3. SITE DESIGN

3.01 NEIGHBORHOOD TYPOLOGIES

Piedmont's neighborhoods were laid out in the late 19th and early 20th Centuries. In the flatter parts of the city, streets were arranged on a modified grid pattern. On hillier terrain, narrow, curvilinear roads followed natural contours. Homes were developed incrementally in most tracts, with multiple architects and builders involved. As such, there is not a single, prevailing architectural style on most blocks or in the city as a whole.

During the 1910s and 1920s, bungalows and cottages of all varieties were built in the lower parts of Piedmont, while grand and elegant mansions were constructed on estate-size lots near the center of town. Between 1907 and 1940, some 2,500 homes were built—nearly 70 percent of the city's current housing stock. While few of these homes are considered individually historic, collectively they have a transcendent quality that defines the image of the city. Piedmont's neighborhoods convey a sense of permanence and enduring quality. Sensitivity to neighborhood context is an essential part of building design and an important part of what makes Piedmont the place it is today.

Piedmont's neighborhoods are also defined by their landform and vegetation, including street trees, landscaping, and the native ecosystems of the East Bay Hills. Today, a mature tree canopy exists throughout the city. Each street in Piedmont is typically planted with a uniform species, with trees varying in patterns that help define neighborhoods while contributing to their beauty and character. Trees are an essential element of the verdant and well-maintained landscape found on residential properties, City parks, and other public properties.

Five neighborhood typologies are described below. The typologies vary based on lot size, the age of the housing stock, vegetation, and topography. These five prototypes do not necessarily represent every block in Piedmont, but do capture most neighborhoods in the city. The prototypes illustrate the importance of recognizing neighborhood context in the application of these Guidelines. As appropriate, the Guidelines acknowledge the different solutions that may be appropriate in neighborhoods of varying character.

Lower Piedmont. Portions of Lower Piedmont, including the areas immediately adjacent to the Rose Garden, Grand Lake and Lakeshore districts of Oakland, are generally characterized by early 20th Century bungalows on lots of less than 6,000 square feet. Home styles are eclectic and often vary from lot to lot. Most lots are deeper than they are wide with homes built close to the street. Given the relatively small size of these homes, there is strong demand for additions. Common design issues are scale, mass, privacy, parking, shadows, and view obstruction. Piedmont has many examples of highly successful remodels and additions on small lots that respect the integrity of the original home and neighboring properties.

Central Piedmont. The heart of Piedmont is characterized by numerous blocks of attractive late 19th and early 20th Century homes in a variety of architectural styles on lots generally ranging from 6,000 to about 15,000 square feet. These stately homes were built for "family living" and are typically two stories, with generous yards and attached or detached garages. There is ongoing demand to update these homes to address maintenance needs, include green or energy-efficient features, and provide additional or enhanced living space. As on the smaller lots, improvements must respect neighborhood context, minimize impacts on adjacent properties, and maintain architectural integrity. The design character of these areas is eclectic, although building placement and massing generally follow a common pattern.

Hillsides. Many homes in the northern and eastern parts of Piedmont are built along winding roads on steep hillsides. Parcels on streets such as Maxwelton, Scenic, and Somerset often have slopes exceeding 30 percent. While this presents opportunities for panoramic views, it also presents engineering and design challenges. Homes vary depending on the extent of cut and fill on each site. This creates an eclectic mix of rooflines, height, and bulk, and requires special attention to issues such as grading, drainage, wildfire hazards, accessibility and view impacts. Some hillside homes incorporate "stairstep" designs to reduce perceived mass. Some have garages at the street level, with homes set back above or below. The streets themselves are narrower than standard Piedmont streets, with informal street edges and limited street parking.

Suburban. Suburban lots are primarily associated with the St. James Woods area on the east side of Piedmont, and other tracts in which a majority of the housing stock dates from the 1940s to 1960s. These areas are characterized by relatively large and consistently sized lots (generally greater than 10,000 square feet) fronting on curving streets and cul-de-sacs. Some blocks include a mix of single-story ranch-style homes, mid-century modern and contemporary homes, and more traditional Piedmont architecture. Others are more uniformly characterized by ranch homes, with common exterior materials and rooflines. These homes typically have attached garages, low slope roofs, and relatively consistent massing.

Estates. Estate lots typically include Piedmont's grandest homes, including those designed by notable architects and those considered "iconic" by residents and visitors. These areas include streets such as Sea View, King, and Crocker Avenues, Hampton Road, and the Glen Alpine-Sotelo Loop. Lots are generally larger than 25,000 square feet and may be more than an acre in some cases. While most of these homes have street-facing front facades, some are not entirely visible from the street. Estate parcels often include accessory structures such as pool houses or guest quarters, and may include formal landscapes and gardens. Piedmont has a separate zoning district for its estate lots, recognizing their unique conditions.

In addition to the five typologies described above, Piedmont also has two areas with concentrations of more active and varied uses. The first is the Civic Center, which includes City Hall, the Veterans Memorial Building, Piedmont Community Church, several school campuses, Piedmont Park, local-serving banks and offices, a gas station, and a local market. The second is the Grand Avenue commercial district and adjacent multi-family zone along Linda and Oakland Avenues. These two areas contain Piedmont's only opportunities for multi-family and commercial construction and play an important role in shaping community identity.

An important objective of these Standards and Guidelines is to accommodate change without compromising the unique character of Piedmont's neighborhoods. However, the city's neighborhoods are eclectic. The Standards and Guidelines do not establish a formal map of neighborhood boundaries, or even a definition of neighborhood that must be uniformly applied throughout the city.

Neighborhood boundaries in Piedmont are perceived differently by each resident. The Standards and Guidelines simply recognize that each project should be evaluated in a context that extends beyond its lot lines. A unique area of influence exists around each project—sometimes extending a block away, sometimes further. Defining this area is part of the process of evaluating each application. Factors to consider include the extent of the street or block visible from the residence, the boundary of the original tract, consistency in massing and house placement, the extent to which homes have been modified since construction, significant changes in topography, and the relationship of homes to the street.

Even in commercial areas, new development must recognize neighborhood context. Although zoning regulations and General Plan policies allow—and even encourage—greater changes in these areas, these changes must respect the scale and character of adjacent uses.

3.02 RELATION TO THE PUBLIC REALM

DESIGN OBJECTIVES:

1. Recognize the importance of landscaped medians and roadsides, traffic islands, parking strips, and other planted public open spaces to Piedmont's character and beauty.
   Ref: General Plan Parks, Recreation, and Open Space Element Policy 23.8
2. Recognize that streets are important public spaces as well as transportation routes. Sidewalks, street trees, landscaping, and other amenities should be provided and maintained to keep these spaces attractive.
   Ref: General Plan Design and Preservation Element Policy 27.1

The "public realm" includes City parks, recreation facilities, street rights-of-way, pedestrian stairways and walkways, land around public buildings, and other publicly owned property. Piedmont maintains high aesthetic standards for these areas, as they help define the character and identity of the community. Improvements on private property which abut the public realm should reinforce the City's efforts to make these spaces attractive and visually cohesive.

In particular, side and rear yard fences or walls that abut parks, walkways, and other public properties should be designed to enhance the adjacent public space, as well as the private spaces they enclose. Similarly, structures in private side and rear yards that are visible from nearby public spaces should not detract from the public's experience of such spaces. Where appropriate, landscaping may be required to visually screen such structures in order to preserve the quality and integrity of the nearby public space.

Yes

An example where fencing and landscaping separate the rear yard from the public walkway.

Yes

An example where landscaping creates a seamless transition between the side yard and a public park.

3.03 SITE DEVELOPMENT

DESIGN OBJECTIVES:

1. Preserve views through building design and tree selection
   Ref: General Plan Design and Preservation Element Policy 27.3
2. Regulate, control and enhance the intent for each zoning district
   Ref: Zoning Ordinance Sec. 17.20.010, 17.24.010, 17.26.010, 17.28.010
3. The design has little or no effect on neighboring properties' existing views, privacy and access to direct or indirect light.
   Ref: Zoning Ordinance Sec. 17.66.060.B

3.03.01 SIGNIFICANT VIEWS

The following guidelines apply to discretionary design review permit applications.

DESIGN GUIDELINE: COMPATIBILITY WITH NEARBY LOTS

1. The siting and construction of a new or modified existing structure, including its site plantings at mature growth, should make all reasonable efforts to avoid adverse impacts on significant views currently available to existing nearby residences.

DESIGN COMMENTS:

A. Piedmont is an urban community where some views will be affected with new development. The intent of this guideline is to avoid adverse impacts to a significant view.

B. A significant view shall be considered one that is shared by contiguous and nearby properties from the primarily occupied rooms of a residence. Significant views include long distance views of topographic, geographic, or water features, including San Francisco Bay, or architectural points of interest, such as well-known public structures, or monuments.

C. A view that is not considered significant is one that can only be seen by a single property, a view of only the immediately surrounding properties, a view of sky, or a long-distance view from a secondary or tertiary room, or one that may also be seen from the other more primarily occupied rooms of a residence.

3.03.02 VISUAL AND ACOUSTICAL PRIVACY; ACCESS TO DIRECT OR INDIRECT LIGHT

The following guidelines apply to discretionary design review permit applications.

DESIGN GUIDELINE: COMPATIBILITY WITH CONTIGUOUS LOTS

1. The siting of a new or modified existing structure, the location of its exterior openings, and the location of exterior mounted appliance ventilation and exhaust ports should respect the visual and acoustical privacy of the residences located on contiguous properties, including their outdoor living areas or open spaces.

DESIGN COMMENT:

A. This guideline shall not be interpreted as an outright prohibition of side yard windows. Rather, the design of the windows of the new or remodeled residence should consider their number, size, placement and glazing treatment, in order to respect the visual and acoustical privacy of the residences located on contiguous parcels. Similarly, the ports or exterior wall openings for clothes dryer vents, kitchen and stove exhaust fans, air conditioning equipment and other appliances should be sensitive to their acoustical impacts on adjacent residences.

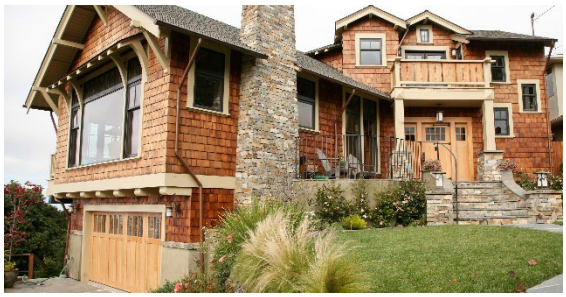
Yes

DESIGN GUIDELINES: AESTHETIC DESIGN AND SAFETY

2. The siting of a structure and its landscaping should clearly differentiate between the public right-of-way and the private space of the structure, giving the appearance that its occupants control their private space.

Yes

3. The siting of a structure and the openings into its rooms should discourage visual access by persons driving by in automobiles or walking along the sidewalk, yet allow for the view of the streetscape and the neighborhood by its occupants, allowing for “eyes on the street.”



Yes

4. The entryway to the new residence should be obvious and observable from the street.

DESIGN COMMENTS:

Yes

A. An entryway may be an open gate with walled fencing.

Yes

B. Stairs, retaining walls, and planting may be used to draw the visitor towards the entryway.

C. A pedestrian entry hidden from the street is not aesthetically acceptable and creates a less safe environment.

No

3.03.03 SITE COVERAGE OF STRUCTURES, HARDSCAPE AND LANDSCAPE SURFACES

DESIGN OBJECTIVES:

1. Encourage use of permeable paving materials
   Ref: General Plan Natural Resources and Sustainability Element Policy 16.4
2. Zone A: Single-family Residential Regulations
   Ref: Zoning Ordinance Sec. 17.20.040[1]
3. Zone C: Multi-Family Residential Regulations
   Ref: Zoning Ordinance Sec. 17.24.040
4. Zone D: Commercial and Mixed-Use Commercial/ Residential Regulations
   Ref: Zoning Ordinance Sec. 17.26.050
5. Zone E: Single-family Residential Estate Regulations
   Ref: Zoning Ordinance Sec. 17.28.040
6. The Measurement of Fences and Retaining Walls
   Ref: Zoning Ordinance Sec. 17.90.020

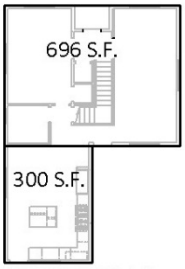
The following standards apply to both discretionary and ministerial design review permit applications. Changes to site coverage in structures, hardscape and landscape surface areas shall be indicated in both graphic and tabulated form, as part of any design review application submittal.

Please see pages 3-13 and 3-14 for sample examples of how this may be presented.

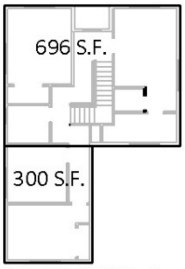
[1] As in other chapters of these Standards and Guidelines, references to City Code Chapter 17 (Planning and Land Use) are referenced in this chapter as "Zoning Ordinance"

CHANGES TO FLOOR AREA CALCULATIONS (SAMPLE LOT = 7200 S.F., ZONE A):

Floorplans may be divided into simple geometric shapes to show existing and proposed building areas. These areas are entered into the accompanying tables to show floor area ratio (FAR) and lot coverage compliance.



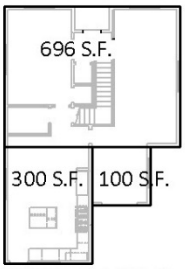
EXISTING 1ST. FL.
996 S.F.



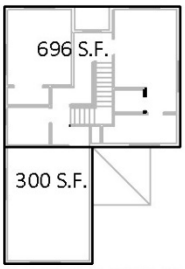
EXISTING 2ND. FL.
996 S.F.

EXISTING 1ST. FL.
ACCESSORY BLDG.
400 S.F.

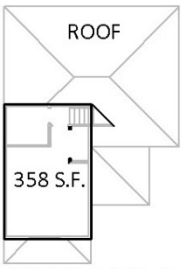
EXISTING FLOOR AREA	
FIRST FLOOR	996 S.F.
SECOND FLOOR	996 S.F.
THIRD FLOOR	0 S.F.
ACCESSORY STRUCTURE(S)/ COTTAGE/ ADU	400 S.F.
TOTAL AREA	2392 S.F.
STRUCTURE AREA AS A PERCENTAGE OF LOT AREA	33.2 %
MAXIMUM PERCENTAGE OF LOT AREA ALLOWED (FAR) (BY LOT SIZE AND ZONE)	50.0%



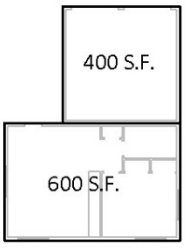
PROPOSED 1ST. FL.
1096 S.F.



PROPOSED 2ND. FL.
996 S.F.



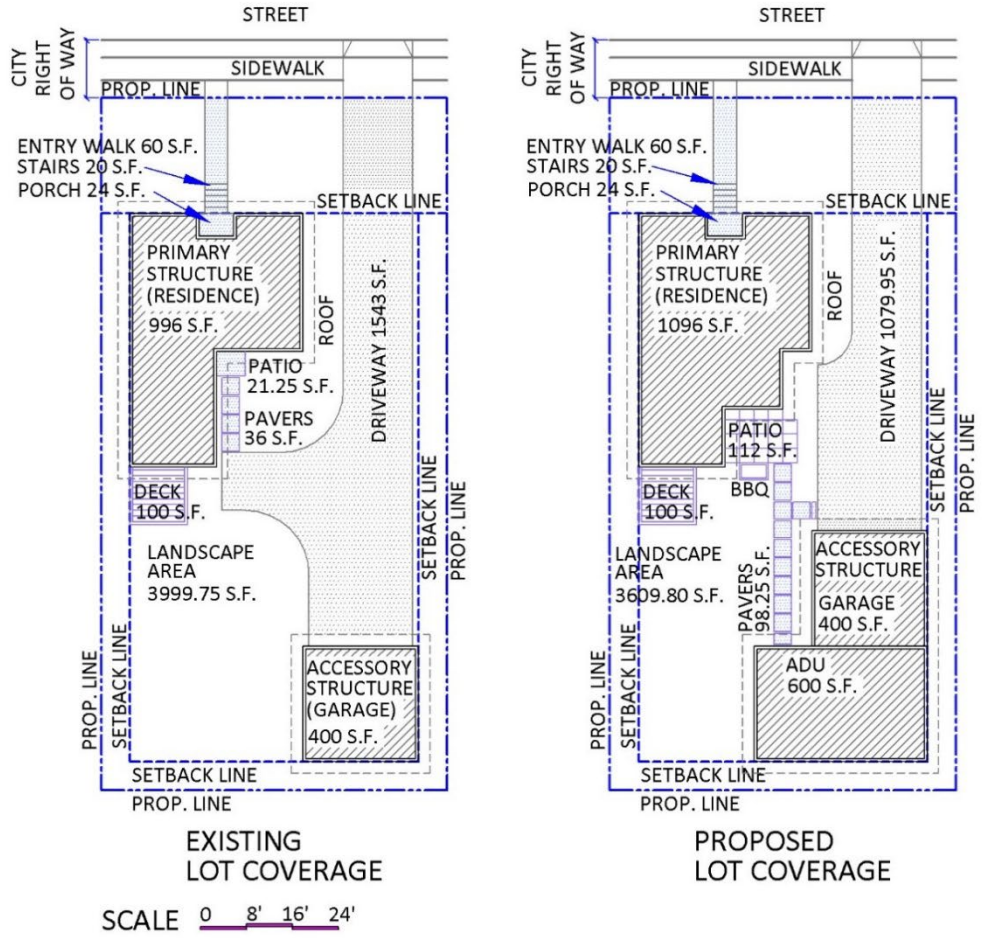
PROPOSED 3RD. FL.
358 S.F.



PROPOSED 1ST. FL.
ACCESSORY BLDG.
1000 S.F.

PROPOSED FLOOR AREA	
FIRST FLOOR	1096 S.F.
SECOND FLOOR	996 S.F.
THIRD FLOOR	358 S.F.
ACCESSORY STRUCTURE(S)/ COTTAGE/ ADU	1000 S.F.
TOTAL AREA	3450 S.F.
STRUCTURE AREA AS A PERCENTAGE OF LOT AREA	47.9%
AMOUNT OVER/ UNDER MAXIMUM ALLOWABLE PERCENTAGE	(+) OR (-) LESS 2.1%

SAMPLE GRAPHIC REPRESENTATION OF CHANGES TO STRUCTURE, HARDSCAPE AND LANDSCAPE SURFACES **(SAMPLE LOT SIZE SHOWN = 7,200 S.F., ZONE A: SINGLE-FAMILY RESIDENTIAL)**



SAMPLE TABLE OF CHANGES TO STRUCTURES, HARDSCAPE AND LANDSCAPE SURFACES

EXISTING STRUCTURES		PROPOSED STRUCTURES		EXISTING STRUCTURES AND HARDSCAPE (S.F.)		PROPOSED STRUCTURES AND HARDSCAPE (S.F.)	
HOUSE	996 S.F.	HOUSE	1096 S.F.				
PORCH	20 S.F.	PORCH	24 S.F.				
STAIRS	24 S.F.	STAIRS	20 S.F.	STRUCTURES	1540.00	STRUCTURES	2240.00
DECK	100 S.F.	DECK	100 S.F.	HARDSCAPE	1660.25	HARDSCAPE	1350.20
GARAGE	400 S.F.	GARAGE	400 S.F.	TOTAL	3200.25	TOTAL	3590.20
		ADU	600 S.F.	(E) LANDSCAPE		(P) LANDSCAPE	
TOTAL	1540 S.F.	TOTAL	2240 S.F.	3999.75 S.F.		3609.80 S.F.	
% OF LOT	21 %	% OF LOT	31 %	% OF LOT	55%	% OF LOT	50.14%

3.04 CITY OF PIEDMONT LIST OF STREETS

DESIGN OBJECTIVES:

1. Regulations in Zone A; Single-family Residential
   Ref: Zoning Ordinance Sec. 17.24.040
2. Regulations in Zone C; Multi-Family Residential
   Ref: Zoning Ordinance Sec. 17.20.040
3. Regulations in Zone D; Commercial
   Ref: Zoning Ordinance Sec. 17.26.050
4. Regulations in Zone E; Estate Residential
   Ref: Zoning Ordinance Sec. 17.28.040

The following is a complete list of *streets* in Piedmont. This list is maintained solely for the purpose of determining street setback requirements under the Zoning Ordinance. *Street* is defined as a public vehicular roadway. It does not include a public alley, or a private roadway.

Abbot Way
Alta Avenue
Annerley Road
Arbor Drive
Arroyo Avenue
Artuna Avenue
Ashmount Avenue
Bell Avenue
Bellevue Avenue
Blair Avenue
Blair Place
Bonita Avenue
Boulevard Way
Calvert Court
Cambrian Avenue
Cambridge Way
Caperton Avenue
Carmel Avenue
Cavanaugh Court
Cavendish Lane
Craig Avenue
Crest Road
Crocker Avenue
Crofton Avenue
Croydon Circle
Dale Avenue
Dormidera Avenue
Dracena Avenue
Dudley Avenue
Dudley Court
Echo Lane
El Cerrito Avenue
Estates Drive
Estrella Avenue
Fairview Avenue
Farragut Avenue
Florada Avenue
Glen Alpine Road
Grand Avenue
Greenbank Avenue
Guilford Road
Hagar Avenue
Hampton Road
Hardwick Avenue
Harvard Road
Hazel Lane
Highland Avenue
Highland Way
Hillside Avenue
Hillside Court
Holly Place
Howard Avenue
Huntleigh Road
Indian Gulch Road
Indian Road
Inverleith Terrace
Jerome Avenue
Keefer Court
King Avenue
Kingston Avenue
La Salle Avenue
La Salle Court
Lafayette Avenue
Lake Avenue
Lakeview Avenue
Langdon Court
Larmer Court
Latham Street
(Continued on next page.)

Lexford Road
Lincoln Avenue
Linda Avenue
Littlewood Drive
Lorita Avenue
Lower Grand Avenue
MacKinnon Place
Magnolia Avenue
Manor Drive
Marlborough Court
Maxwelton Road
Mesa Avenue
Monte Avenue
Monticello Avenue
Moraga Avenue
Mountain Avenue
Muir Avenue
Nace Avenue
Nellie Avenue
Nova Drive
Oak Road
Oakland Avenue
Oakmont Avenue
Olive Avenue
Pacific Avenue
Pala Avenue
Palm Drive
Park Boulevard
Park Lane
Park View Avenue
Park Way
Parkside Drive
Piedmont Court
Portsmouth Road
Prospect Road
Ramona Avenue
Ranleigh Way
Red Rock Road
Requa Place
Requa Road
Ricardo Avenue
Richardson Way
Ronada Avenue
Rose Avenue
San Carlos Avenue
Sandringham Place
Sandringham Road
Scenic Avenue
Sea View Avenue
Selborne Drive
Sharon Avenue
Sharon Court
Sheridan Avenue
Sierra Avenue
Somerset Road
Sotelo Avenue
St. James Circle
St. James Drive
St. James Place
Sunnyside Avenue
Sylvan Way
Trestle Glen Road
Tyson Circle
Valant Place
Vista Avenue
Waldo Avenue
Wallace Road
Warfield Avenue
Wildwood Avenue
Wildwood Gardens
Winsor Avenue
Wistaria Way
Woodland Way
Wyngaard Avenue
York Drive

3.05 COMPATIBILITY WITH THE STREET RIGHT-OF-WAY

DESIGN OBJECTIVES:

1. Neighborhood Conservation: Sustain balance between homes, private yards and public spaces in neighborhoods
   Ref: General Plan Land Use Element Policy 1.2
2. Harmonious Development: New development and home alterations should be consistent with established standards for setbacks, height and bulk.
   Ref: General Plan Land Use Element Policy 1.3

These guidelines apply to discretionary design review permit applications.

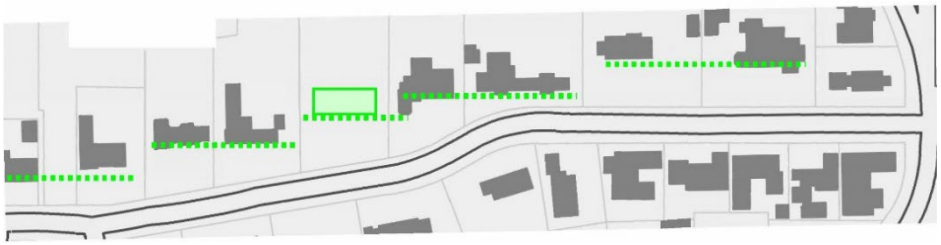
3.05.01 SETBACKS FROM THE STREET RIGHT-OF-WAY

DESIGN GUIDELINE: NEIGHBORHOOD COMPATIBILITY

1. In addition to the Building Location Design Standards outlined in Section 3.06, building front setbacks from the street right-of-way should reflect the prevailing pattern found along other adjacent lots fronting the same side of the street.

DESIGN COMMENTS

A. The setback pattern has buildings aligned, yet differing in distance from the street right-of-way. The proposed structure respects the pattern.



Yes

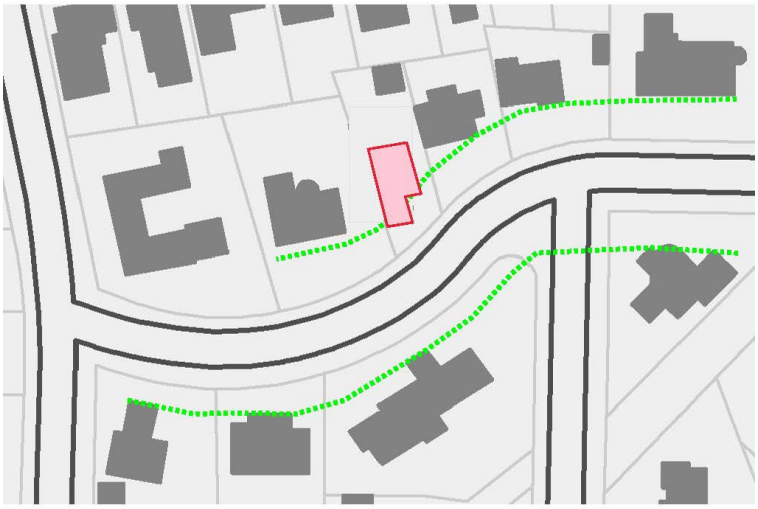
B. The proposed structure does not respect the prevailing pattern and is too close to the street right-of-way.

No

C. The setback pattern of buildings along the winding street is consistent in its distance from the street right-of-way. The proposed structure respects this pattern.

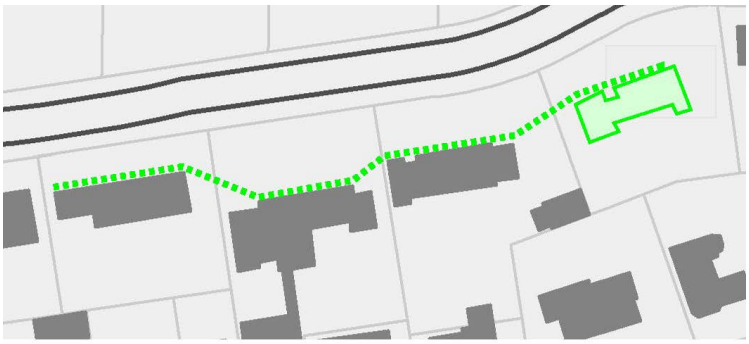
Yes

D. The proposed structure aligns with the building at the adjacent property, but does not respect the prevailing setback pattern from the street right-of-way.



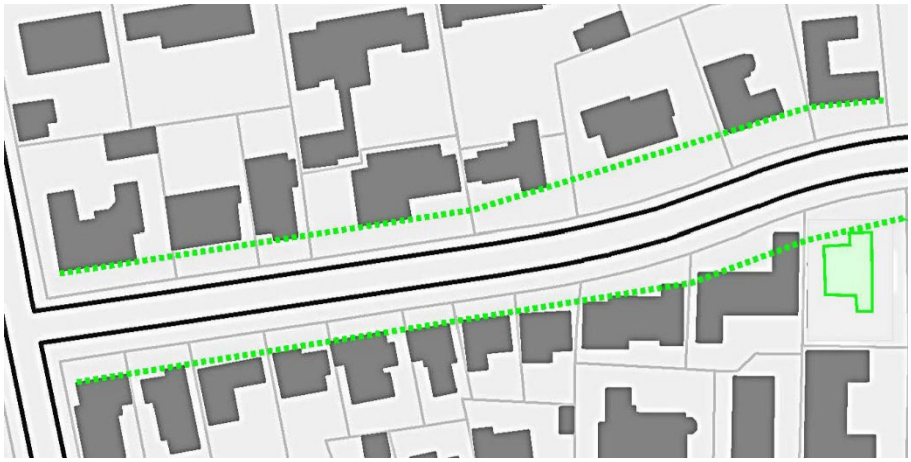
No

E. The setback pattern has buildings staggered, with no prevailing pattern in relation to the street right-of-way. The proposed structure should respect the transitional nature of the varying setbacks. Consideration for new structures should include its stature when viewed from the street and its proportionality to adjacent properties.



Yes

F. The setback pattern of buildings is consistent from the street right-of-way. The proposed structure respects this pattern.



Yes

G. The proposed structure is aligned with a building that is an anomaly along the block face that does not align with the other buildings on the street wall. It does not respect the prevailing setback pattern from the street right-of-way.

No

3.06 LOCATION OF STRUCTURES

DESIGN OBJECTIVES:

1. Maintain prevailing setbacks from streets
   Ref: General Plan Design and Preservation Element Policy 28.4
2. Avoid overbuilding or excessive coverage of yards with structures.
   Ref: General Plan Design and Preservation Element Policy 29.1
3. Zone A: Single-family Residential Regulations
   Ref: Zoning Ordinance Sec. 17.20.040
4. Zone C: Multi-Family Residential Regulations
   Ref: Zoning Ordinance Sec. 17.24.040
5. Zone D: Commercial and Mixed-Use Commercial/ Residential Regulations
   Ref: Zoning Ordinance Sec. 17.26.050
6. Zone E: Single-family Residential Estate Regulations
   Ref: Zoning Ordinance Sec. 17.28.040
7. Design Review Permit Approval Authority
   Ref: Zoning Ordinance Sec. 17.66.040

The following standards apply to discretionary and ministerial planning permit applications.

3.06.01 INTRODUCTION AND DEFINITIONS

The allowable location of structures on a lot is determined by its zoning district. Structures fall within three categories: Primary Structure, Accessory Structure, and Site Feature. The characteristics of these structures are further defined below:

1. **Primary structure:** The structure on a lot in which the principal use is conducted. It does not include an accessory structure, site feature, underground facility, built feature listed in Piedmont Building Code Section 8.02.020.B, on-grade improvement, or temporary handicap structure.
2. **Accessory Structure:** A detached structure, the use of which is appropriate, incidental to, and customarily or necessarily related to the zone and to the principal use of the lot or to that of the primary structure.
3. **Site Feature**: A subordinate structure that is intended to functionally or decoratively enhance a property and that is primarily used for recreation, decoration or as a utility feature. A list of example site features is set forth in Section 3.07 of the Design Guidelines. *Site feature* does not include an accessory structure, primary structure, or built feature listed in Piedmont Building Code Section 8.02.020.B.

Other definitions relative to the location of structures include:

1. **Setback:** The required distance that a building, structure or other designated item must be located from a lot line. *Setbacks* are measured from the lot line to the footprint of the structure or building.
2. **Footprint**: The total land area covered by all accessory and primary structures on a lot, measured from outside the exterior wall surface and supporting columns or posts, except that the following are not included in determining footprint:
   a. The portions of any uncovered and unenclosed decks, porches, landings, or patios, not including railings, which are less than 30 inches above finished grade and which project no more than 36 inches from the footprint.
   b. Uncovered and unenclosed stairways, including railings, which are less than six feet above finished grade and which project no more than 36 inches from the footprint.
   c. Eave or and roof overhang that projects up to 36 inches from the exterior wall surface or supporting column or post.
   d. Trellis, awning or similar feature that projects horizontally up to 36 inches from the exterior wall surface or supporting column or post.

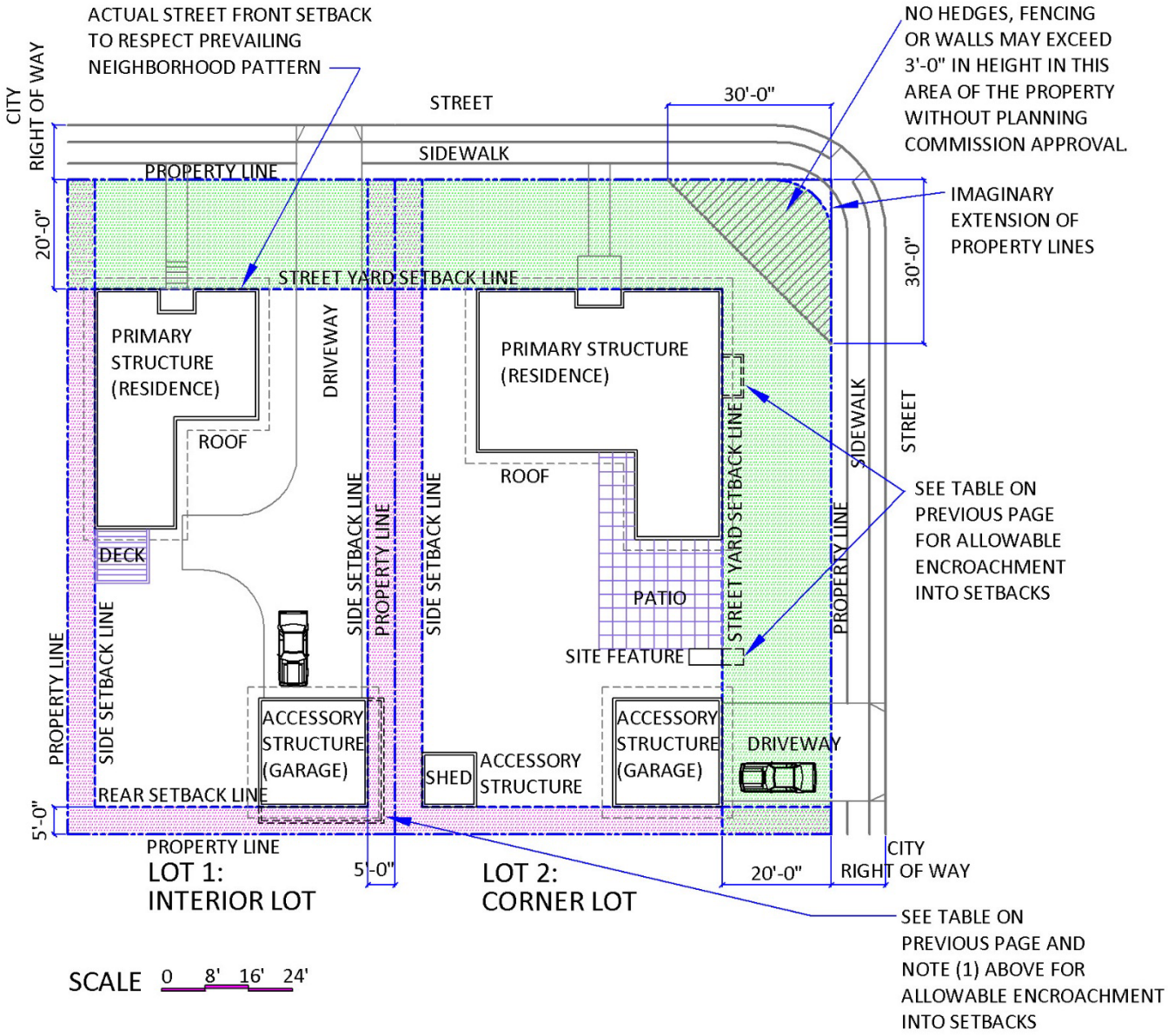
3.06.02 LOCATION OF STRUCTURES: ZONE A – SINGLE-FAMILY RESIDENTIAL

	Site Features 7'-0" Tall or Less	Site Features Greater than 7'-0" Tall	Primary and Accessory Structures
Located Within 20' Street Yard Setback	No Minimum Setback **Planning Commission Design Review Permit Required**	No Minimum Setback **Planning Commission Design Review Permit Required**	Variance Required **Planning Commission Design Review/ Variance Permit Required**
Located Within 5' Side Yard and Rear Yard Setback	No Minimum Setback **Director Design Review Permit Required**	No Minimum Setback **Planning Commission Design Review Permit Required**	Variance Required (1) **Planning Commission Design Review/ Variance Permit Required**
Located Within Non Setback Area	**Director Design Review Permit Required**	**Director Design Review Permit Required**	**Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040**
For explanation of (1) See the following page.			

Note: All site features, primary and accessory structures listed above require a building permit.

(1) Accessory Structures may be located in the side and rear setback as reviewed and approved by the Planning Director under the following circumstances:

1. The entire structure is located within 35 feet of the rear property line.
2. The maximum height of the structure is 15 feet or less.
3. The structure does not contain any habitable quarters.
4. The structure must be located at least 5 feet from a habitable structure on an abutting property, and for a corner lot, at least 5 feet from a side property line of an abutting property to the rear.



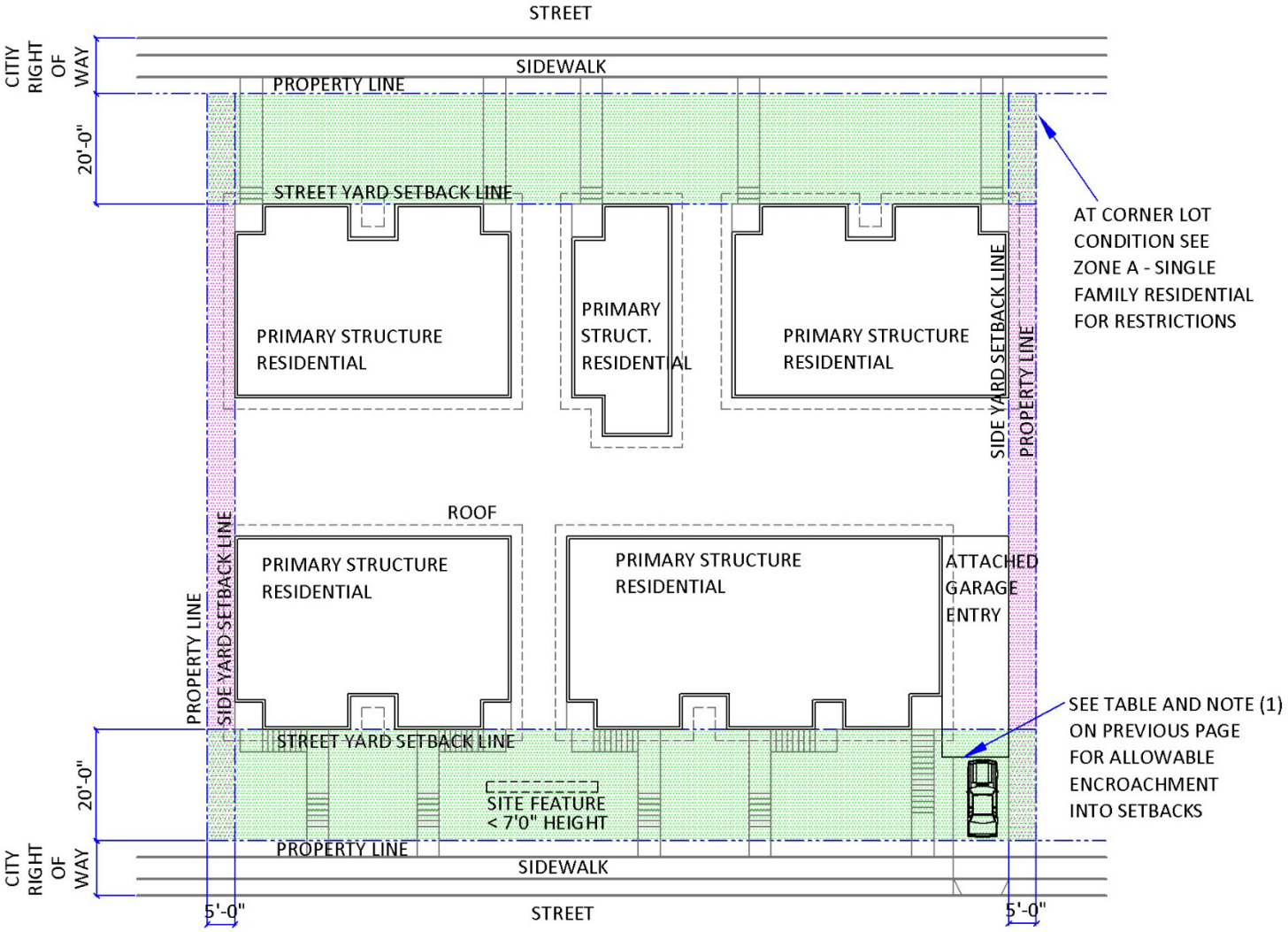
3.06.03 LOCATION OF STRUCTURES: ZONE C – MULTI-FAMILY RESIDENTIAL

	Site Features 7'-0" Tall or Less	Site Features Greater than 7'-0" Tall	Accessory Structures and Attached Garages or Carports	Primary Structures
Located Within 20'-0" Street Yard Setback	No Minimum Setback **Planning Commission Design Review Permit Required**	No Minimum Setback **Planning Commission Design Review Permit Required**	Variance Required **Planning Commission Design Review/ Variance Permit Required**	Variance Required **Planning Commission Design Review/ Variance Permit Required**
Located Within 5'-0" Side Yard and Rear Yard Setback	No Minimum Setback **Director Design Review Permit Required**	No Minimum Setback **Planning Commission Design Review Permit Required**	Variance Required **Planning Commission Design Review/ Variance Permit Required**	Variance Required (1) **Planning Commission Design Review/ Variance Permit Required**
Located Within Non Setback Area	**Director Design Review Permit Required**	**Director Design Review Permit Required**	**Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040**	**Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040**

Note: All site features, primary and accessory structures listed above require a building permit.

(1) Accessory Structures may be located in the side and rear setback as reviewed and approved by the Planning Director under the following circumstances:

1. The entire structure is located within 35 feet of the rear property line.
2. The maximum height of the structure is 15 feet or less.
3. The structure does not contain any habitable quarters.
4. The structure must be located at least 5 feet from a habitable structure on an abutting property, and for a corner lot, at least 5 feet from a side property line of an abutting property to the rear.



MIDBLOCK LOT WITH TWO STREET EXPOSURES

SCALE 0 8' 16' 24'

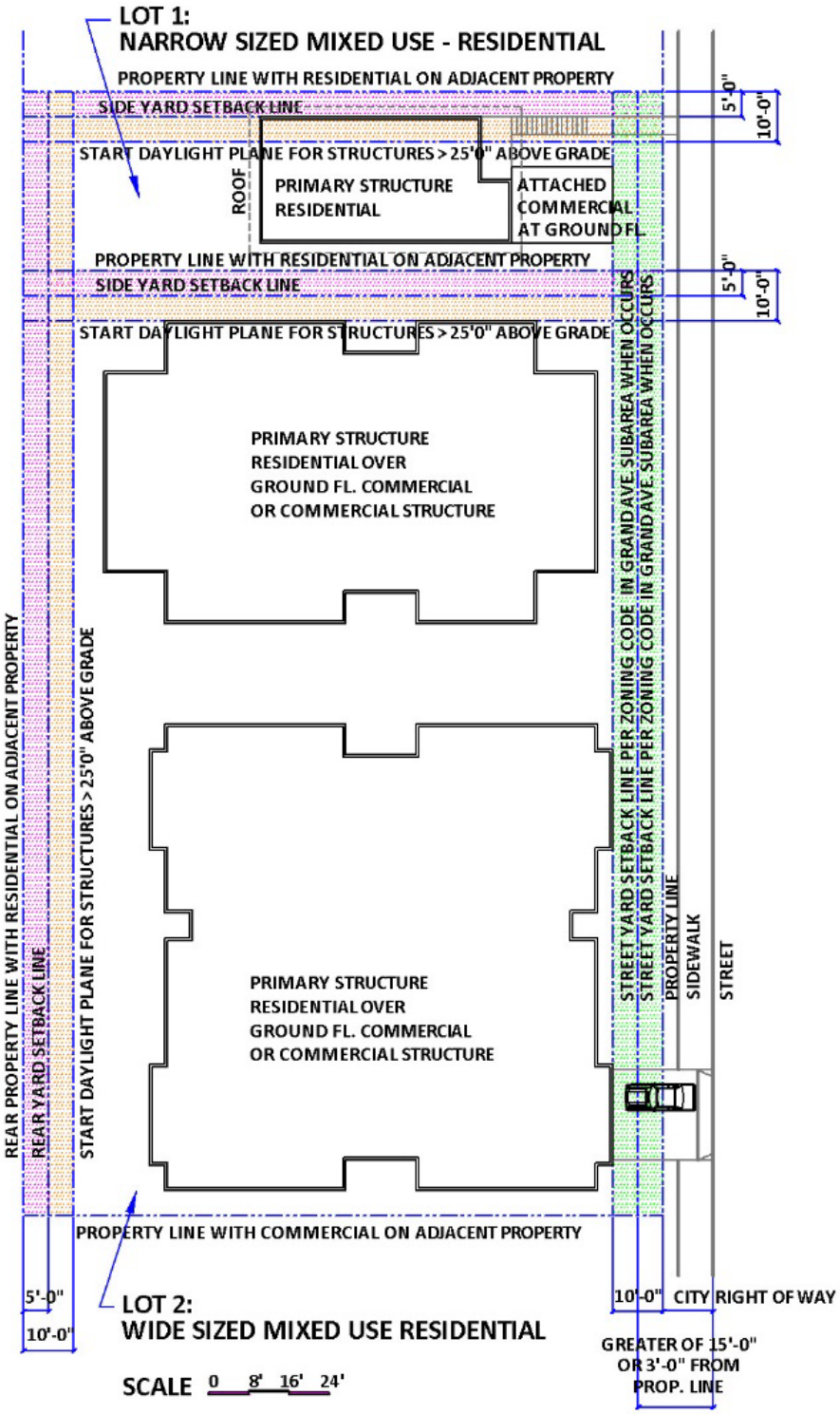
3.06.04 LOCATION OF STRUCTURES: ZONE D – COMMERCIAL AND MIXED-USE RESIDENTIAL

	Site Features 7'-0" Tall or Less	Site Features Greater than 7'-0" Tall	Accessory Structures and Attached Garages or Carports	Primary Structures
Located Within Street Yard Setback	No Minimum Setback **Planning Commission Design Review Permit Required**	No Minimum Setback **Planning Commission Design Review Permit Required**	Variance Required **Planning Commission Design Review/ Variance Permit Required**	Variance Required **Planning Commission Design Review/ Variance Permit Required**
Located Within Side Yard Setback, Rear Yard Setback, or Daylight Plane	No Minimum Setback **Director Design Review Permit Required**	No Minimum Setback **Planning Commission Design Review Permit Required**	Variance Required (1) **Planning Commission Design Review/ Variance Permit Required**	Variance Required (1) **Planning Commission Design Review/ Variance Permit Required**
Located Within Non Setback Area	**Director Design Review Permit Required**	**Director Design Review Permit Required**	**Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040**	**Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040**

Note: All site features, primary and accessory structures listed above require a building permit.

(1) Accessory Structures may be located in the side and rear setback as reviewed and approved by the Planning Director under the following circumstances:

1. The entire structure is located within 35 feet of the rear property line.
2. The maximum height of the structure is 15 feet or less.
3. The structure does not contain any habitable quarters.
4. The structure must be located at least 5 feet from a habitable structure on an abutting property, and for a corner lot, at least 5 feet from a side property line of an abutting property to the rear.


LOT 1:
NARROW SIZED MIXED USE - RESIDENTIAL
PROPERTY LINE WITH RESIDENTIAL ON ADJACENT PROPERTY
SIDE YARD SETBACK LINE
START DAYLIGHT PLANE FOR STRUCTURES > 25'0" ABOVE GRADE
ROOF
PRIMARY STRUCTURE
RESIDENTIAL
ATTACHED
COMMERCIAL
AT GROUND FL.
PROPERTY LINE WITH RESIDENTIAL ON ADJACENT PROPERTY
SIDE YARD SETBACK LINE
START DAYLIGHT PLANE FOR STRUCTURES > 25'0" ABOVE GRADE
PRIMARY STRUCTURE
RESIDENTIAL OVER
GROUND FL. COMMERCIAL
OR COMMERCIAL STRUCTURE
PRIMARY STRUCTURE
RESIDENTIAL OVER
GROUND FL. COMMERCIAL
OR COMMERCIAL STRUCTURE
PROPERTY LINE WITH COMMERCIAL ON ADJACENT PROPERTY
REAR PROPERTY LINE WITH RESIDENTIAL ON ADJACENT PROPERTY
REAR YARD SETBACK LINE
START DAYLIGHT PLANE FOR STRUCTURES > 25'0" ABOVE GRADE
STREET YARD SETBACK LINE PER ZONING CODE IN GRANDAVE SUBAREA WHEN OCCURS
STREET YARD SETBACK LINE PER ZONING CODE IN GRANDAVE SUBAREA WHEN OCCURS
PROPERTY LINE
SIDEWALK
STREET
5'-0"
10'-0"
5'-0"
10'-0"
5'-0"
10'-0"
10'-0"
CITY RIGHT OF WAY
LOT 2:
WIDE SIZED MIXED USE RESIDENTIAL
GREATER OF 15'-0"
OR 3'-0" FROM
PROP. LINE
SCALE 0 8' 16' 24'

3.06.05 LOCATION OF STRUCTURES: ZONE E – ESTATE SINGLE-FAMILY RESIDENTIAL

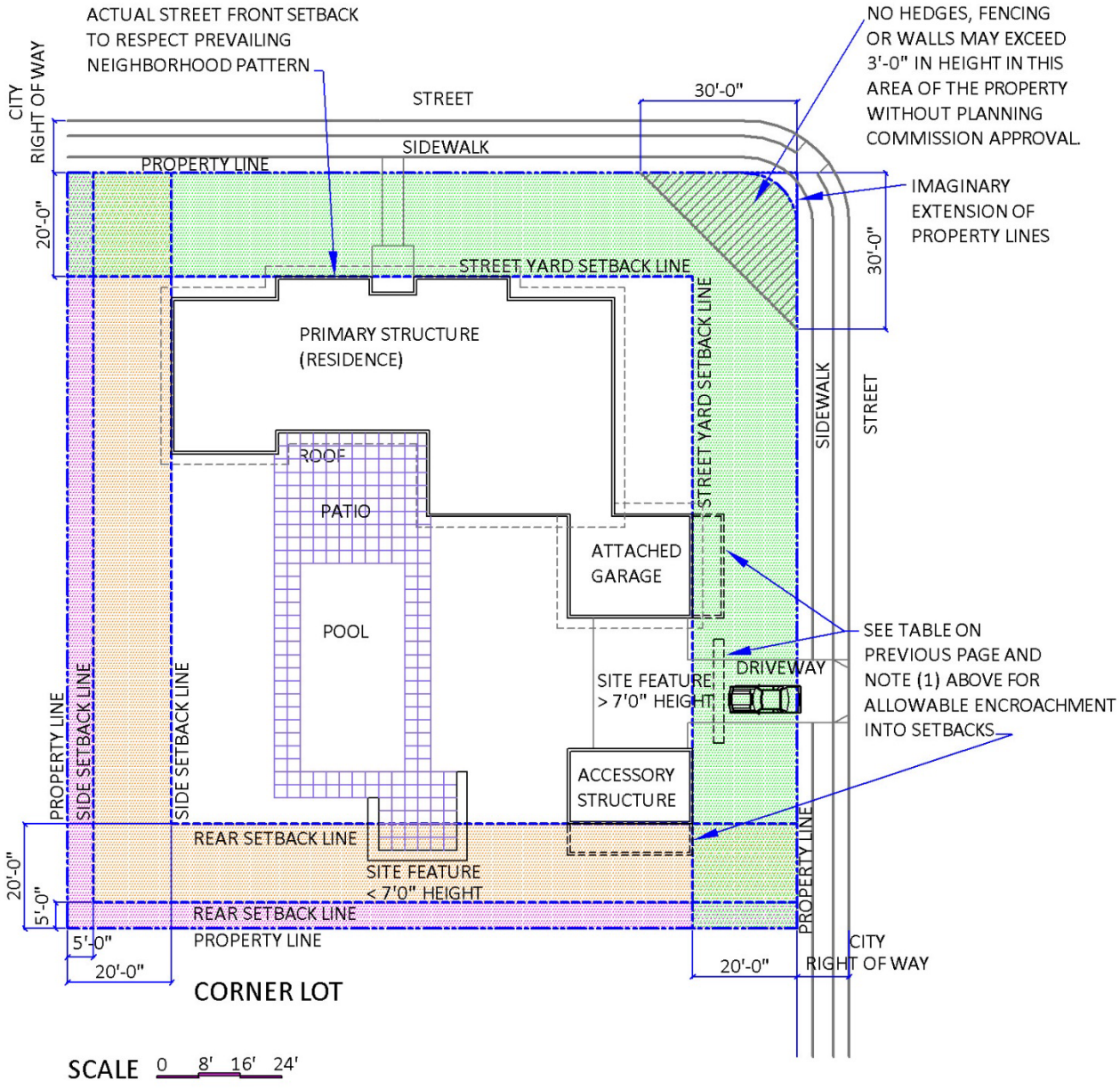
	Site Features 7'-0" Tall or Less	Site Features Greater than 7'-0" Tall	Accessory Structures and Attached Garages or Carports	Primary Structures
Located Within 20'-0" Street Yard Setback	No Minimum Setback **Planning Commission Design Review Permit Required**	No Minimum Setback **Planning Commission Design Review Permit Required**	Variance Required **Planning Commission Design Review/ Variance Permit Required**	Variance Required **Planning Commission Design Review/ Variance Permit Required**
Located Within 5'-0" Side Yard and Rear Yard Setback	No Minimum Setback **Director Design Review Permit Required**	No Minimum Setback **Planning Commission Design Review Permit Required**	Variance Required (1) **Planning Commission Design Review/ Variance Permit Required**	Variance Required (1) **Planning Commission Design Review/ Variance Permit Required**
Located Within 20'-0" Side Yard and Rear Yard Setback	No Minimum Setback **Director Design Review Permit Required**	No Minimum Setback **Planning Commission Design Review Permit Required**	**Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040**	Variance Required **Planning Commission Design Review/ Variance Permit Required**
Located Within Non Setback Area	**Director Design Review Permit Required**	**Director Design Review Permit Required**	**Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040**	**Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040**

Note: All site features, primary and accessory structures listed above require a building permit.

For explanation of (1) See the following page

(1) Accessory Structures may be located in the side and rear setback as reviewed and approved by the Planning Director under the following circumstances:

1. The entire structure is located within 35 feet of the rear property line.
2. The maximum height of the structure is 15 feet or less.
3. The structure does not contain any habitable quarters.
4. The structure must be located at least 5 feet from a habitable structure on an abutting property, and for a corner lot, at least 5 feet from a side property line of an abutting property to the rear.



3.07 OFF STREET PARKING AND DRIVEWAY STANDARDS

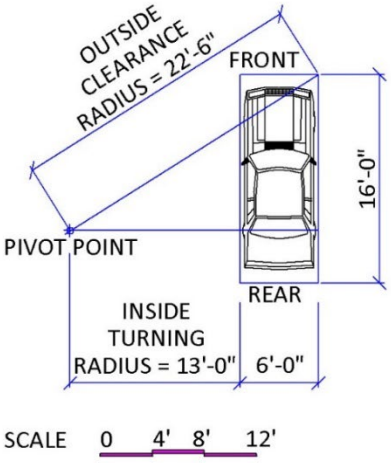
DESIGN OBJECTIVES:

1. Driveway and Parking Locations
   Ref: General Plan; Design and Preservation Element Policy 29.7
2. Minimize parking conflicts with city streets
   Ref: General Plan; Transportation Element Goal 11
3. Parking Lot Design and Shared Parking
   Ref: General Plan; Transportation Element Policies 11.3 and 11.4
4. Maintain site lines at street intersections and driveways
   Ref: General Plan; Transportation Element Policy 12.2
5. Single-family Residential Use (All Zones)
   Ref: Zoning Ordinance Sec. 17.30.010
6. Multi - Family Residential Use (Zone C)
   Ref: Zoning Ordinance Sec. 17.30.020
7. Commercial and Mixed-Use Commercial/Residential Use (Zone D)
   Ref: Zoning Ordinance Sec. 17.30.030
8. Location of Parking Spaces
   Ref: Zoning Ordinance Sec. 17.30.040
9. Size and Specifications
   Ref: Zoning Ordinance Sec. 17.30.050

3.07.01 INTRODUCTION

The Off Street Parking and Driveway Standards address the design of proposed new, replacement, and modified vehicular off street parking and driveways. They are meant to provide the Planning Commission and staff additional criteria to support the requirements of the Zoning Ordinance when considering such projects. The following standards are intended to be used as objective standards for all ministerial planning applications and as guidelines for discretionary design review permit applications, with the recognition that all Piedmont properties are “unique” and as a consequence, every lot will be evaluated on its own merits with regard to parking, turnaround and driveway dimensions. These standards and guidelines are to be used to assist in the documentation and planning for uniform variation for different parking situations on different types of properties and is not intended to indicate the “optimum” dimensions for each and every application.

3.07.02 DIMENSIONS AND TURNING RADII OF A STANDARD VEHICLE



VEHICLE WIDTH: 6’-0”

VEHICLE LENGTH: 16’-0”

MINIMUM INSIDE TURNING RADIUS:

13’-0” from pivot point to side of car at inside rear wheel.

MINIMUM OUTSIDE CLEARANCE RADIUS:

22’-6” from pivot point to outer front corner of car

3.07.03 DRIVEWAY STANDARDS

Note: Existing driveways that do not meet these standards are not necessarily considered “unusable” as provided in Zoning Ordinance Sec. 17.30.060.

DESCRIPTION	MINIMUM WIDTH	OPTIMUM WIDTH	MAXIMUM WIDTH
For a residential driveway leading to a single car garage, single car carport or one unenclosed space	8’-6” (1)	10’-0”	12’-0”
For a residential driveway leading to a double car garage, double car carport or unenclosed spaces	8’-6” (1)	12’-0”	18’-0”
	MIN. BACKUP DISTANCE (2)	MAX. BACKUP DISTANCE (2)	
For a residential driveway less than 10 feet in width	18’-0”	50’-0”	
For a residential driveway 10 feet or greater in width	18’-0”	75’-0”	

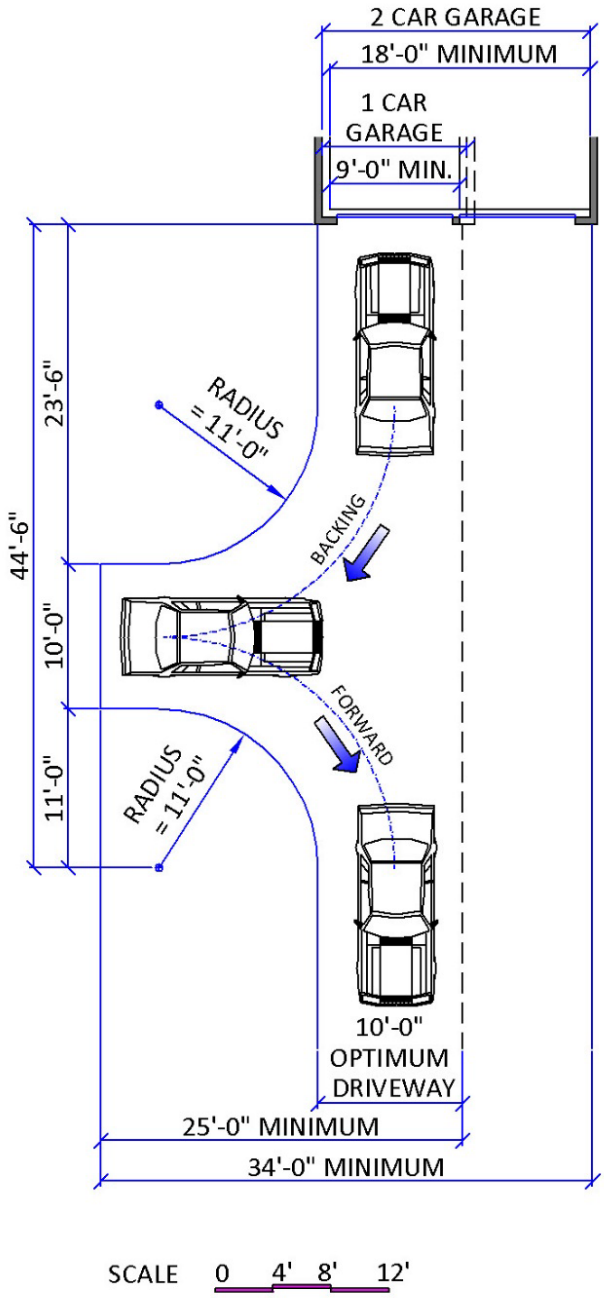
(1) For a single-family dwelling, for which the closest portion of the parking enclosure is located in excess of 75 feet from the closest street, the minimum driveway width is 12 feet.

(2) Backup distance is measured between the inside edge of sidewalk to the front wall of the parking enclosure.

3.07.04 DRIVEWAY TURN AROUND STANDARDS

Driveways that exceed the maximum backup distance shall have a turnaround area immediately adjacent to the front wall of the garage or carport.

Note: Existing driveways and turnarounds that do not meet these standards are not necessarily considered "unusable" as provided in Zoning Ordinance Sec. 17.30.060.



The turnaround shall be adequate in size to allow a standard vehicle one (1) two-point maneuver and an exit onto a public street in a forward direction.

One (1) two-point maneuver consists of one (1) forward motion and one (1) backward motion (See the adjacent Diagram).

DESCRIPTION	MIN. WIDTH	MIN. DEPTH
For a turnaround in front of a one car garage or carport	25'-0"	44'-6"
For a turnaround in front of a two car garage or carport	34'-0"	44'-6"

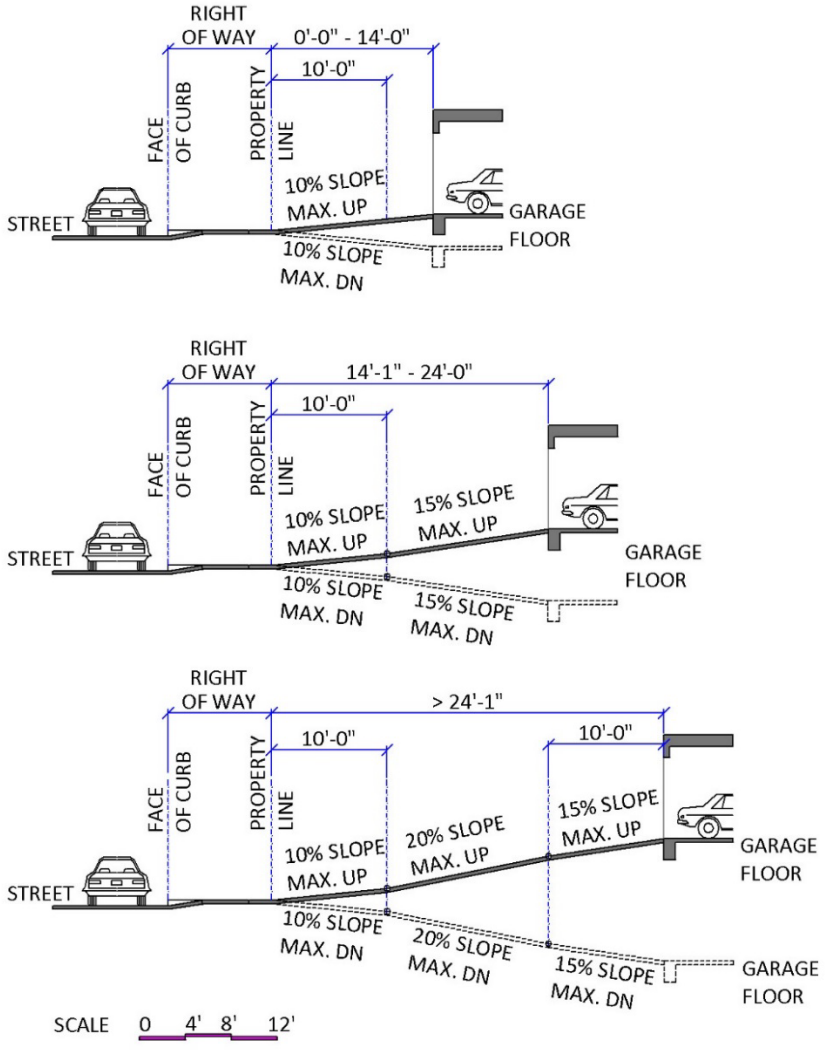
3.07.05 DRIVEWAY GRADIENT STANDARDS

DESIGN OBJECTIVE:

1. Parking Size and Specifications (All Zones)
   Ref: Zoning Ordinance Sec. 17.30.050

Note: Existing driveways that do not meet these standards are not necessarily considered "unusable" as provided in Zoning Ordinance Sec. 17.30.060

From the street, the ramp shall start at the property line at the same elevation as the street right-of-way.



For driveways up to 14'-0" in length from the property line, the maximum slope shall be 10%.

For driveways from 14'-1" to 24'-0" in length from the property line, the first 10 feet shall have a maximum slope of 10%. The remaining slope to the garage entry shall have a maximum slope of 15%.

For driveways greater than 24'-1" in length from the property line, the first 10 feet and the last 10 feet adjacent to the garage entry shall have maximum slopes of 10% and 15% respectively. The slope between these points shall have a maximum slope of 20%.

3.08 RETAINING WALLS

DESIGN OBJECTIVES:

1. Mimimize the visual prominence of retaining walls
   Ref: General Plan; Design and Preservation Element Policy 29.6
2. Fence, Wall, Retaining Wall, Terracing
   Ref: Zoning Ordinance Sec. 17.32.010
3. The Measurement of Fences and Retaining Walls
   Ref: Zoning Ordinance Sec. 17.90.020

The following guidelines are applicable to discretionary design review permit applications. For ministerial planning permits, no fences or perimeter walls, retaining walls greater than 30 inches tall, accessory structures, or site features are allowed in the street yard(s).

3.08.01 NEIGHBORHOOD COMPATIBILITY

DESIGN GUIDELINES:

1. The design of new retaining walls that are visible from the street should be consistent with the scale and proportion of existing retaining walls on contiguous parcels, except when they exceed the recommended maximum heights outlined in these guidelines.

2. The design of new retaining walls that are visible from the street, as well as those that are close to side and rear property lines should be no more than four feet, unless physical limitations on the site prevent this from occurring. If the change in grade is greater than four feet, a series of retaining walls, interspersed by planting areas in a stepped or terraced fashion should be constructed to create a less visually-prominent monolithic appearance.

The rendering above shows an offset pair of stepped retaining walls to accommodate the significant grade change, interspersed with planting areas.

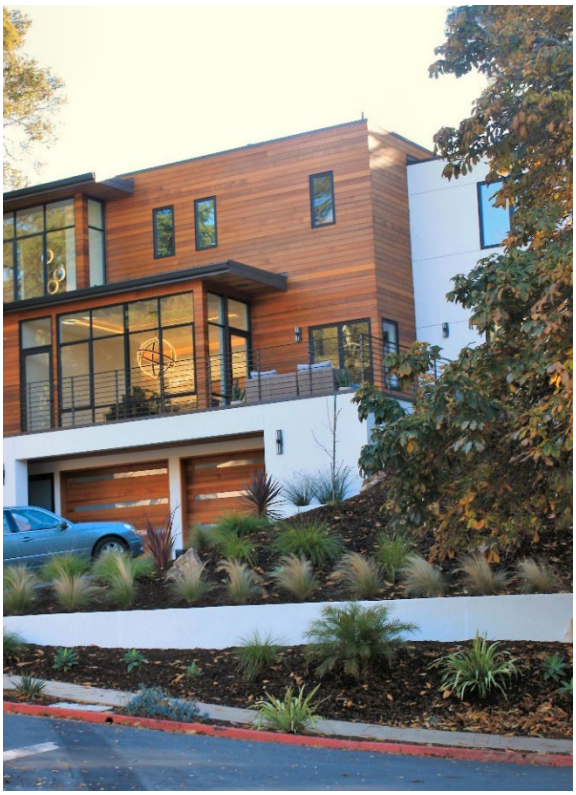
Yes

DESIGN COMMENTS:

A. In several areas of Piedmont, retaining walls along sidewalks provide a strong visual element which unifies a neighborhood otherwise characterized by a variety of architectural styles. While the retaining wall in front of each residence has its own characteristic design, the overall appearance is one of continuity achieved by a uniform wall height and the sense of common design features.

Yes

B. In situations where retaining walls are being introduced for the first time, or where retaining walls are used but there is no unified design theme, a new or reconstructed retaining wall should establish a design theme which may be followed by subsequent retaining wall projects.



Yes

3.08.02 ON-SITE AESTHETIC DESIGN AND COMPATIBILITY DESIGN GUIDELINE:

1. Retaining walls should be constructed in stepped or terraced fashion with the maximum height for any single wall no more than four feet, unless physical limitations on the site or structural engineering conditions do not make terracing feasible. Any retaining wall in excess of six feet should be avoided whenever possible. The height of a retaining wall shall be measured from whichever of the following is lower:
    A. The finished grade surface of the ground, or
    B. The natural surface of the ground.

   The surface of the ground for measurement purposes shall be determined by the specific plane of the proposed retaining wall.

DESIGN COMMENTS:

Yes

A. Retaining walls are divided into a series of low and stepped walls. In certain situations it may be physically impossible to construct a series of terraces, and the only alternative is to construct one or more large monolithic structures. In this situation, the maximum height limit would apply.

No

B. Retaining walls that are monolithic and beyond the maximum height detract from the overall design of the property. Locating them near the property line results in even greater exposure.

DESIGN GUIDELINE:

2. The design of a retaining wall should be compatible with the architectural style of the residence which it serves and should provide visual variety and interest through the use of form, texture, detailing and planting. When a retaining wall contains an entry stairway to the residence, the design of the wall should give visual prominence and attention to the entryway. When a retaining wall is adjacent to a garage, the two should have a unified design. While a retaining wall should be well-designed and visually interesting, it should not call attention to itself, but instead should focus and direct attention to the residence.

DESIGN COMMENTS:

A. Retaining walls present a unified appearance with the architectural design of the residence and with an adjacent garage if one is present. The retaining wall should complement the residence, rather than obscure or overwhelm it. This relationship may be established by designing a wall which incorporates one or two of the distinguishing design features of the residence and which is physically connected to the adjacent garage.

Yes

B. Retaining walls can further enhance building entries by reinforcing the entryway from the street.

Yes

DESIGN GUIDELINES:

3. Where a single large retaining wall is used, its design should incorporate a planting strip and irrigation system at its toe strip to allow for the planting of screening vegetation, or planting strip with irrigation system should be incorporated at the top of the wall. Ideally, both toe and top planting strips should be provided.

Yes

4. The design of stepped or terraced retaining walls should incorporate planting strips to allow for the planting of screening vegetation at each level. A toe planting strip is preferred because the vegetation it supports is generally a more effective visual screen than overhanging vegetation.

Yes

5. Stepped retaining walls should be consistent and should not result in significant alterations to the natural topography. The example shown at right violates this principle and detracts from the views from the street right-of-way.

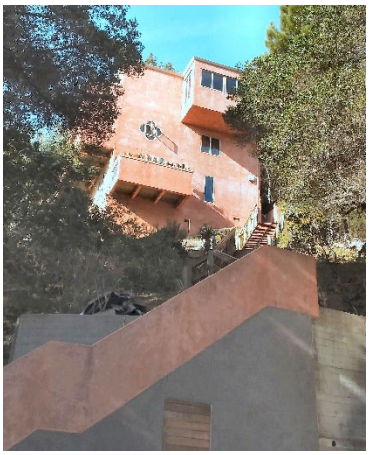
No

6. A retaining wall should avoid the creation of a tunnel effect which may result when a high retaining wall is built along one side of a narrow street and residences are built close to curb on the other side of the street.

DESIGN COMMENTS:

Yes

A. Lowering the height of a retaining wall to a maximum height of four feet - the approximate eye level of a person in an automobile.



No

B. Monolithic walls that do not respect the topography detract from the character of the neighborhood.

3.08.03 SAFETY

DESIGN GUIDELINE:

1. A retaining wall located adjacent to a driveway should not obstruct the view of a driver exiting a driveway.

DESIGN COMMENTS:

Yes

A. A series of low retaining walls stepping up the hill creates views to pedestrian and vehicular entries.

No

B. A high retaining wall at the street obstructs the driver's view.

3.09 FENCES AND WALLS

DESIGN OBJECTIVES:

1. Regulate front yard fence and equipment enclosures
   Ref: General Plan Design and Preservation Element Policy 29.3
2. Design fencing to be compatible with building design
   Ref: General Plan Design and Preservation Element Policy 29.5
4. Fence, Wall, Retaining Wall, Terracing
   Ref: Zoning Ordinance Sec. 17.32.010
5. The Measurement of Fences and Retaining Walls
   Ref: Zoning Ordinance Sec. 17.90.020

The following guidelines are applicable to discretionary design review permit applications. For ministerial planning permits, no fences or perimeter walls, retaining walls greater than 30 inches tall, accessory structures, or site features are allowed in the street yard(s). Fences may be a maximum of 6 feet tall in the side and rear yards.

3.09.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

DESIGN GUIDELINES:

1. The design of fences or walls should be consistent with the character of existing fences or walls in the neighborhood and on contiguous parcels, except when they exceed the recommended maximum heights outlined in these guidelines.

2. A fence or wall should minimize any adverse impacts on the neighborhood and on residences located on contiguous parcels. The quality of design reflected by the fence or wall should be directly related to its visual prominence.

DESIGN COMMENTS:

A. As shown at right, the design and siting of a fence or wall should not deprive neighboring residences on contiguous parcels of views, access to sunlight, a feeling of openness, and other related amenities which they presently enjoy. Sometimes, the location and design of the fence or wall may not always be possible to achieve this. It will frequently be necessary to weigh the desire of a homeowner to construct a fence or wall against its impacts on neighboring residences.

Yes

Yes

Yes

B. Greater attention should be devoted to the design and siting of fences and walls subject to public view. Fences or walls in front yards are to be avoided except in rare circumstances.

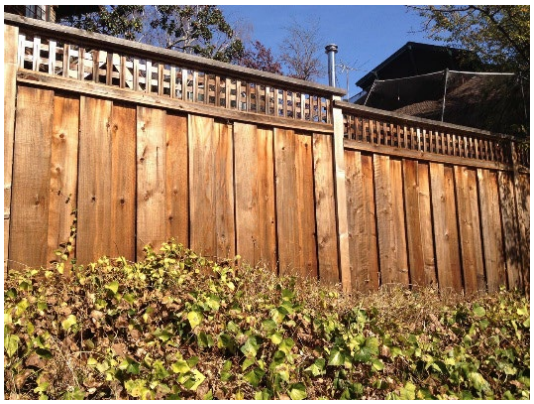
C. Should a fence in a front yard be deemed appropriate, it should reflect the highest design standard and be compatible with the building style that it serves.

Yes

D. This front yard fence is not compatible with the neighborhood, contiguous parcels or the property that it serves. It blocks views to and from the street right-of-way, offers no visible planting between the sidewalk and the front yard setback area and is constructed with a material that is inconsistent with the attached residence.

No

E. A rear or side yard fence or wall need not meet the same design standard necessary for front yard fences. Nevertheless, high quality design is always encouraged, even for fences and walls not in the public view. As indicated in the photo to the right, a back yard fence can be an attractive feature for the owner and adjacent neighbors.



Yes

F. While the side yard fence in the photo to the right is open, allowing views from the neighboring property, its height is out of scale with the neighborhood, creating a burdensome enclosure for the neighbors.

No

G. The visual and other impacts of fences and walls should be mitigated by their siting on the lot, variation in height, such as stepping down a side-yard fence as it approaches the street, and the appropriate use of vegetation.

Yes

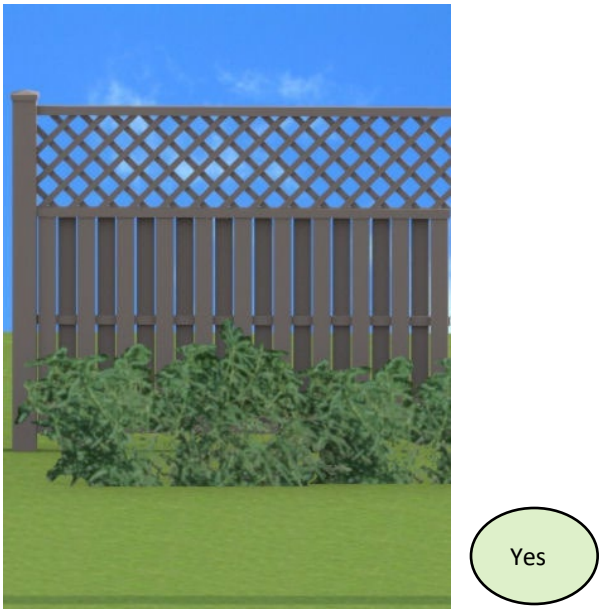
3.09.02 ON-SITE AESTHETIC DESIGN AND COMPATIBILITY DESIGN GUIDELINES:

1. The design of a fence or wall should be compatible with the architectural style of the residence which it serves and should provide visual interest and variety. A fence or wall should be well-designed and visually interesting. It should not call attention to itself, but instead should focus and direct attention to the residence.

DESIGN COMMENT:

A. The following images are rendered examples of typical fencing designs that may be found in Piedmont.

Privacy wood fencing with a finished appearance on both sides:
This is appropriate for side and rear yard fencing.



Privacy wood fencing with a finished appearance on both sides and a wood lattice top:
This is appropriate for side and rear yard fencing, particularly when it is important to ensure a feeling of openness for neighboring properties.

Yes

Wood picket fencing:
This may be appropriate, in rare circumstances, in the street facing front yard, providing it meets Zoning Ordinance requirements.

Yes

Wood picket fencing with intermediate wood columns:
This may be appropriate, in rare circumstances, in the street facing front yard, providing it meets Zoning Ordinance requirements.

Yes

Iron fencing with brick or masonry base and column:
This may be appropriate, in rare circumstances, in the street facing front yard, providing it meets Zoning Ordinance requirements.

Yes

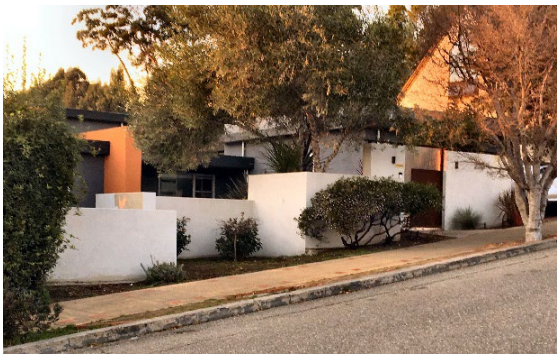
Metal fencing with intermediate metal columns:
This may be appropriate with contemporary styled buildings, providing there is ample landscaping to soften the pattern and use of materials.

Yes

Yes

2. When a fence or wall contains an entry to the residence, its design should give visual prominence to the residence and direct attention to the entry.

3. Fences or walls in front yards are to be avoided except in rare circumstances. However, if a residence is located on a corner or through lot, a fence or wall greater than four feet in height should be permitted to enclose the property's private outdoor living area in the side or rear yard.



Yes

Yes

4. With the exception of corner lots, fences or walls greater than four feet in height should not be located between the sidewalk and a house.

3.09.03 CONTIGUOUS PARCELS AND ON-SITE SAFETY DESIGN GUIDELINES:

1. A fence or wall located in a side yard should not obstruct emergency access between the street and the side and rear yards of a contiguous residence.

2. A fence or wall located in a side yard should not obstruct emergency access from the street, through the side yard, and into the rear yard of the residence. A gate located in a side yard fence or wall should be wide enough to accommodate an emergency stretcher. Its locking mechanism should be a type that can be unlocked or removed by police and fire department personnel in an emergency. A gate in a fence or wall located within side yards and permitting access to rear yards should be equipped with an adequate lock which can be unlocked or removed by police and fire department personnel in an emergency.

Yes

3. A fence or wall located adjacent to a driveway should not obstruct the view of a driver exiting a driveway.

4. A fence or wall located in the side yard of a corner lot adjacent to a street should not obstruct the view of the cross street for drivers approaching the cross street.

3.10 TRASH ENCLOSURES

DESIGN OBJECTIVES:

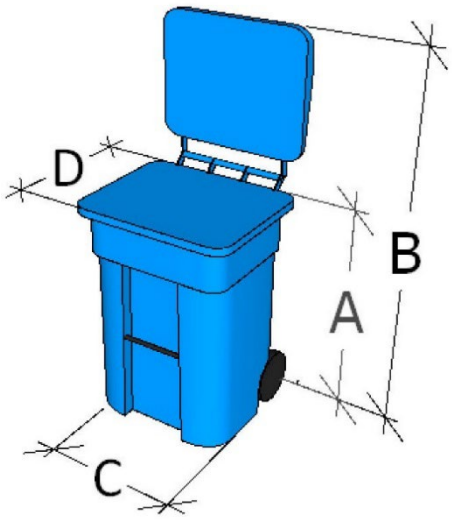
1. Regulate front yard fencing and equipment enclosures.
   Ref: General Plan Design and Preservation Element Policy 29.3
2. Design fencing to be compatible with building design.
   Ref: General Plan Design and Preservation Element Policy 29.5
3. Design Guidelines for Fencing
   Ref: Design Guidelines Section 3.10; Fencing

The following guidelines apply to discretionary design review permit applications. All housing developments must provide a fenced trash enclosure and comply with City Code requirements for disposal of refuse, green waste, and recycling. For ministerial permit applications, no trash, green waste, or recycling cart, bin, or enclosure is permitted in the street yard(s).

3.10.01 TRASH ENCLOSURE SIZES

Trash enclosures need to accommodate the size and number of carts routinely used. Most Piedmonters have three carts: a black one for trash, a blue one for recycling, and a green one for yard waste and food scraps (organics). Customers with 20 gallon garbage service receive a 35 gallon cart with a 20 gallon insert affixed within. Piedmonters who have on-premises pick-up service are limited to 35 gallon carts, but those who need more than one cart for recycling or organic waste may have as many carts as needed at no extra charge (as a reminder, residents may order occasional “overage bags” for large yard clean-up projects at no charge).

CART SIZE	HT. (A)	LID HT. (B)	WIDTH (C)	DEPTH (D)
35 GAL.	38.2”	60.5”	22.8”	22.3”
65 GAL.	42.2”	69”	25.9”	26.5”
95 GAL.	46.1”	77.7”	27.7”	31.6”



It is optimal if one can provide approximately 150% of the sum of the cart footprints to easily maneuver the carts into and out of their storage spaces. At 150% the footprint dimensions are as shown in the table below.

SIZE OF 3 CARTS	HT. (A)	LID HT. (B)	WIDTH (C)	DEPTH (D)
35 GAL.	38.2”	60.5”	103”	34”

65 GAL.	42.2”	69”	117”	40”
95 GAL.	46.1”	77.7”	125”	48”

3.10.02 TRASH ENCLOSURE LOCATIONS

Piedmonters who receive curbside pick-up may use larger carts as needed, but must properly store and screen them. Most side yards in Piedmont are at least 4’-0” to 5’-0” wide, which can accommodate carts next to each other against the wall of a building or fence, and still leave a 2 to 3 foot wide passage for access to the rear yard. This means that as long as there is a 4’-0” side yard, and at least 6 feet along the wall of a building or fence, there is enough space for all three carts. If a property owner is not able to provide an enclosure in compliance with the above criteria, he or she may contact the Planning Department at 510-420-3050 to schedule an appointment with a planning staff person who will assist you with the proper placement of your carts and the design of an enclosure. No fees for the consultation or process are required.

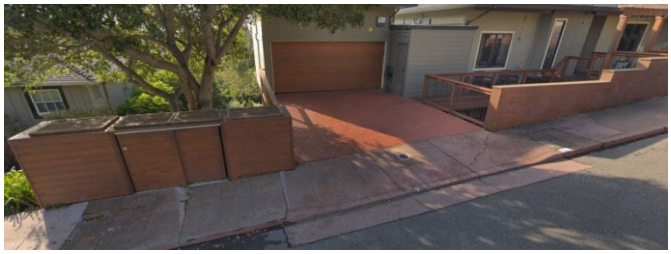
Yes

All trash bins shall be enclosed and shielded from view from the public right-of-way and neighboring properties. They shall be located as far away from the street as possible; As small as is necessary to enclose the carts; As low in height as necessary to adequately screen the carts; and Designed in compliance with Section 3.10 of the Design Guidelines.

Trash Enclosures shall be any of the following:

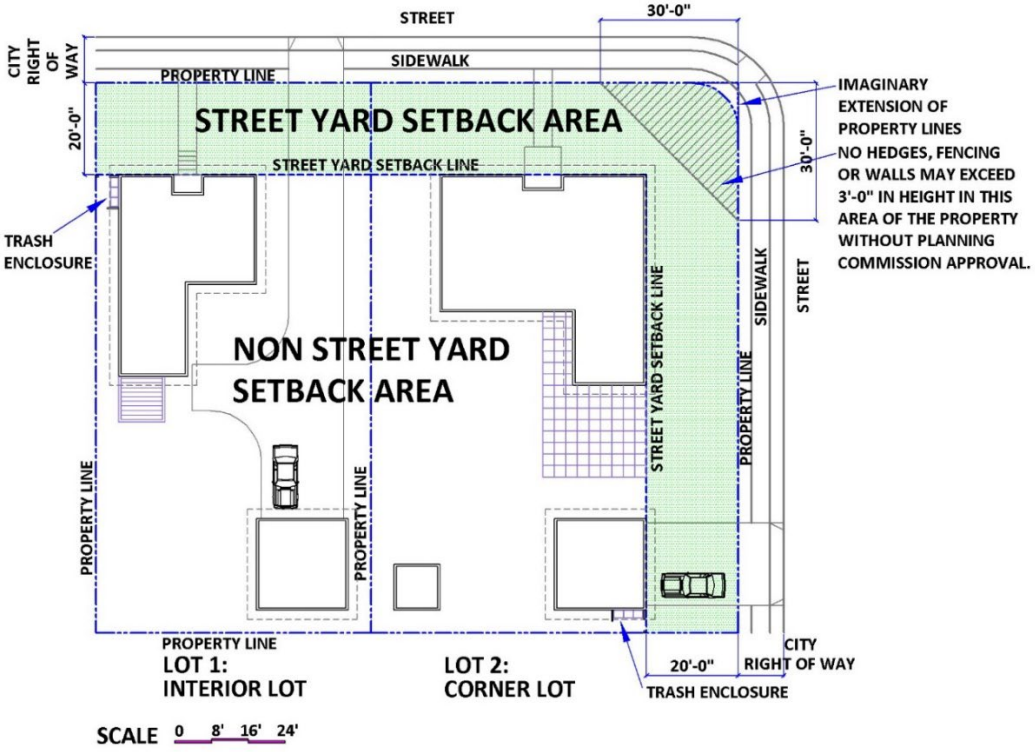
1. Any solid fence, wall, or combination of a fence and wall at least 4’-0” in height and up to 6’-0” in height.

2. An open fence up to 6’-0” in height in combination with dense evergreen landscaping at least 4’-0” in height at maturity and up to any height.
3. Dense, evergreen landscaping at least 4’-0” in height at maturity and up to any height shall be constructed in compliance with the following:
    a. Non-Street Setback Areas: Trash enclosures in compliance with this section may be permitted in any non-street setback area without the need for a building permit or design review.



Yes

    b. Street Setback Areas: Any Trash Enclosure, as shown in the example above, used exclusively for the purpose of screening trash, recycling and organic waste carts from public view that is located within a front yard setback, a street side yard setback, or a rear yard setback of a through lot, shall require staff review and approval at the Planning Counter in compliance with the provisions of Section 17.17.1(c)(ii) of the Zoning Ordinance and the Trash/Recycling/Organic Waste Cart Enclosure Policy, except that staff may refer any application to the Planning Commission for review.



3.11 LANDSCAPE AND HARDSCAPE DESIGN

DESIGN OBJECTIVES:

1. Protect special status plant Species
   Ref: General Plan Natural Resources and Sustainability Element Policy 13.5
2. Retain healthy native trees
   Ref: General Plan Natural Resources and Sustainability Element Policy 14.4
3. Encourage proper use of landscaping.
   Ref: General Plan Natural Resources and Sustainability Element Policy 14.5
4. Balance tree preservation and views.
   Ref: General Plan Natural Resources and Sustainability Element Policy 14.6
5. Reduce storm water runoff.
   Ref: General Plan Natural Resources and Sustainability Element Policy 16.5
6. Provide and maintain sidewalks, streets and street landscaping
   Ref: General Plan Design and Preservation Element Policy 27.1
7. Use landscaping to frame views, soften buildings, and screen undesirable views.
   Ref: General Plan Design and Preservation Element Policy 29.2
8. Use landscaping to create private outdoor areas in lieu of fences on corner lots.
   Ref: General Plan Design and Preservation Element Policy 29.4
9. Avoid landscape design that creates safety hazards.
   Ref: General Plan Design and Preservation Element Policy 29.9
10. Protect the city's natural beauty and visual character; Landscape Plans Requirements.
    Ref: Zoning Ordinance Sec. 17.34.010, 17.34.020.
11. A residential property owner must landscape all required street setback areas, except for areas paved for ingress and egress.
    Ref: Zoning Ordinance Sec. 17.34.040.

The following guidelines apply to discretionary design review permit applications. No artificial turf is permitted in the street yard(s) of a ministerial design review permit application.

3.11.01 INTRODUCTION

GENERAL DESIGN GUIDELINES:

1. Landscape and hardscape surfaces are design elements that anchor structures to their surrounding terrain. Rather than being used as an afterthought to mask inappropriately positioned or designed structures, they should instead be part of a comprehensive site

development design scheme and should be compatible with the design of structures found on the property.

2. As with additions to existing structures, additions to existing landscaping and hardscaping should provide a seamless transition to existing planting and pathway designs.

3.11.02 STREET FACING GARDENS IN SETBACK AREAS DESIGN GUIDELINES: COMPATIBILITY WITH CONTIGUOUS LOTS:

Yes

Yes

Yes

Yes

1. Planting designs within the street facing setback area should be compatible with those found on neighboring properties, as shown in the two photographs above.

2. Living plant materials should be the primary ground cover for street facing gardens within the front setback area. Planting areas consisting primarily of rock or inorganic material should be avoided, as shown in the two photographs above.

3. Artificial turf is not a landscaping material. As a hardscape material it does not count towards the 30% landscape minimum. The 20 ft. street setback area must be landscaped except for areas of ingress and egress. Side and rear yards offer more flexibility in the use of landscape and hardscape materials, including artificial turf.

Yes

Yes

Yes

4. At corner lots, where the side yard also has a street facing garden within the 20 ft. street setback, landscaping should be attractive while providing privacy for outdoor living areas.

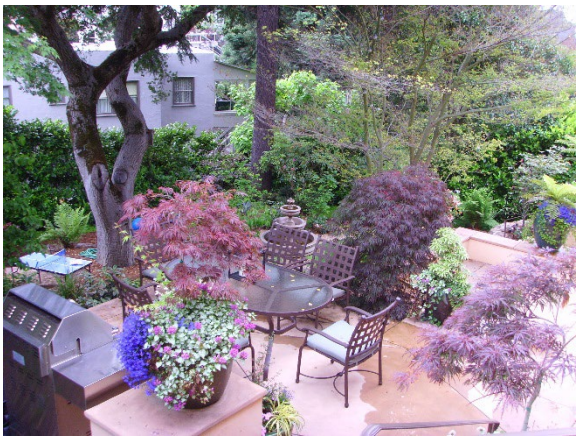
Yes

5. Hardscape, or paved surfaces in street facing gardens within the street setback areas should be limited to pathways to building entrances and driveways to garage entrances. Outdoor patios and active outdoor activity areas within this setback area are discouraged. Living plant materials should be installed adjacent to these hardscape surfaces to enhance these entry pathways, as shown in the two photographs above.

3.11.03 ON-SITE DESIGN PRINCIPLES
DESIGN GUIDELINES: ON-SITE LANDSCAPE AESTHETIC AND ENVIRONMENTAL DESIGN:

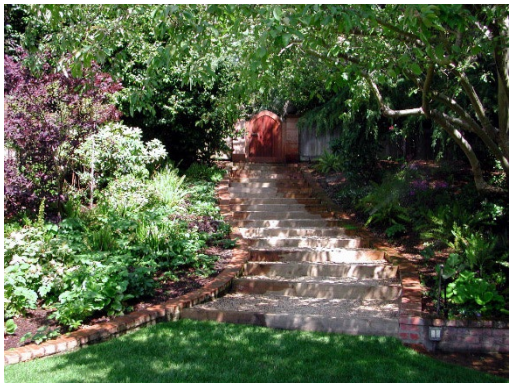
1. Minimize impacts on existing terrain.
2. Use natural drainage channels and on-site storm water drainage management opportunities.
3. Preserve and incorporate existing mature trees as part of the overall landscape design.
4. Use landscaping within side and rear setback areas to reinforce property lines and minimize the need for fencing between separate outdoor spaces.
5. Avoid locating structures within the drip line of existing mature trees or within riparian zones.

Yes



Yes

6. Rear yard gardens should provide plantings with usable open space.



Yes

Yes

7. When possible, use a variety of plant materials in the palette to have a layered effect of size and species. Consider the need for wind breaks, the need for shading in South and West facing areas, while choosing plant materials conducive to sunny and shaded zones within the lot.

8. Use native plant species, drought tolerant or climate appropriate planting materials. Consider following Bay-Friendly Landscape Guidelines when designing your garden.
9. Avoid invasive plant species or flammable mulch, such as shredded redwood bark, also known as “gorilla hair.”

Yes

Yes

10. Consider the eventual height and width of plant materials when planting near property lines, buildings, site features, streets and sidewalks.
11. Use drip irrigation systems to establish newly planted materials, but choose species that will primarily survive on rainfall.

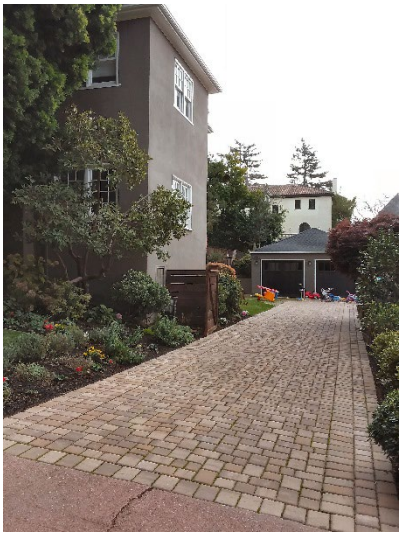
DESIGN GUIDELINES: ON-SITE HARDSCAPE AESTHETIC AND ENVIRONMENTAL DESIGN:

Yes

12. Use permeable paving as part of the hardscape materials, when possible. Pavers should be light in color with a high solar reflective index.

Yes

13. Consider planting strips at driveways



Yes

Yes

14. On-site asphalt driveway paving and on-site driveway and walkway solid white concrete paving should be discouraged. Colored concrete or pavers are recommended for on-site driveways and walkways.

3.12 EXTERIOR LIGHTING

The following guidelines apply to discretionary design review permit applications.

3.12.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

DESIGN GUIDELINES:

1. Limit the lighting of front yard landscape features, to respect the existing neighborhood character.
2. Use "Dark Sky Compliant" exterior light fixtures that are shielded and directed downwards to prevent light trespassing from a subject property to neighboring properties. The use of floodlights is discouraged.

3.12.02 ON-SITE AESTHETIC DESIGN, COMPATIBILITLY AND SAFETY

DESIGN GUIDELINES:

1. Complement the light fixture design with the architectural character and building elements being illuminated.
2. Conceal electrical boxes from public view. Conduits should not be exposed on exterior walls and should be embedded either in walls or landscaping.
3. Locate low level lighting to ensure entry paths, entry stairs and driveways, garage and building entries are adequately illuminated.

DESIGN COMMENT FOR GUIDELINES 1-3:

A. Low level and shielded lighting complements the architectural character, illuminates pedestrian and vehicular entry paths, and enhances the safety zone between the residence and public right-of-way.

Yes

DESIGN GUIDELINE:

4. When used, provide motion sensors that are adjustable, to prevent them from rapidly flashing on and off when activated.

3.13 LOCATION OF SITE FEATURES

DESIGN STANDARDS:

1. Design Review Requirements for Site Features.
   Ref: Zoning Ordinance Sec. 17.66.040
2. Definition of Site Feature.
   Ref: Zoning Ordinance Sec. 17.90.010
3. Location of Site Features by Zoning District.
   Ref: Design Guidelines Sec. 3.06.02, 3.06.03, 3.06.04, 3.06.05

3.13.01 DEFINITION FOR DESIGN REVIEW PURPOSES

Site features may be defined as built-in improvements that are permanently affixed to the ground and/or attached to plumbing or electrical services that do not meet the definition of primary structures, accessory structures, fences or retaining walls, as defined by the Zoning Ordinance or Building Code. They include, but are not limited to:

1. Built-in bench
2. Outdoor kitchen
3. Fire table or raised fire pit
4. Outdoor fireplace
5. Fountain or other water feature
6. Statue or other decorative element
7. Above ground spa or hot tub
8. Pool or spa equipment and its enclosure
9. Above ground cistern
10. Well equipment and its enclosure
11. Raised planter bed
12. Flag pole
13. Lamp post
14. Pole-mounted birdfeeder or birdhouse
15. Children's play structure or slide
16. Trampoline, basketball backboard, permanent tennis or volleyball netting and supports, and other sports equipment
17. Free standing trellis, arbor or pergola
18. Other improvements as determined by the Director

The following guidelines are applicable to discretionary design review permit applications. For ministerial planning permits, no fences or perimeter walls, retaining walls greater than 30 inches tall, accessory structures, or site features are allowed in the street yard(s).

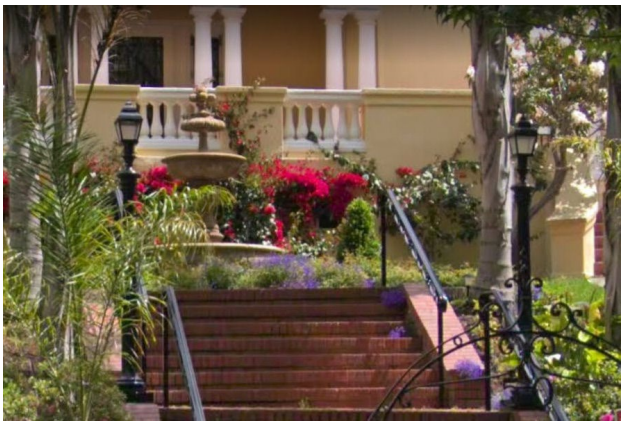
3.13.02 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

DESIGN GUIDELINES:

1. The placement of site features, when viewed from the street right-of-way, should be compatible with structures on adjacent parcels and those within the surrounding neighborhood.

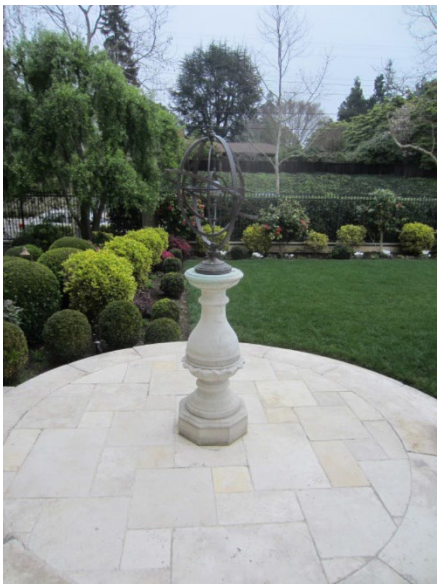
DESIGN COMMENTS:

A. The fountain and lamp posts are integral with the entry path from the street. They are unobtrusive and are compatible with both the primary residence and its neighbors.



Yes

B. The sculpture is located within the side yard private outdoor space and may be viewed from the public right-of-way. Set further back from the street setback line, it complements the primary residence.



Yes

2. Recreational site features that create gathering, play or active areas within the side yard or rear yard private outdoor space should not be located within side yard or rear yard setback areas. Additionally, they should be adequately shielded from street view and from contiguous parcels.

DESIGN COMMENTS:

No

A. Basketball backboard viewed from the public right-of-way.

Yes

B. Basketball backboard within a private rear yard.

3. Outdoor kitchens should be integral with the design of the private outdoor space.

DESIGN COMMENTS:

Yes

A. The outdoor kitchen in the photo above is close to the residence, far from the side yard setback line.

Yes

B. The outdoor kitchen in the photo above has planting behind it that screens appliances from the adjacent parcel.

4. The location of noise generating equipment, such as pool and spa equipment, should be properly enclosed and/or have sound attenuating devices to reduce the noise from traveling to contiguous parcels as required by the Building Code. The installation of permanent exterior audio speakers is discouraged.

3.13.03 ON-SITE AESTHETIC DESIGN COMPATIBILITY

DESIGN GUIDELINES:

1. The design and location of site features should be compatible with the design and location of primary and accessory structures on the property.
2. The materials used for a site feature should be of high quality to ensure its long term durability.

DESIGN COMMENTS FOR DESIGN GUIDELINES 1-2:

Yes

A. The materials used for the pergola and raised hot tub in the photo above are compatible with the retaining walls, wall fencing and landscaping.

Yes

B. The design of the arbor, with its central outdoor fireplace flanked by gates in the photo above, is compatible with the adjacent accessory pool house in the rear yard.

Yes

C. The stone base for the built-in seating and raised fire pit in the photo above match the stone base at the residence's terrace.

Yes

D. The arcade in the photo above is compatible with the design of the residence.

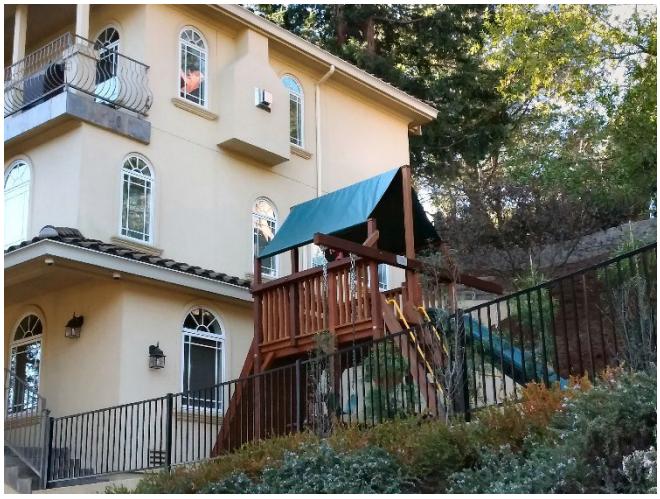
Yes

E. The outdoor fireplace in the photo above uses similar materials and color to the accompanying residence and retaining walls. It faces inward, away from adjacent parcels. The use of outdoor fireplaces must be in compliance with Bay Area Air Quality Management District requirements.

Yes

F. Trellises within the street front setback area, as shown above, may be a decorative element and should celebrate entrance, rather than creating a space for active outdoor use.

G. A play structure should be sized appropriately for the yard in which it is located to minimize its visibility from neighboring properties. It should not be visible from the street.



Yes

3.13.04 ON-SITE SAFETY DESIGN GUIDELINES:

1. Water features, including hot tubs, pools and fountains with reservoirs greater than 12 inches in depth should be locked from public access as required by the Building Code.

2. Heat generating equipment, such as pool heating equipment, fire pits, fire place openings, and cooking appliances should be a minimum of 36 inches clear from plant materials, unless they are rated to be in closer proximity to flammable materials.