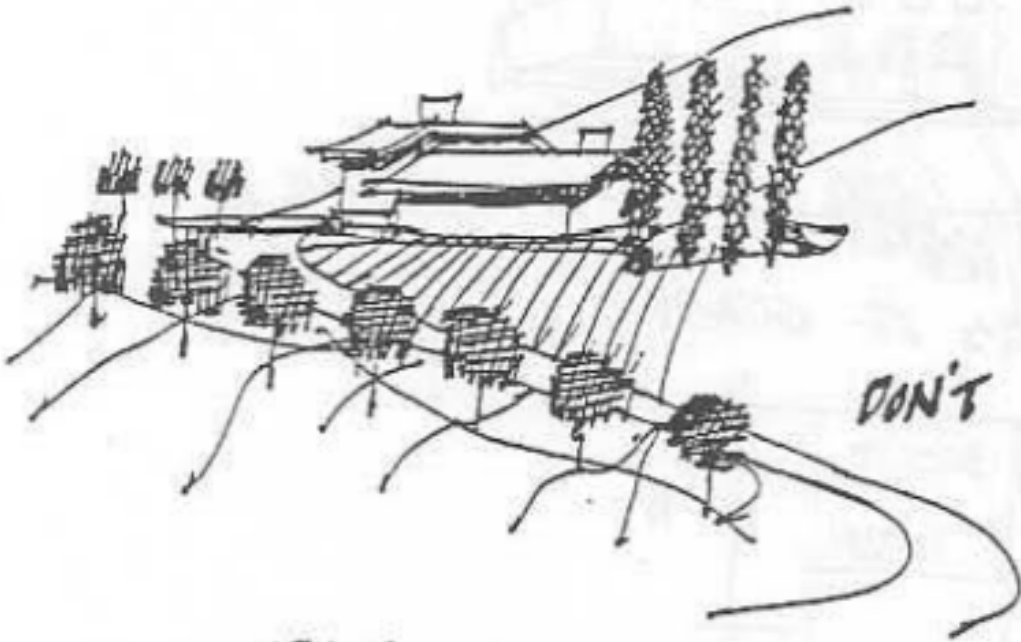
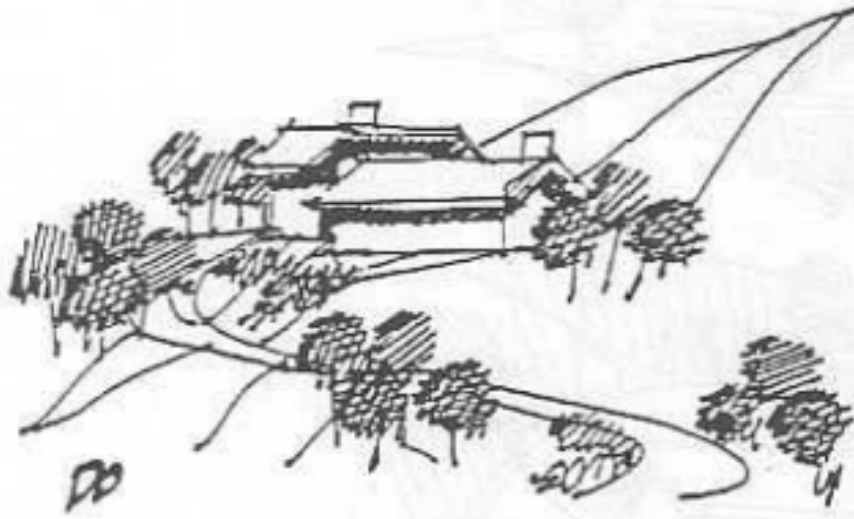


FIG.D
UTILIZE NATURAL GROUPINGS
OF PLANTINGS & ARRANGEMENTS

3. LANDSCAPE:

- a. Use Trees for Lafayette by Russell A Beatty as a guide.
- b. Provide planting to screen buildings from off-site views and to protect privacy of neighbors.
- c. Utilize natural appearing groups of plants.
- d. Confine fencing to the immediate vicinity of house, pool, or garden.
- e. Consider drought tolerance, climate, fire-prevention, and deer compatibility in plant selection.
- f. On open hillsides and in environmentally sensitive areas emphasize appropriate native plant species.
- g. Limit exotic plants and the need for irrigation to the immediate vicinity of the home. Group plants according to their water needs.
- h. Landscape and irrigation plans should include location, size, species, type of irrigation, and protection from deer and gophers.

B. Building Design

1. SIZE AND SCALE:

- a. Buildings should be compatible with surrounding land features and/or development. (FIGURE E)
- b. Buildings, through design, color, and materials, should appear to be in scale with site and neighborhood, generally to minimize size or mass.
- c. Buildings in hillside areas should fit existing contours without need for expansive flat grading. Underpinning for structures should be screened and no more than 6' high. (FIGURE F)

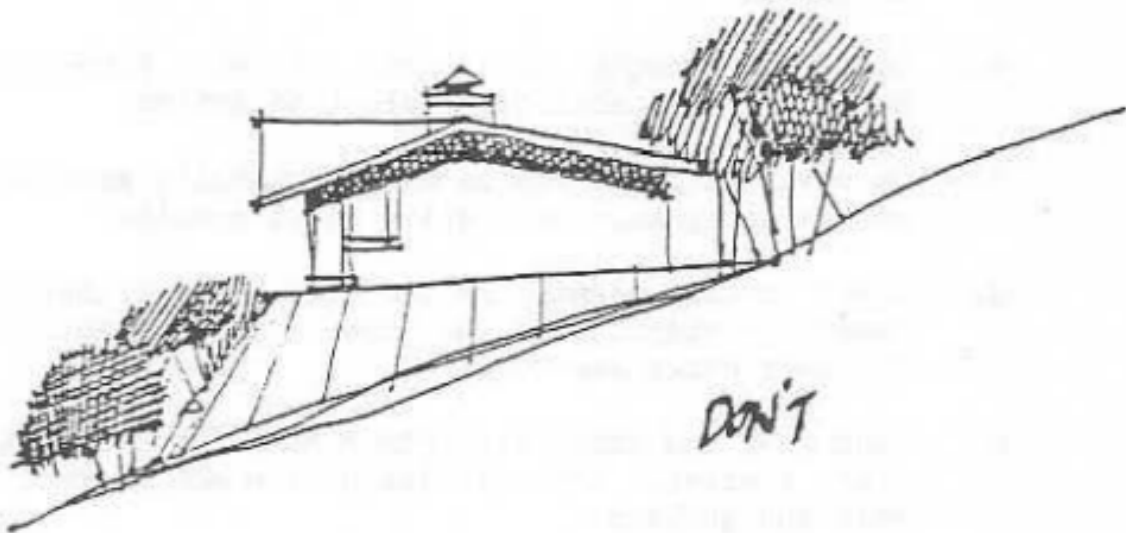
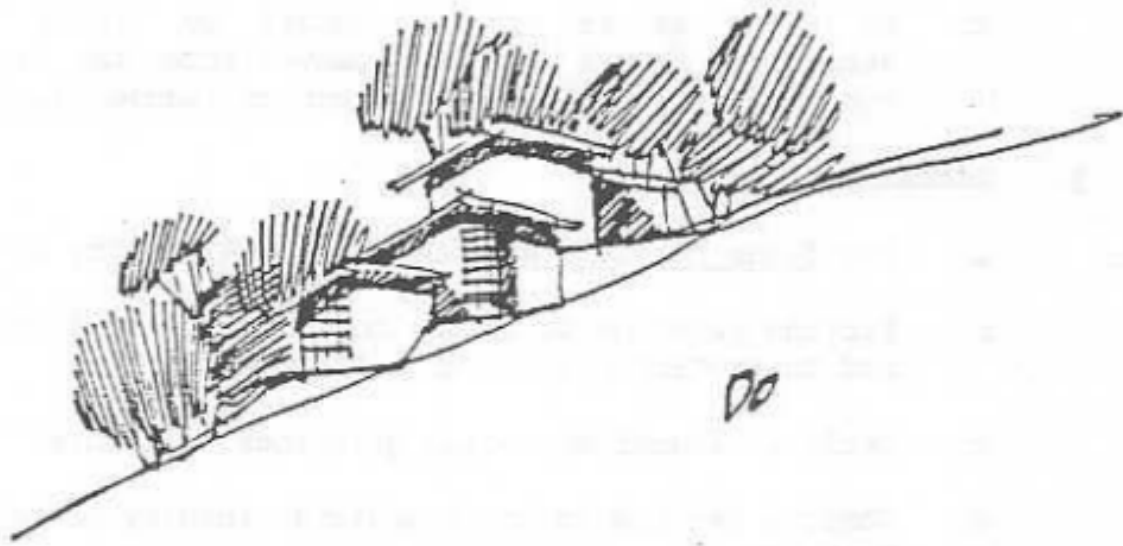


FIG. E
COMPATIBLE W/ LAND FEATURES
and AVOID EXCESS FLAT GRADING



FIG.F
PROVIDE BREAKUP OF MASSING
A SHADOW RELIEF

2. ARCHITECTURAL FORM:

- a. Building facades should be articulated to provide shadows and breakup massing. The downhill facades of two-story homes should step back to the hill.
- b. Roof lines should emphasize horizontal lines and related to the site's slope. (FIGURE G)
- c. Low profile buildings are encouraged on high visibility sites.
- d. Houses with small footprints are encouraged where a site is restricted by existing natural features.

3. MATERIALS AND COLORS:

- a. Colors that are similar to ones within the surrounding site environment are encouraged.
- b. On highly visible lots, colors should blend with the environmental backdrop and not draw attention to the building.
- c. Materials should be durable and selected to reduce mass and scale.
- d. Roofing materials should be fire resistive, non-reflective, and chosen to blend with the adjacent backdrop.

C. MOST COMMON MISTAKES IN HILLSIDE DESIGN

- 1. Inaccurate site information, including tree location, contours.
- 2. Excessive grading and padding of sites.
- 3. Oversized homes for building site.
- 4. Colors that do not blend with setting and draw attention to building.

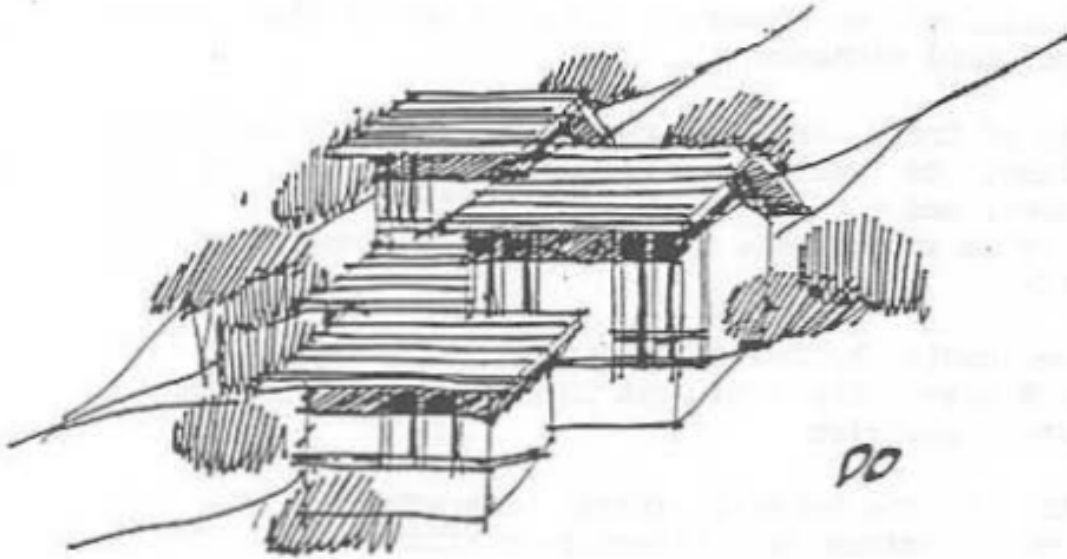
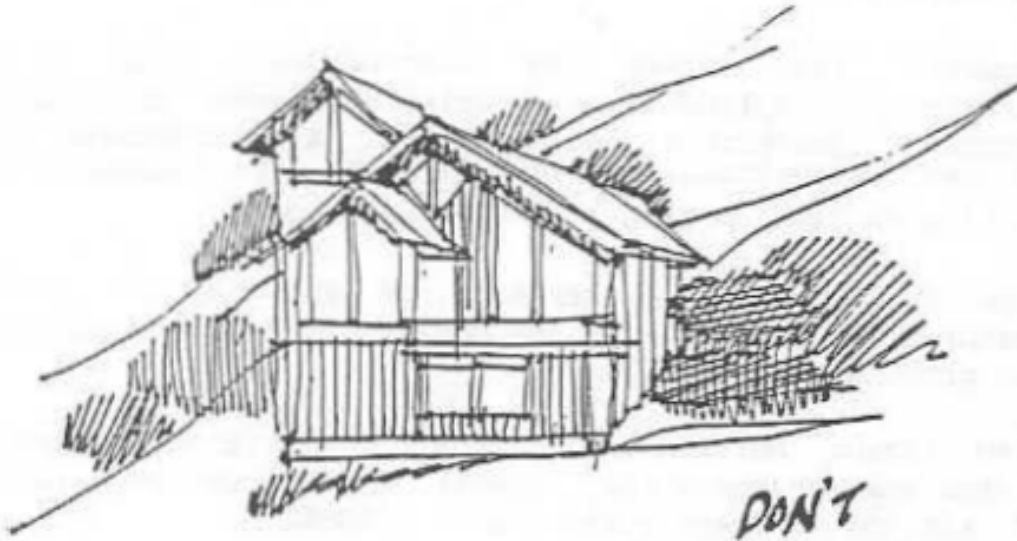


FIG. 6
ROOFS SHOULD EMPHASIZE HORIZONTAL
LINES & RELATE TO SITE'S SLOPE

III. RESIDENTIAL GUIDELINES FOR ADDITIONS, REMODELING, AND NEW HOMES WITHIN VALLEY AND INFILL AREAS

A. Site Design

1. NATURAL ENVIRONMENT:

- a. Accurate land survey and contour map with tree locations, driplines, and special features including locations, footprints, and heights of all structures on adjacent properties. Surveys shall be wet signed by a registered Civil Engineer or Land Surveyor.
- b. Site buildings to preserve trees and natural land features such as creeks and swales, rock out-croppings, and prominent knolls.
- c. When siting buildings and their associated outdoor living and service areas, respect the privacy and views of existing adjacent residences. (FIGURE H)
- d. Site buildings to preserve visually established front and side yard setbacks.
- e. Removal of trees requires review by the City Landscape Consultant to evaluate condition and value in the landscape, and is generally not permitted except where there is no appropriate alternatives to development of the site.
- f. No tree should be removed before approval is granted by Design Review, Planning Department, and other necessary regulatory agencies.
- g. Impacts of the natural visual character of the site shall be minimized when viewed from offsite. (FIGURE I)
- h. Minimize visual impacts of grading.
- i. Minimize cut and fill slopes. Retaining walls within building footprint are preferred over exterior ones. Ease top and toe of cuts and fills. Cut and fill should balance.
- j. Do not grade under the dripline of trees.
- k. Identify and protect natural animal habitat.

FIG. H CONSIDER THE VIEWS
and PRIVACY OF ADJACENT NEIGHBORS

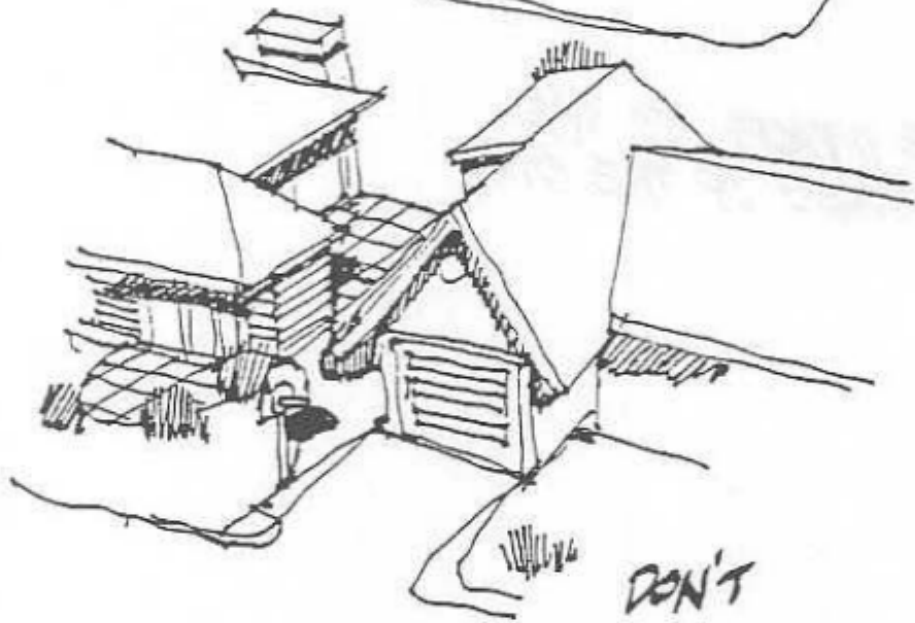
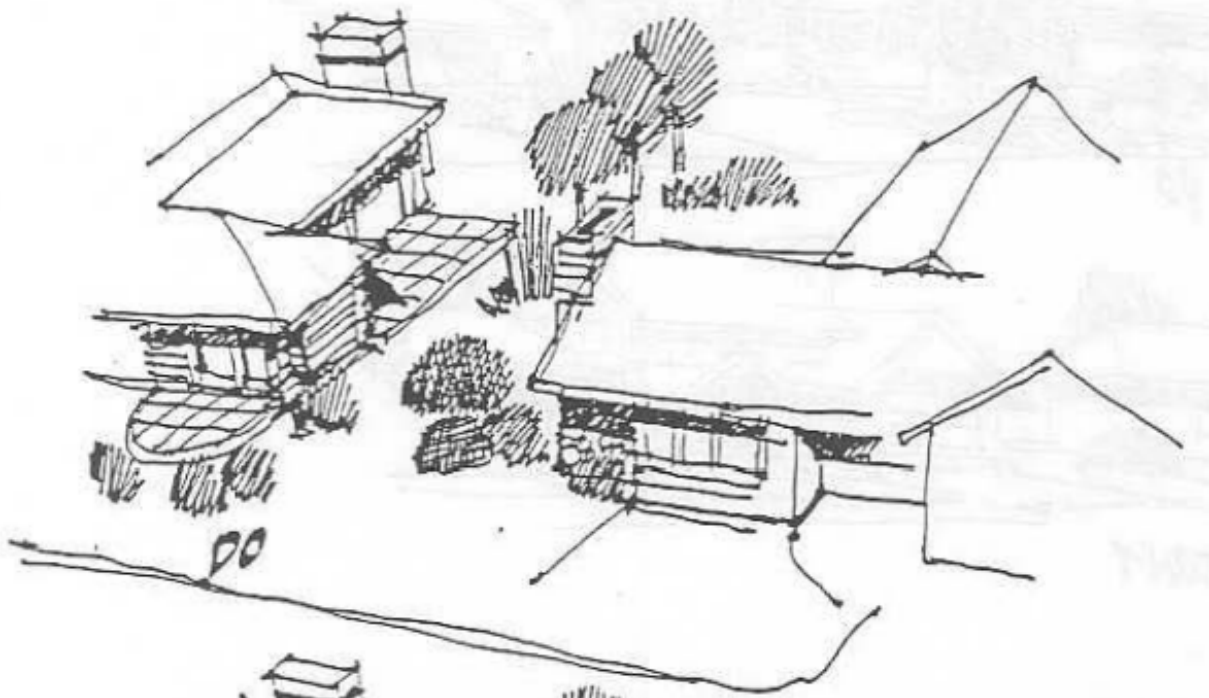




FIG. I
MINIMIZE THE IMPACTS TO THE
NATURAL FEATURES OF THE SITE

2. PHYSICAL IMPACTS/PUBLIC AND PRIVATE SERVICES:

- a. Foundations, retaining walls, etc. should not be placed within the dripline of trees. Any construction requested within the dripline of a tree must be reviewed and approved by the City Landscape Consultant.
- b. Provide for a closed storm drain system. Keep impermeable surfaces to a minimum of the total property area. Downspouts should be tied to the closed system.
- c. Utilities should be coordinated with existing adjacent facilities and service should be designed to minimize tree and grade disturbance.
- d. On hillside sites, sedimentation, erosion, and soil stability should be addressed with the aid of a comprehensive soils report.
- e. Minimize impacts to a neighbor's views and privacy.
- f. Solar shading of adjacent properties should be avoided. Two-story structures in predominantly single-story neighborhoods must increase upper story sideyard setbacks to minimize impacts. (FIGURE J)
- g. Avoid siting compressors, pumps, and other mechanical equipment where it is visible or will create a noise problem for adjacent property owners.
- h. Adequate parking and safe automobile ingress and egress should be provided.
- i. Dedication of rights-of-way along public roads for sidewalks, curbs and gutters, and bikeways should be considered if consistent with existing adjacent development.

3. LANDSCAPE:

- a. Use Trees for Lafayette by Russell A. Beatty.
- b. When building within an established neighborhood, front yard landscaping should strive for consistency with the established visual character.
- c. If building on a visible hillside location, landscaping with native plants should be provided for screening and visual relief.

FIG. J PROVIDE ADDITIONAL 2ND FLR
 SETBACKS WHEN ADJACENT TO SINGLE
 LEVEL 2ND FLR SETBACK HOMES

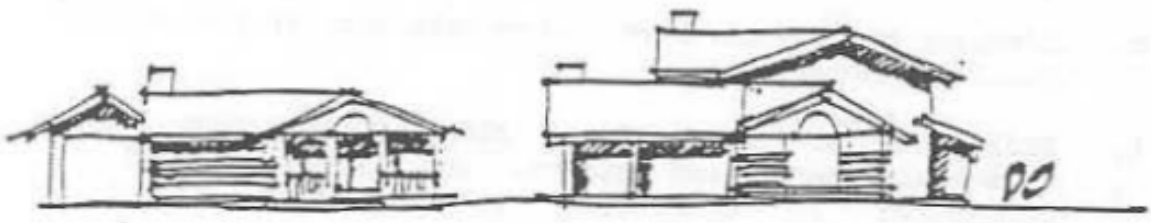
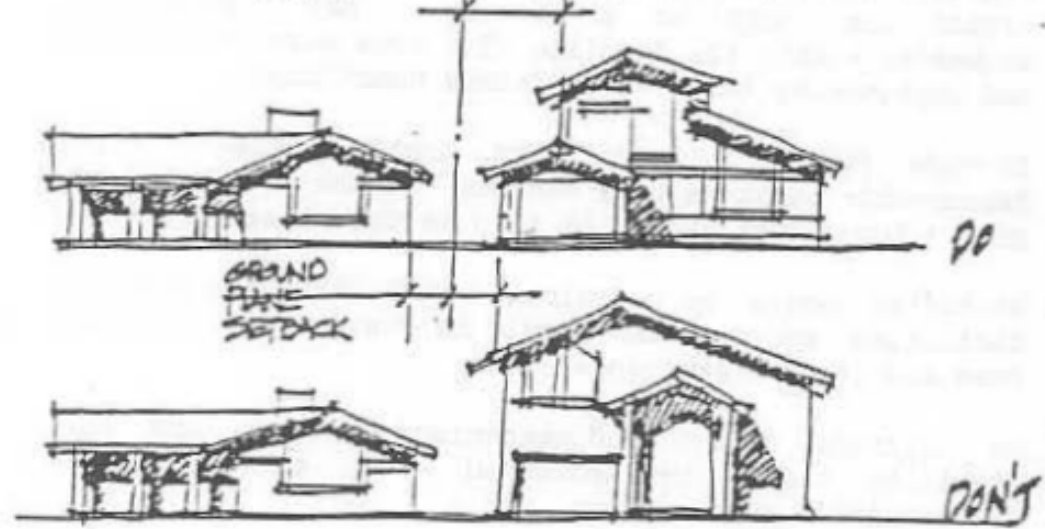


FIG. K
 BUILDINGS SHOULD BE IN SCALE
 WITH ADJACENT NEIGHBORS

- d. Protect the privacy of neighbors with screen planting
- e. Utilize natural appearing groupings of plants.
- f. Landscape and irrigation plans should include location, size, species, type of irrigation, and protection from deer and gophers.

B. Building Design

1. SIZE AND SCALE:

- a. Buildings should be compatible with existing development and surrounding land features.
- b. Buildings, through design, color, and materials, should appear to be in scale with the existing neighborhood and site. (FIGURE K)
- c. Infill projects in hillside areas should fit existing contours without need for extensive padding of the site. Underpinning for structures should be screened, architecturally treated, and no more than 6' in height.

2. ARCHITECTURAL FORM:

- a. Building forms on infill sites shall not contrast sharply with the existing visual environment. Attention should be given to predominant roof slopes and roof design, amount of façade articulation, orientation of entries and garages, etc. (FIGURE L)
- b. Low profile buildings are encouraged on high visibility sites.
- c. Houses with small footprints are encouraged where a site is restricted by existing natural features.
- d. Overall scale and square footage of building should relate to existing neighborhood visual scale and square footage. (FIGURE M)

3. MATERIALS AND COLORS:

- a. Colors that are similar to ones within the surrounding neighborhood are encouraged.

- b. On highly visible sites, colors should blend with the environmental/neighborhood backdrop and not draw attention to the building.

FIG. L - BUILDINGS SHOULD NOT SHARPLY
CONTRAST W/ SURROUNDING ARCHITECTURE

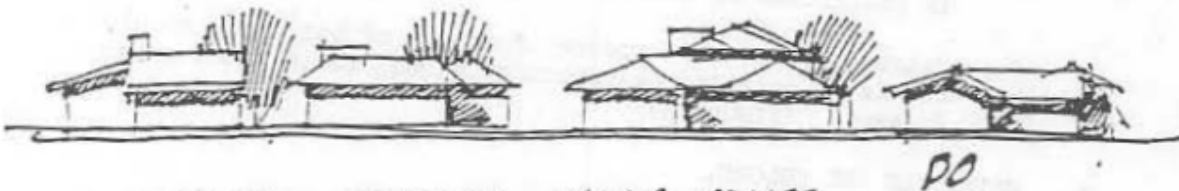
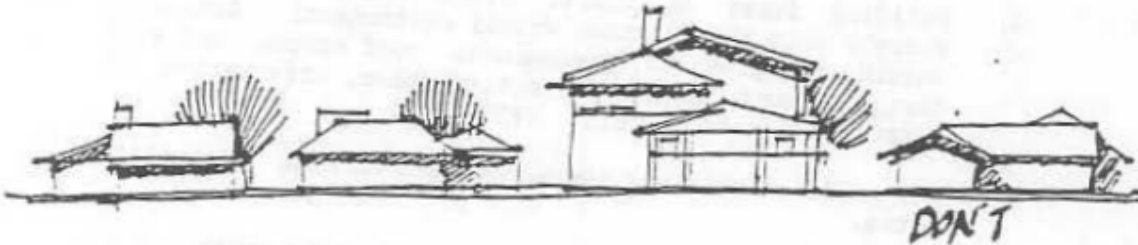
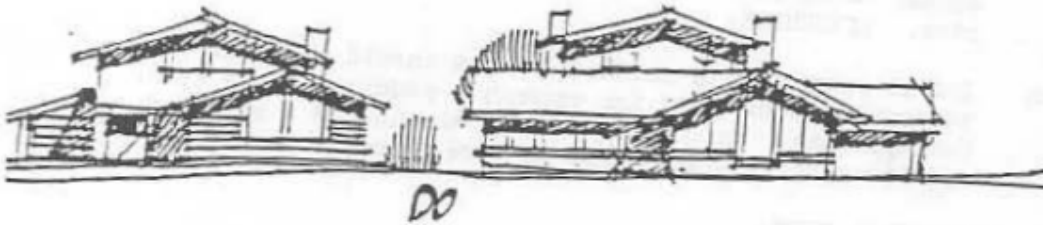


FIG. M - BUILDINGS SHOULD RELATE
IN SCALE & SQUARE FOOTAGE

- c. Materials should be durable and selected to emphasize neighborhood scale and continuity.
- d. Roofing materials should meet current fire resistive requirements, be non-reflective, and chosen to blend with the predominant adjacent visual context.

C. MOST COMMON MISTAKES ON INFILL SITES

1. Oversized building for neighborhood and site.
2. Inaccurate site information including tree locations, contours, and location of the adjacent structures.
3. Colors that do not blend with neighborhood or setting.
4. Excessive grading and/or padding of sites.