



CITY COUNCIL POLICY

Neighborhood Compatibility: Guiding Principles

Streetscape Frontage

Maintain a compatible streetscape frontage through design features such as placement and size of the front entry feature, placement of the garage, width of building massing, front setback depth, and retention of mature landscaping and trees. Guiding principles include:

- Garages – Place new garages in locations similar to the pattern common in the neighborhood:
 - In neighborhoods which have a strong pattern of garages located at the rear of lots behind the house, that pattern should be repeated.
 - In neighborhoods where the garage is not a prominent feature of the house, provide additional step-backs from the front façade so that the garage is clearly secondary to the house. A one-car garage may also be considered. (see diagram below for an example)

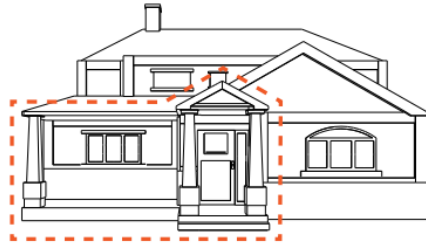


Attached garages may be recessed from the home's facade to prevent the garage from dominating the street frontage.

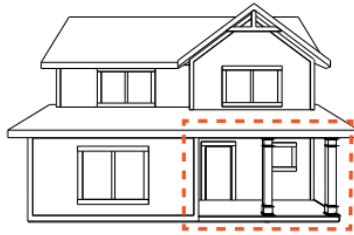


- Building Width – If the immediately adjacent structures have larger than required side yard setbacks (typically for detached garage access) that result in narrower homes, utilize floor plans that also have narrower widths near the front to maintain a consistent streetscape frontage.
- Front Entry – In neighborhoods where homes have a clearly defined front entry, the proposed design should also incorporate a front entry feature.

- Front entry features should be compatible with the proposed architectural style. (see diagrams below for an example)
- Front entry features should be human scale and not taller than the first floor eave height.



Entry feature design should be consistent with the overall architectural style and at the scale of a person.



Entry spaces located under an overhang should incorporate features such as columns or railings to enhance visibility.

- Landscaping– Where appropriate, maintain any existing mature trees and drought-tolerant landscaping pattern.

Massing and Design

Promote massing and design that is compatible with neighboring structures through building placement, roof design, setbacks, and additional second story step-backs. Guiding principles include:

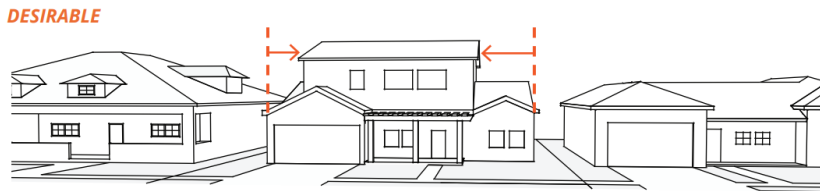
- Building Placement and Design – The existing development pattern for building placement should be considered in the design of the new structure or addition.
 - Contextual setbacks – Where there is a strong pattern, the proposed structure should utilize front and side setbacks that generally align with structures that front the same street as the proposed structure. In some cases, additional setback beyond the minimum is appropriate.
 - Orientation - If there is a strong pattern for a specific orientation of the home (garage and driveway location, front entry placement, window placement, second story massing location), consider utilizing similar orientation of the new home or addition.
 - The design of the house should incorporate architectural features common in the neighborhood.

- Massing – Consider the proposed structure in relation to the surrounding houses.
 - Use roof forms and pitches that derive from those found in the existing home or neighborhood for increased compatibility.
 - Avoid high floor-to-ceiling heights that create eave lines and roof ridges that are substantially taller than adjacent houses.
 - Keep building massing and roof forms simple, and avoid complex floor plans and roof forms which add to the bulk and mass of a building. (see diagram below for an example)



The two-story design maintains the consistent eave line.

- In neighborhoods with mainly one-story homes, minimize the visual impact of the second story by providing additional front and side setbacks from the 1st floor (see diagram below for an example), using simple gable and hip roof forms with their ridge line oriented parallel to the fronting street, or designing the second floor area to fit within an existing roof form.



Second floor additions that are stepped back from the ground floor side facade maintain privacy between neighbors and create a more varied street frontage.

For more best design practice examples, staff would encourage using the Residential Design Guide in the design development of your project:
www.redwoodcity.org/designguidelines