

**CITY OF PIEDMONT
POLICIES AND PROCEDURES**

SUBJECT: Window Replacement
DATE: July 7, 2003
SECTION: Planning

PURPOSE: It is the purpose of this policy to provide direction to the Planning Commission and staff when reviewing window replacement projects.

POLICY: It is the policy of the City of Piedmont to apply the existing criteria in the Residential Design Review Guidelines concerning the design of new and replacement windows of projects that are proposing additions or remodeling, but it is the further policy to provide the Planning Commission and staff direction when considering such projects as follows:

1. Consideration be given to the compatibility of design and long-term quality and durability rather than actual material composition of replacement windows as the primary focus in applications requesting window replacements.
2. Permit new windows that have the same or greater architectural compatibility to the design of the residence and the existing windows. Window hierarchy shall be considered, including differences of design between primary windows that may have a greater level of detail (divided lights, increased size, and special treatments such as arches) and secondary windows. These differences in design should reflect consistency in window proportions, operation, trim, and the use of materials that appear to be the same.
3. Permit window replacements in applications where there is a mix of windows, provided that the window materials and designs are consistent on any elevation that is visible from a private or public street, and all of the windows on the house are painted the same color; and the difference in window treatments is not readily visible and the resulting overall appearance is not a "hodge-podge".
4. Permit window replacements in applications where there is already a mix of windows, provided that the windows that are proposed to be replaced are non-original windows and that the proposed windows more closely replicate or simulate the original window on the house.
5. Prohibit the use of vinyl window products unless they are paintable.
6. Support the use of energy efficient windows.
7. Simulated divided-light-grilles are acceptable if they are three-dimensional.

PROCEDURE: Review all window replacement applications in accordance with the Criteria and Standards of Section 17.20.9 of the City Code, the Residential Design Review Guidelines, and this policy.

APPROVED BY: City Council
APPROVED: July 7, 2003
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