



City of Santa Barbara

SINGLE FAMILY RESIDENCE DESIGN GUIDELINES WORKSHEET

ADDRESS: _____ MST200 _____

YES NO

SITE PLANNING AND STRUCTURE PLACEMENT GUIDELINES

1. **Environmental Setting:** *Consider the environmental setting and appropriate landscaping in the site planning and structure placement process.*
 - 1.1 Are the structures and the site plan integrated with the environmental setting? (P)
 - 1.2 Does the project comply with landscape standards, codes and guidelines such as the SFDB Landscape Guidelines, the Landscape Standards for Water Conservation (including no more than 20% landscaping in high water use) and the Storm Water Management Program? (P)
2. **Neighborhood Context:** *Integrate structures and site plan with the neighborhood.*

Are the structures and site plan integrated with the neighborhood?
3. **Solar Design:** *Design to maximize options for passive and active solar heating and cooling.*

Are structures designed to maximize options for passive and active solar heating and cooling? (P)
4. **Permeability:** *Maximize permeable areas.*
 - 4.1 Is stormwater and non-stormwater runoff from the site to the street or neighboring properties minimized? (P)
 - 4.2 Does site design maximize water permeability by reducing paved areas, using permeable paving materials and preserving open space drainage ways when feasible? (P)
 - 4.3 Are large continuous paved areas avoided? (P)

Key

(P): Check at preliminary review stage

(F): Check at final review stage

		YES	NO
4.4	Has the design considered using permeable paving materials such as ungrouted brick pavers or interlocking paving systems in which grass can be grown?	(P) <input type="checkbox"/>	<input type="checkbox"/>
4.5	Has the design considered conveying stormwater from building roofs to an on-site drainage system, such as French drains, detention basins or bioswales, or into planted areas?	(P) <input type="checkbox"/>	<input type="checkbox"/>
4.6	Are driveway and curb-cut widths minimized?	(P) <input type="checkbox"/>	<input type="checkbox"/>
4.7	Is paving in the front yard limited to the width required for access to a garage or other required parking spaces?	(P) <input type="checkbox"/>	<input type="checkbox"/>
4.8	Has the design considered using a “ribbon driveway” to minimize pavement and add permeability?	(P) <input type="checkbox"/>	<input type="checkbox"/>
5.	Parking Aesthetics: <i>Minimize parking aesthetic impacts along the street.</i>		
5.1	Has the design considered using textured/patterned driveways to complement architecture and minimize driveway visual impacts?	(P) <input type="checkbox"/>	<input type="checkbox"/>
5.2	For new construction, are garages not the predominant feature of the front elevation?	<input type="checkbox"/>	<input type="checkbox"/>
5.3	Is the car located behind the main residence, where feasible?	<input type="checkbox"/>	<input type="checkbox"/>
5.4	For multi-story buildings, are garage(s) located on the ground floor?	<input type="checkbox"/>	<input type="checkbox"/>
5.5	On flat lots, is underground parking avoided or located away from the street front?	<input type="checkbox"/>	<input type="checkbox"/>
5.6	Are existing covered parking structures used?	<input type="checkbox"/>	<input type="checkbox"/>
5.7	For any uncovered parking: screened from the street and neighbors, behind the main house structure if possible and any screening gates compatible with the neighborhood?	<input type="checkbox"/>	<input type="checkbox"/>
5.8	Is any uncovered parking in front of a house screened from the street by topography, structures or landscaping?	<input type="checkbox"/>	<input type="checkbox"/>
5.9	Is any uncovered parking delineated with plant or hardscape landscaping?	<input type="checkbox"/>	<input type="checkbox"/>
5.10	Is there appropriate landscape planting to ensure adequate shading of the space?	(P) <input type="checkbox"/>	<input type="checkbox"/>
5.11	On flat sites, is new paving for uncovered spaces permeable?	(F) <input type="checkbox"/>	<input type="checkbox"/>

Key

(P): Check at preliminary review stage

(F): Check at final review stage

			YES	NO
5.12	Are garages proposed as an aesthetic solution superior to carports?	(P)	<input type="checkbox"/>	<input type="checkbox"/>
5.13	Is there no construction over carports?	(P)	<input type="checkbox"/>	<input type="checkbox"/>
5.14	Are any carports designed with high quality materials, compatible with the main structure? Are roofing design, colors, materials and supporting posts similar to the main house?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
5.15	Is a sloped carport roof proposed if a sloped roof is compatible with the main house?	(P)	<input type="checkbox"/>	<input type="checkbox"/>
5.16	Support posts for a carport should appear substantial and be decoratively finished in a style matching the main residence. Thin metal poles are not an acceptable solution for a carport design.	(F)	<input type="checkbox"/>	<input type="checkbox"/>
5.17	Do pedestrian pathways connect the parking area with the main residence, especially if there is a carport proposed?	(P)	<input type="checkbox"/>	<input type="checkbox"/>
5.18	If carports are readily publicly visible, are landscape planting areas located adjacent to carports?	(P)	<input type="checkbox"/>	<input type="checkbox"/>
5.19	Where there is no garage on a property, at least 200 cubic feet of aesthetically integrated lockable exterior storage should be provided.	(P)	<input type="checkbox"/>	<input type="checkbox"/>

COMPATIBILITY GUIDELINES

6. Neighborhood: *Design a project to be compatible with the immediate neighborhood, and carefully consider the neighborhood study area for a project.*

Is the project compatible with the immediate neighborhood and the neighborhood study area? (F)

7. Volume, Bulk, Massing and Scale: *Design structures to be compatible with neighboring houses in terms of volume, size, massing, scale and bulk.*

Are the structures compatible with neighboring houses in terms of volume, size, massing, scale and bulk?

8. Floor to Lot Area Ratio (FAR): *Strive for a project which falls in the “less than 85% of maximum FAR” range for the project lot size.*

8.1 Is the project less than 85% of the maximum FAR for the project lot size?

Key

(P): Check at preliminary review stage

(F): Check at final review stage

		YES	NO
8.2	If the project is greater than 85% of the maximum FAR for the project lot size, is the project compatible with the 20 closest homes?	<input type="checkbox"/>	<input type="checkbox"/>
8.3	Is the project under the maximum FAR?	<input type="checkbox"/>	<input type="checkbox"/>
	If the answer to 3.3 is “no,” does the project meet the following findings?		
a)	Does the lot exhibit a physical condition (such as the location, surroundings, topography or the size of the lot relative to the other lots in the neighborhood) that does not generally exist on the other lots in the neighborhood?	(P) <input type="checkbox"/>	<input type="checkbox"/>
b)	Does the physical condition of the lot allow the project to be compatible with existing development within the neighborhood that complies with the net floor area standard?	(P) <input type="checkbox"/>	<input type="checkbox"/>
9.	Height: <i>Design structure heights to be compatible with the neighborhood.</i>		
9.1	Is building height in proportion to the style and size of the house and the lot area?	<input type="checkbox"/>	<input type="checkbox"/>
9.2	Have excessive building heights (25’ in most neighborhoods) been avoided?	<input type="checkbox"/>	<input type="checkbox"/>
9.3	Have tall plate heights (e.g., over 10’) that unnecessarily add to the volume of the structure been avoided?	<input type="checkbox"/>	<input type="checkbox"/>
9.4	Where appropriate to the architectural style, do architectural features indicate where a first story ends and a second story begins when the structure is viewed from the street?	<input type="checkbox"/>	<input type="checkbox"/>
9.5	<i>Basement and cellar height above grade</i>		
a)	Is the vertical distance from grade to the ceiling four feet (4’) or less for the entire circumference of the exterior walls of a basement or cellar?	<input type="checkbox"/>	<input type="checkbox"/>
b)	Is the vertical distance from grade to the ceiling four feet (4’) or less for at least one-half of the circumference of the exterior walls of a basement or cellar?	<input type="checkbox"/>	<input type="checkbox"/>
9.6	Where appropriate, are some portions of the roof lowered to the gutter or eave line of the first-story roof to reduce the apparent volume of the building?	<input type="checkbox"/>	<input type="checkbox"/>

Key

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(F): Check at final review stage

		YES	NO
10.	Façade Articulation: <i>Use façade articulation to create appropriate scale and add visual interest.</i>		
10.1	Where appropriate to the architectural style, are there steps or offsets extending to grade where dimensions of the dwelling would otherwise appear too long?	<input type="checkbox"/>	<input type="checkbox"/>
10.2	Do projected or recessed architectural details (e.g., bays and windows) and changes in building materials or color visually break up buildings or walls?	(P) <input type="checkbox"/>	<input type="checkbox"/>
10.3	Where appropriate to the design, does the height of building segments vary?	<input type="checkbox"/>	<input type="checkbox"/>
10.4	Are all sides of the dwelling articulated in a way that is appropriate to the architectural style?	<input type="checkbox"/>	<input type="checkbox"/>
11.	Architectural Style: <i>Choose a style compatible with the surrounding neighborhood and use architectural features to create a consistent architectural style.</i>		
11.1	Do architectural features (e.g., dormers, bay windows, porches, balconies, entrance projections) enhance the architectural form and style of the house?	<input type="checkbox"/>	<input type="checkbox"/>
11.2	Is the architectural style (as expressed through building materials, colors, design, exterior treatment, roof articulation and overall design in construction) of good quality and durable exterior materials?	<input type="checkbox"/>	<input type="checkbox"/>
12.	Openings: <i>Use openings such as doors and windows in a manner compatible with the neighborhood.</i>		
12.1	In an addition, are doors and windows the same shape and size or compatible with the dominant door and window neighborhood patterns, including proportions, materials and detailing?	(F) <input type="checkbox"/>	<input type="checkbox"/>
12.2	Does the pattern of windows and doors reflect the scale and patterns in the neighborhood?	<input type="checkbox"/>	<input type="checkbox"/>
12.3	Are one or more windows visible from the street on the portion of the dwelling facing the front yard?	<input type="checkbox"/>	<input type="checkbox"/>

Key

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(F): Check at final review stage

		YES	NO
13.	Entries: <i>Main entries should be visible from the street and contribute towards a friendly neighborhood experience.</i>		
13.1	Are there landscaped pathways to the main entry rather than only a connection to the front entry directly from a driveway?	(P)	<input type="checkbox"/> <input type="checkbox"/>
13.2	Are front entries not blocked with walls, screens, fences or tall hedges?	(P)	<input type="checkbox"/> <input type="checkbox"/>
13.3	Are entries designed in proportion to the scale of the dwelling?	(F)	<input type="checkbox"/> <input type="checkbox"/>
13.4	In infill areas, are entrances no taller than one story?	(F)	<input type="checkbox"/> <input type="checkbox"/>
14.	Roof Design: <i>Carefully plan roof forms on a home for a well-designed structure compatible with the neighborhood.</i>		
14.1	Is the primary roof form compatible with the existing neighborhood?		<input type="checkbox"/> <input type="checkbox"/>
14.2	Is there an appropriate number of roof forms in order to reduce the dwelling's apparent mass and scale and provide visual interest?		<input type="checkbox"/> <input type="checkbox"/>
14.3	Are additional roof forms architecturally compatible with the primary roof form's slope and material?		<input type="checkbox"/> <input type="checkbox"/>
14.4	Is the roof suitable for an efficient and aesthetically integrated solar energy system?		<input type="checkbox"/> <input type="checkbox"/>
14.5	Is mechanical equipment screened?	(F)	<input type="checkbox"/> <input type="checkbox"/>
14.6 – 14.10	Are skylight guidelines 14.6 through 14.10 met (SFRDG, pg. 33-C)?		<input type="checkbox"/> <input type="checkbox"/>
15.	Roof Materials: <i>Roofing material and color should be consistent with the building architectural style. Eave closures, a.k.a. bird stops, if any are proposed, shall be mortared with natural cement.</i>		
	Is roofing material and color consistent with the building architectural style?		<input type="checkbox"/> <input type="checkbox"/>
16.	Exterior Materials and Colors: <i>Exterior materials and colors should complement the style of the house and neighborhood, as well as blend with surrounding natural features when viewed from a distance.</i>		
16.1	Does the building color complement architectural details and blend with the surrounding neighborhood?	(F)	<input type="checkbox"/> <input type="checkbox"/>

Key

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(F): Check at final review stage

Single Family Residence Design Guidelines Worksheet

		YES	NO
16.2	Is ornamentation applied in a way that is consistent with the style of the dwelling and avoids making the dwelling appear overly decorated?	(P/F) <input type="checkbox"/>	<input type="checkbox"/>
16.3	Have reflective or metallic materials on roofs, walls and windows been avoided?	(F) <input type="checkbox"/>	<input type="checkbox"/>
16.4	Are darker materials and colors used to reduce the apparent volume of the building?	(F) <input type="checkbox"/>	<input type="checkbox"/>
16.5	If the project is in the Hillside Design District, are there natural earth tone colors that blend with the surrounding topography?	(F) <input type="checkbox"/>	<input type="checkbox"/>
16.6	Does stucco have a smooth, undulating, troweled finish?	(F) <input type="checkbox"/>	<input type="checkbox"/>
16.7	Are glass materials consistent with the architectural style of the structure, not highly visible and situated to avoid glare problems?	(F) <input type="checkbox"/>	<input type="checkbox"/>
16.8	Are paved areas broken up with colored or textured materials?	(P) <input type="checkbox"/>	<input type="checkbox"/>
16.9	Are large expanses of building walls, including retaining walls, avoided?	<input type="checkbox"/>	<input type="checkbox"/>
17.	Fences, Walls and Hedges: <i>Integrate fences, walls and hedges with structures and setting.</i>		
17.1	Are fence, hedge and wall heights minimized?	<input type="checkbox"/>	<input type="checkbox"/>
17.2	Are horizontal lines and proportion used to reduce the perception of height and bulk?	<input type="checkbox"/>	<input type="checkbox"/>
17.3	Is an open rather than solid fence design used to reduce visual and structural bulk?	(F) <input type="checkbox"/>	<input type="checkbox"/>
17.4	Are earth tone colors and native, natural materials used?	(F) <input type="checkbox"/>	<input type="checkbox"/>
17.5	Is vegetation and landscaping integrated with fence and wall design?	(F) <input type="checkbox"/>	<input type="checkbox"/>
17.6	Are chain link fences either avoided or given a dark color such as dark green or black and softened with landscaping?	(F) <input type="checkbox"/>	<input type="checkbox"/>
18.	Partial Basements. <i>Carefully design partial basements so that they do not inordinately create a bulky appearance, or contribute to an inappropriate apparent height.</i>		

Key

(P): Check at preliminary review stage

(F): Check at final review stage

YES NO

- 18.1 If the project is on a corner or especially visible hillside area lot, or the basement exceeds 25% of house size, are any daylight basements reduced, placed underground or hidden from view if necessary to achieve an appropriate project size, bulk and scale?
- 18.2 Are the following discouraged basement design techniques avoided: excessive fill placement, excessive retaining walls placement, elevating natural grades around a structure’s perimeter to create basement floor areas?
- 18.3 Are any retaining walls used to create driveways or walkout basements reasonable, i.e. no excessive retaining wall placement, especially with regards to Apparent Height Guideline 29 and Grading for Driveways Guideline 31?

TWO-STORY DESIGN CONCEPTS

19. Does the building avoid crowding or overwhelming neighboring residences?
20. Does the design avoid a “vertical canyon effect” between homes?
21. Are areas of maximum height minimized?
22. Does the height of building elements vary?
23. Do roof lines vary?
24. Are taller portions of structures set back from the lot lines to reduce the appearance of height?
25. Are architectural features used to break up unacceptable bulk?
26. Is the home less than three stories tall if in an infill neighborhood?

HILLSIDE HOUSING DESIGN GUIDELINES

27. **Natural Surroundings:** *Blend the house into its natural surroundings.*
- 27.1 Has stepping the building up or down the hill been balanced with avoiding excessive spill down?
- 27.2 Has setting the building into the hillside been balanced with minimizing grading?

Key

(P): Check at preliminary review stage

(F): Check at final review stage

Single Family Residence Design Guidelines Worksheet

		YES	NO
27.3	Have large continuous paved areas been avoided or broken up using colored or textured materials?	(P) <input type="checkbox"/>	<input type="checkbox"/>
27.4	Have natural earth tone colors that blend with the surrounding topography and vegetation been used?	(F) <input type="checkbox"/>	<input type="checkbox"/>
27.5	Does the project fit in with hillside topography and background?	<input type="checkbox"/>	<input type="checkbox"/>
27.6	Does the project avoid interrupting natural ridgelines and skylines?	<input type="checkbox"/>	<input type="checkbox"/>
27.7	Is landscaping used to blend the structure with the environment?	(P) <input type="checkbox"/>	<input type="checkbox"/>
27.8	Are materials and colors used to reduce the apparent bulk?	(F) <input type="checkbox"/>	<input type="checkbox"/>
27.9	Are exposed foundations and undersides of structures minimized?	<input type="checkbox"/>	<input type="checkbox"/>
27.10	Are large downhill cantilevers and tall support columns for overhanging areas avoided?	<input type="checkbox"/>	<input type="checkbox"/>
27.11	Does the project follow the City’s High Fire Hazard Landscape Standards and follow the SFRD Guidelines, Part II: Landscaping 5.3 High Fire Hazard Landscape Design?	(P) <input type="checkbox"/>	<input type="checkbox"/>
28.	Height and Proportions: <i>Building height should be in proportion to the style and size of the house and to the lot area.</i>		
28.1	Are higher portions of the structure set back to reduce the appearance of height?	<input type="checkbox"/>	<input type="checkbox"/>
28.2	Does the height of building elements vary?	<input type="checkbox"/>	<input type="checkbox"/>
28.3	Are areas of maximum height minimized?	<input type="checkbox"/>	<input type="checkbox"/>
28.4	On hillsides, are designs intended for flat lots avoided?	<input type="checkbox"/>	<input type="checkbox"/>
29.	Apparent Height: <i>Structures should have a modest “apparent height” (lowest point of contact with grade to highest point of building dimension).</i>		
29.1	Does the home have an apparent height of less than 30 feet?	<input type="checkbox"/>	<input type="checkbox"/>
29.2	If the slope is less than 25%, does the home have a height of less than 25 feet?	<input type="checkbox"/>	<input type="checkbox"/>
29.3	Do retaining walls avoid increasing a structure’s apparent height?	<input type="checkbox"/>	<input type="checkbox"/>

Key

(P): Check at preliminary review stage

(F): Check at final review stage

		YES	NO
29.4	Does the home have a total run of less than 60' in horizontal distance for combined steps?	<input type="checkbox"/>	<input type="checkbox"/>
29.5	Is the spilldown limited on moderately steep or gently sloping lots?	<input type="checkbox"/>	<input type="checkbox"/>
30.	Grading: <i>Limit the amount of grading to avoid erosion, visual impacts and other impacts.</i>		
30.1	Does the project minimize grading both underneath the main building and on the entire site?	(P) <input type="checkbox"/>	<input type="checkbox"/>
30.2	Are slopes greater than 30% preserved by avoiding grading and clearing?	<input type="checkbox"/>	<input type="checkbox"/>
30.3	Is visual scarring avoided?	<input type="checkbox"/>	<input type="checkbox"/>
30.4	Are retaining walls incorporated under the house?	<input type="checkbox"/>	<input type="checkbox"/>
30.5	Has the visual impact of grading been minimized by doing most of the cut under the buildings?	<input type="checkbox"/>	<input type="checkbox"/>
30.6	Are cut and fill balanced on site, while allowing for any export needed to preserve the natural topography?	<input type="checkbox"/>	<input type="checkbox"/>
30.7	If excess materials are used elsewhere on the site, will the grading result in minimum changes to the natural contours and not be distinguished from surroundings within a short period of time?	<input type="checkbox"/>	<input type="checkbox"/>
30.8	Do man-made contours mimic natural contours?	(P) <input type="checkbox"/>	<input type="checkbox"/>
30.9	Has hiding downhill foundations with fill been avoided?	(P) <input type="checkbox"/>	<input type="checkbox"/>
31.	Grading for Driveways: <i>Minimize and mitigate visual effects of grading for driveway purposes.</i>		
31.1	Is the house set on the site so that the length of the driveway is minimized?	<input type="checkbox"/>	<input type="checkbox"/>
31.2	Has the visibility of driveway cuts been minimized?	(P) <input type="checkbox"/>	<input type="checkbox"/>
31.3	Have planting, wall materials and colors been used to minimize visual effects of driveway cuts?	(F) <input type="checkbox"/>	<input type="checkbox"/>
31.4	Are driveways designed to slope with the natural topography?	<input type="checkbox"/>	<input type="checkbox"/>

Key

(P): Check at preliminary review stage

(F): Check at final review stage

		YES	NO
32.	Architectural Features: <i>Use architectural features that are consistent with the chosen style to break up unacceptable massing.</i>		
32.1	Do rooflines vary?	<input type="checkbox"/>	<input type="checkbox"/>
32.2	Is a combination of vertical and horizontal elements used?	<input type="checkbox"/>	<input type="checkbox"/>
32.3	Are doors and windows used to create patterns?	<input type="checkbox"/>	<input type="checkbox"/>
32.4	Are stepbacks and projections used in the design to create interest?	<input type="checkbox"/>	<input type="checkbox"/>
32.5	Are tall elements placed toward the center of the uphill portion of the building?	<input type="checkbox"/>	<input type="checkbox"/>
33.	Neighborhood Compatibility: <i>Design structure to fit with the existing neighborhood.</i>		
33.1	Is the project compatible with neighboring houses in terms of proportion, size, bulk, height and setbacks?	<input type="checkbox"/>	<input type="checkbox"/>
33.2	Does the project meet the Compatibility Guidelines in the Single Family Residence Design Guidelines?	(F) <input type="checkbox"/>	<input type="checkbox"/>
33.3	Does the project avoid crowding or overwhelming neighboring residences?	<input type="checkbox"/>	<input type="checkbox"/>
33.4	Does the project meet the Good Neighbor Guidelines of the Single Family Residence Design Guidelines?	(F) <input type="checkbox"/>	<input type="checkbox"/>
33.5	Is a vertical canyon effect between houses minimized?	<input type="checkbox"/>	<input type="checkbox"/>
34.	Decks and Courtyards: <i>Locate decks and courtyards in areas compatible with the neighborhood.</i>		
34.1	Does deck and courtyard placement consider topography and neighbors' privacy and noise levels?	<input type="checkbox"/>	<input type="checkbox"/>
34.2	Are outdoor fireplaces and chimneys placed in a location that will not impact neighbors' views, privacy, noise or air quality?	<input type="checkbox"/>	<input type="checkbox"/>
35.	Retaining Walls: <i>Design retaining walls to blend into their surroundings.</i>		
35.1	Are solid fences, landscape walls and retaining walls on hillsides minimized and kept under 50' long?	<input type="checkbox"/>	<input type="checkbox"/>

Key

(P): Check at preliminary review stage

(F): Check at final review stage

			YES	NO
35.2	Are fence and wall heights minimized, kept under 6' if stucco, and kept under 8' if the materials are aesthetically pleasing such as stone?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
35.3	Are long, continuous walls broken up by buttresses or pilasters and made of appropriate natural materials such as stone or adobe?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
35.4	Are horizontal lines and proportions used to reduce the perception of height and bulk?		<input type="checkbox"/>	<input type="checkbox"/>
35.5	Does fence and wall design follow topography?		<input type="checkbox"/>	<input type="checkbox"/>
35.6	Are earth tone colors used to blend with the surrounding natural colors of the hillsides and minimize visual effects?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
35.7	Is stone or other native, natural materials used?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
35.8	Are vegetation and landscaping integrated with fence and wall design?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
35.9	Are retaining walls located away from existing walls?		<input type="checkbox"/>	<input type="checkbox"/>
35.10	Do retaining walls not have fill behind them?		<input type="checkbox"/>	<input type="checkbox"/>
35.11	Are stepped or terraced retaining walls, with planting in between, acceptably used as an alternative to tall retaining walls?		<input type="checkbox"/>	<input type="checkbox"/>
35.12	Is the minimum distance between two terraced retaining walls at least the average height of the two walls?		<input type="checkbox"/>	<input type="checkbox"/>
35.13	For fill slope retaining wall systems, is the height of exposed retaining wall faces limited to 6 feet for an individual retaining wall and 12 feet for combined retaining wall faces?		<input type="checkbox"/>	<input type="checkbox"/>
35.14	For cut slope retaining wall systems, is the height of exposed retaining wall faces limited to 8 feet for an individual retaining wall and 16 feet for combined retaining wall faces?		<input type="checkbox"/>	<input type="checkbox"/>

GOOD NEIGHBOR GUIDELINES

36. Privacy Guidelines: *Locate and design structures, additions and architectural elements to create and protect privacy.*

36.1 *Visual Distance*

Are structures and additions located as to increase visual distance between buildings?

Key

(P): Check at preliminary review stage

(F): Check at final review stage

		YES	NO
36.2	<i>Upper-Story Decks and Balconies</i>		
36.2.1	Has the applicant met with neighbors adjacent to proposed upper-story balconies and decks?	<input type="checkbox"/>	<input type="checkbox"/>
36.2.2	Are second-story balconies and decks screened from neighboring property using screening elements such as enclosing walls, trellises or awnings?	<input type="checkbox"/>	<input type="checkbox"/>
36.2.3	Are second-story balconies and decks located to avoid direct sight lines to neighbors' windows, open yard, patio, deck and/or loggia areas?	<input type="checkbox"/>	<input type="checkbox"/>
36.2.4	Are upper-story balconies and decks over 20 square feet set back at least 15' from interior lot lines when possible?	<input type="checkbox"/>	<input type="checkbox"/>
36.2.5	Are there no "free-standing" chimneys on upper-story decks or balconies?	<input type="checkbox"/>	<input type="checkbox"/>
36.2.6	In hillside areas, has the topography been considered when placing decks or outdoor courtyards?	<input type="checkbox"/>	<input type="checkbox"/>
36.3	<i>Upper-Story Windows</i>		
36.3.1	Are windows placed so as to avoid direct views into neighboring windows?	<input type="checkbox"/>	<input type="checkbox"/>
36.3.2	Have large upper-story windows overlooking adjacent rear yards been avoided?	<input type="checkbox"/>	<input type="checkbox"/>
36.3.3	Are translucent window glass or high windows used to allow illumination while protecting privacy?	(F) <input type="checkbox"/>	<input type="checkbox"/>
36.3.4	Are upper floors set back or side and rear setbacks increased to pull windows farther away from neighboring residences?	<input type="checkbox"/>	<input type="checkbox"/>
37.	Landscaping Guidelines: <i>Use landscaping to create and protect privacy.</i>		
37.1	Have screening plants such as hedges been considered to create privacy between neighbors?	(P) <input type="checkbox"/>	<input type="checkbox"/>
37.2	Has vegetation that gives privacy to the project or its neighbors been kept?	(P) <input type="checkbox"/>	<input type="checkbox"/>
37.3	Is landscaping used to screen living areas?	(P) <input type="checkbox"/>	<input type="checkbox"/>
37.4	Are evergreen trees and shrubs used to provide year-round privacy?	(P) <input type="checkbox"/>	<input type="checkbox"/>
37.5	Has a landscape plan been provided when window placement creates direct views between neighbors in order to provide additional screening?	(P) <input type="checkbox"/>	<input type="checkbox"/>

Key

(P): Check at preliminary review stage

(F): Check at final review stage

			YES	NO
37.6	Is landscaping consistent with the SFDB Guidelines, Part II?	(P)	<input type="checkbox"/>	<input type="checkbox"/>
38.	Noise Guidelines: <i>Minimize impacts of noise sources.</i>			
38.1	Are active outdoor areas oriented away from neighbors?		<input type="checkbox"/>	<input type="checkbox"/>
38.2	Are noise sources placed away from the sides of small lots and away from neighboring windows of frequently used rooms?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
38.3	Have walls that act as noise buffers been retained or added?		<input type="checkbox"/>	<input type="checkbox"/>
38.4	Have the noise impacts of equipment that runs on a regular basis and that must be attached to a structure been minimized?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
39.	Lighting Guidelines: <i>Provide sufficient light for site security and to complement the home design while not imposing on surrounding neighbors.</i>			
39.1	Has all exterior lighting been designed, located and lamped in order to prevent or minimize overlighting, energy waste, glare, light trespass and skyglow?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
39.2	Is lighting installed only where needed?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
39.3	Are light sources kept near ground level and security lights kept close to what they are lighting?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
39.4	Are light sources placed such that they will minimize visibility from a distance?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
39.5	Where possible, are driveways and landscaping designed such that headlights will not shine onto neighboring properties? Is lighting along a driveway limited to the minimum lighting needed for safety?		<input type="checkbox"/>	<input type="checkbox"/>
39.6	Is walkway lighting located to avoid hazards and placed at a low level (e.g., bollards or fixtures mounted on short posts)?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
39.7	Is light screening used to avoid illuminating a greater area than intended?	(F)	<input type="checkbox"/>	<input type="checkbox"/>
39.8	Is landscape lighting in the form of “up-lighting” trees avoided or if present, limited and fixtures confine lighting to the feature being lit through use of shielding, lamps with low intensity beam spread and timers?	(F)	<input type="checkbox"/>	<input type="checkbox"/>

Key

(P): Check at preliminary review stage

(F): Check at final review stage

Single Family Residence Design Guidelines Worksheet

		YES	NO
39.9	Is lighting for outdoor living areas designed to minimize the visibility of the lighting from the surrounding neighborhood?	<input type="checkbox"/>	<input type="checkbox"/>
39.10	Is there absence of lighting for athletic courts, roofs, awnings, lighting aimed at a property line only, or lighting that interferes with the safe operation of vehicles?	<input type="checkbox"/>	<input type="checkbox"/>

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Revised June 8, 2010

Key

(P): Check at preliminary review stage

(F): Check at final review stage