Lower Density Residential Objective Design Standards

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Public Draft

Sunnyvale

Prepared by

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Lower Density Residential Objective Design Standards

For single-family dwellings, two-family dwellings, and Dual Urban Opportunity (DUO) dwellings

TABLE OF CONTENTS

LIST OF FIGURES

1 INTRODUCTION

This document includes objective design standards for specified lower density residential development, as described in Section 1.1 of this document.

These standards were adopted in response to legislation passed by the State of California that applies to housing projects defined in Government Code Section 65589.5. These standards are consistent with Government Code Sections 65913.4 and 66300(a)(7) in that they do not "involve personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal."

1.1 APPLICABILITY

The objective design standards are supplementary but subordinate to the zoning regulations applicable to the parcel on where each dwelling unit is located. Refer to the Sunnyvale Municipal Code (SMC) for definitions and to determine when a planning permit is required. Lower Density Residential includes lots with single-family dwelling, two-family dwellings, and Dual Urban Opportunity (DUO) dwellings.

NOTE: These standards do not apply to dwellings subject to the Eichler Design Guidelines or Taaffe-Frances Heritage Neighborhood Design Guidelines. Lower density residential development projects in those neighborhoods shall be consistent with their respective guidelines.

In addition to a building permit, a separate planning permit is required for certain types of residential projects, as outlined in Sunnyvale Municipal Code (SMC) Chapter 19.80. All lots with lower density residential units are also subject to 2.1.10. (Lighting standards).

Projects involving like-for-like replacements are exempt from compliance with the design standards. Regardless of whether a separate planning permit is required, the design standards within this document apply to the following projects:

- New dwellings, including projects that qualify as a major remodel per the City's Major Residential Remodels/New Construction policy.
- Any additions resulting in new gross floor area to existing dwellings.
- New, expanded, or modified garages and carports.
- Increases in exterior wall plate heights.
- Exterior modifications to the second floor (including new, expanded, and relocated second floor windows and material modifications).
- New and expanded second-story balconies.

- Exterior modifications to the front and reducible front elevations, including:
  - New or modified entry porches and doors
  - Increase in roof pitches
  - New roof spans, including those visible from the front and reducible front elevations
  - Changes to roof form types (e.g. changing a hip roof to a gable roof)
  - Changes to exterior materials and colors
  - New or modified entry walkways in the front and reducible front yard
- Changes in roof material
- Site modifications including installation of:
  - Artificial turf
  - Pavers
  - New and modified exterior lighting

Refer to **TABLE C.2 LOWER DENSITY RESIDENTIAL DESIGN STANDARDS APPLICABILITY**, Appendix C for applicability of individual design standards.

1.2 EXCEPTIONS TO THE LOWER DENSITY RESIDENTIAL DESIGN STANDARDS

Objective standards may be rigid by design and may not always result in high quality architecture. To introduce flexibility, many of the objective design standards allow for alternative compliance measures. Additionally, exceptions to objective design standards are provided to accommodate site-specific design situations.

Allowable exceptions from certain design standards include:

- Exceptions do not eliminate the design standard itself but allow for a deviation of up to 25% from the specific dimensional requirements. For example, a required window recess of 2 inches may be reduced to 1.5 inches.
- Exceptions allowing a deviation of up to 25% from specific dimensional requirements only apply to numerical design standards and are not applicable to non-numerical design standards. For example, an exception is not possible for a design standard that establishes prohibited wall materials, such as no vinyl or plastic siding, because the standard is non-numerical. The list of numerical design standards that allow for such exceptions is provided in Applicability Table in Appendix C.

Number of Exceptions Permitted:

- Projects subject to staff-level review are granted up to three exceptions. Projects requiring Planning Commission review are granted up to five exceptions. Exceptions within the allowable amount are allowed by-right and not subject to discretionary review.

Identifying Exceptions:

- Applicants must identify which and how many exceptions are proposed in the design standards compliance checklist.

1.3 DESIGN PRINCIPLES

The objective design standards in Chapter 2 provide an objective framework for evaluating lower density residential development projects. These standards ensure alignment with the following design principles identified in this section:

- **Neighborhood Scale and Pattern**: Ensure compatibility with the neighborhood's scale and development pattern, through the appearance from street view, arrangement of entries, and overall visual character.
- **Architectural Details and Materials:** Use architectural details and materials that align with the proposed architectural style and require minimal maintenance to remain attractive over time.
- **Privacy Consideration:** Minimize privacy impacts on adjoining neighbors.
- **Minimize View of Parking:** Reduce visual impact of parking areas and garages.
- **Water-Efficient Landscaping:** Promote water-efficient landscaping practices and preserve mature trees whenever feasible.

The above design principles only serve to describe the intent behind the objective design standards in Chapter 2 and do not specifically apply to individual development projects.

1.4 ORGANIZATION

To enhance usability, this document is organized into different sections as described below:

- **INTRODUCTION:** Overview of the applicability and intent of the design standards.
- **DESIGN STANDARDS:** Standards applicable to site layout, building placement, scale, mass, articulation, and materials etc. to guide applicable new lower density residential development.
- **GLOSSARY:** Narrative and graphic explanations of terms used throughout this document.
- **APPENDIX A:** Guidance on implementation of architectural styles.
- **APPENDIX B:** Recommended list of screening trees and shrubs.
- **APPENDIX C:** Applicability of individual design standards.

2 DESIGN STANDARDS

2.1 ARCHITECTURAL STYLE STANDARDS FOR NEW DWELLING UNITS AND/OR NEW SECOND STORIES

The City of Sunnyvale possesses a rich tradition of residential architecture. The City's residential neighborhoods contain examples of Ranch, Farmhouse, Craftsman, Prairie, Spanish, and other architectural styles including modern and contemporary styles. Appendix A illustrates the major design elements of some of the common architectural styles prevalent in Sunnyvale and should be referred for implementing the following design standards for the selected style.

Architectural Style Standards 2.1.1 through 2.1.6 below apply to applicable projects listed in Section 1.1 including **new dwelling units and/or new second stories**, regardless of the proposed architectural style.

2.1.1 ROOF FORM, SLOPES AND MATERIALS

The proposed roof forms, slopes, and materials of the new dwelling unit and/or new second story shall be consistent with the selected architectural style outlined in Appendix A, Architectural Style Guide.

2.1.2 EXTERIOR WALL MATERIALS

a. A minimum of two different wall materials shall be used on the front elevation except for Spanish Style architecture.

b. Stucco may cover up to 75% of the front elevation wall area, with the following exceptions:

   Spanish Style Architecture: Stucco can cover over 75% of the front elevation wall area.
   Farmhouse Style Architecture: Stucco may cover up to 50% of the front elevation wall area.

2.1.3 WINDOW AND DOOR STYLE

The window and door styles on the front elevation shall be consistent with the selected architectural style. Refer to Appendix A for the architectural style's window and door types.

2.1.4 DECORATIVE ELEMENTS

A minimum of one decorative element shall be used on the front elevation with the selected architectural style. Refer to Appendix A for decorative element options to be used for common architectural styles prevalent in Sunnyvale.

2.1.5 ENTRY PORCH STYLE

The proposed entry porch on the front elevation shall be consistent with the selected architectural style as noted in Appendix A.

2.1.6 ADDITIONAL ARCHITECTURAL STYLES

If the proposed architectural style is an additional architectural style (refer to Glossary definition), the applicant must submit a design intent letter identifying the proposed architectural style of the new dwelling unit and/or new second story and how the roof form, slopes and materials; exterior wall materials; window and door styles; and decorative elements are consistent with the architectural style. Also include supporting documents such as online resources, books, and journals referencing work from third-party licensed architects, academic scholars, or architectural historians (with a graduate degree in architectural history, architecture, or historic preservation), explaining the key characteristics and elements of the proposed architectural style.

2.2 NEIGHBORHOOD SCALE & PATTERN STANDARDS

2.2.1 SECOND FLOOR AREAS

2.2.1.1 Second to First Floor Ratio

Design Standard: The second floor area shall not exceed 50% of the first floor area for Predominantly One-story Neighborhoods (refer to Glossary for Neighborhood definitions). In neighborhoods that are not predominantly one-story, the second floor area may be up to 75% of the first floor area. Refer to **FIGURE 2.1.**

The first floor area includes the primary dwelling unit, attached garages and carports, attached entry porches, and side or rear yard patio covers with more than 50% solid roofs, and attached ADUs.

Alternative Compliance: The second to first floor area ratio may exceed the maximum allowance provided:

Three or more existing dwelling units within the neighborhood (refer to Glossary for definition) exceed the maximum allowed second to first floor ratio. In no case shall the ratio exceed the highest existing ratio in the neighborhood.

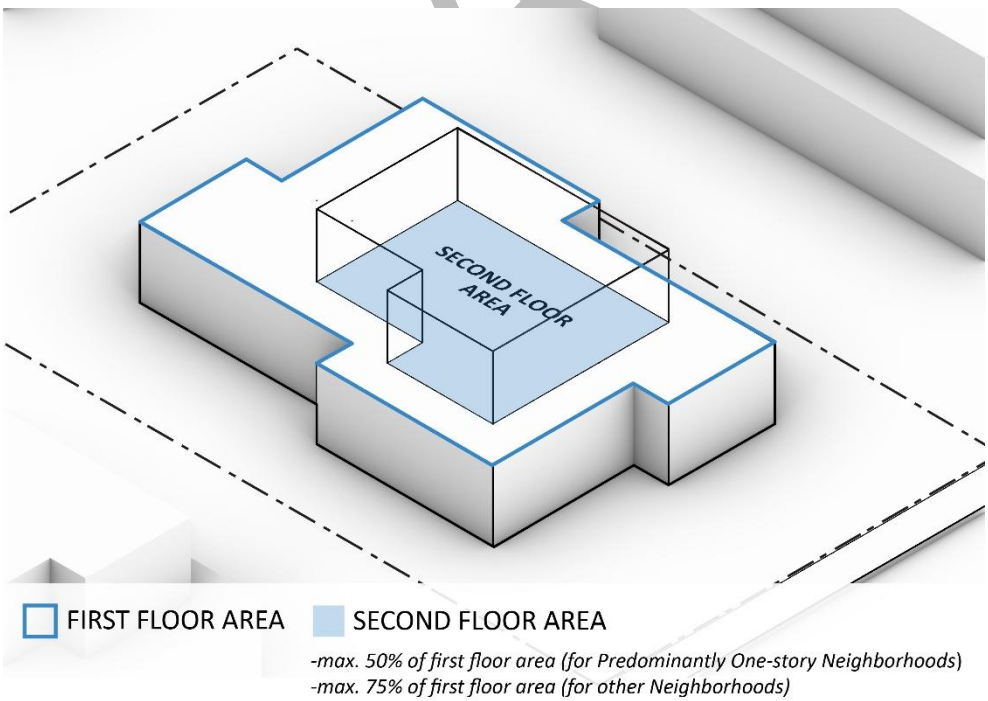

FIGURE 2.1: Second Floor Allowance

2.2.2 BUILDING HEIGHTS

2.2.2.1 Ground Floor Plate Height

Design Standard: Ground floor front elevation plate heights shall not exceed 9 feet. Entry porches are exempt from this requirement provided they comply with the 2.2.5.2 Entry Porch Eave Height design standard. Entry foyers may also exceed this limit provided they do not exceed the height of the entry porch.

The side elevation plate heights on the ground floor shall be a maximum of 9 feet for at least 1/3 of the length adjacent to the front elevation (as shown in **FIGURE 2.2**). For all other ground floor elevations, the floor plate heights shall not exceed 12 feet.

Alternative Compliance: If an existing adjacent neighboring dwelling unit has a front ground floor plate height that exceeds 9 feet, then a maximum plate height of 10 feet for front elevation and 1/3 of the length of side elevations (adjacent to the front elevation) is allowed.

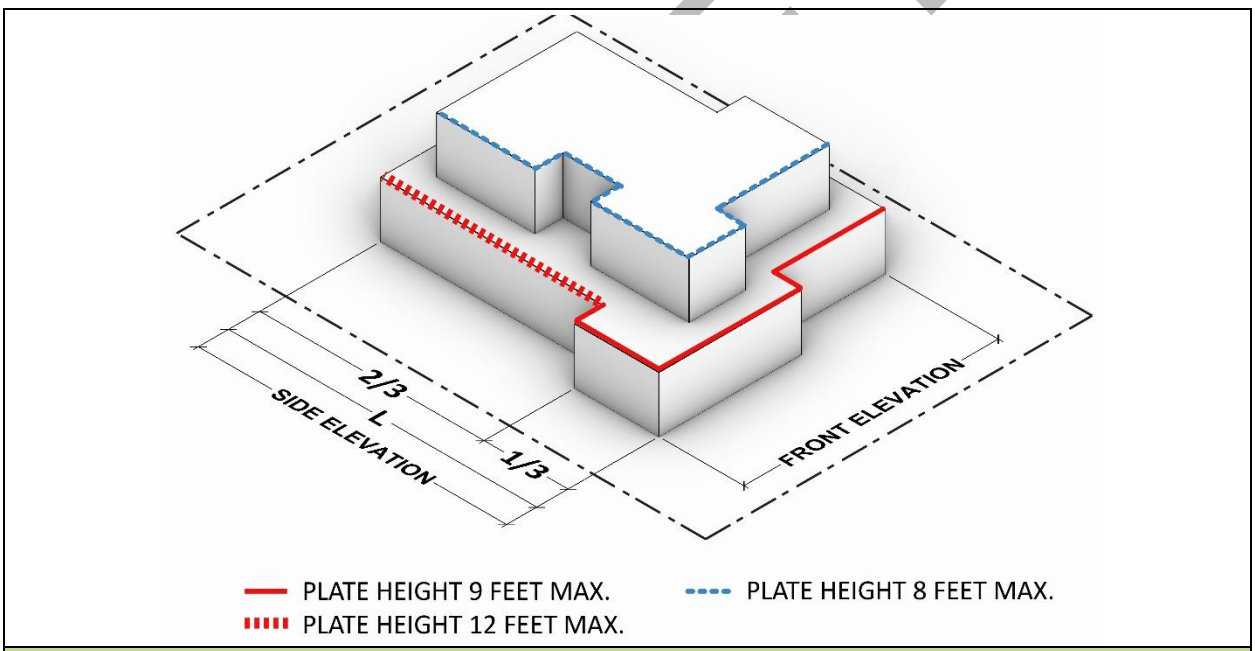

FIGURE 2.2: Plate Heights on the Ground Floor and Second Floor

2.2.2.2 Second Floor Plate Heights

Design Standard: Second floor plate heights shall not exceed 8 feet.

Alternative Compliance: If an existing adjacent neighboring dwelling unit has a second floor plate height that exceeds 8 feet, then a maximum 9 foot plate height is allowed.

If interior ceiling heights greater than those allowed are desired, they may be achieved using cathedral or coffered ceilings. Refer to Glossary section of this document for definition of plate height (**FIGURE 3.7**).

2.2.2.3 Shed Roof Plate Heights

Design Standard: For roofs with variable plate heights, the taller plate height may exceed the maximum plate height provided the shorter plate height conforms. The taller plate height shall not exceed the shorter plate height by more than five feet. Refer to **FIGURE 2.3** where "*X*" refers to the maximum plate height**.** Refer to Glossary section of this document for definition of plate height (**FIGURE 3.7**).

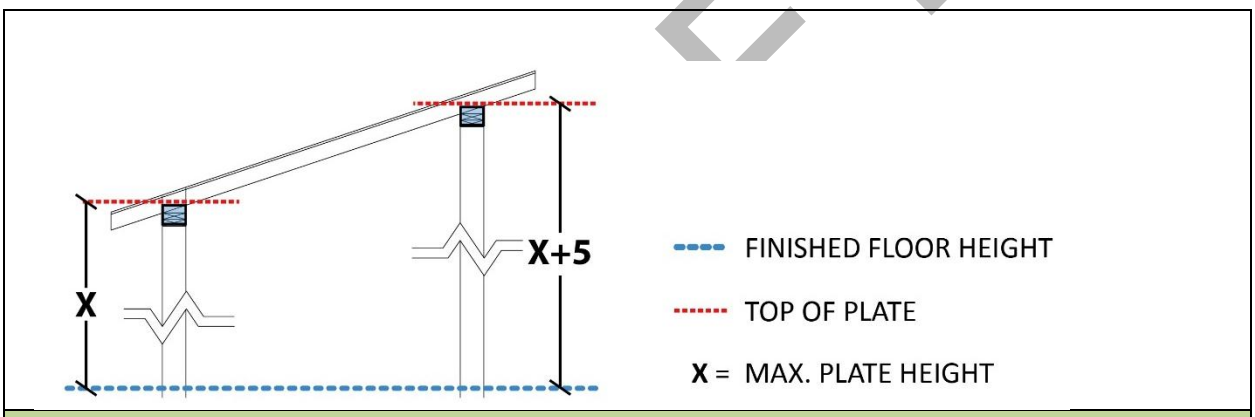

FIGURE 2.3: Plate Heights for Shed Roofs

2.2.2.4 Two-story Walls along the Front Elevation

Design Standard: Two-story tall walls without any horizontal or vertical breaks are limited to a maximum of 25% of the front elevation length. Refer to **FIGURE 2.4** where "*M*" refers to the length of the two-story walls along the front elevation and "*L*" refers to front elevation length of any dwelling unit.

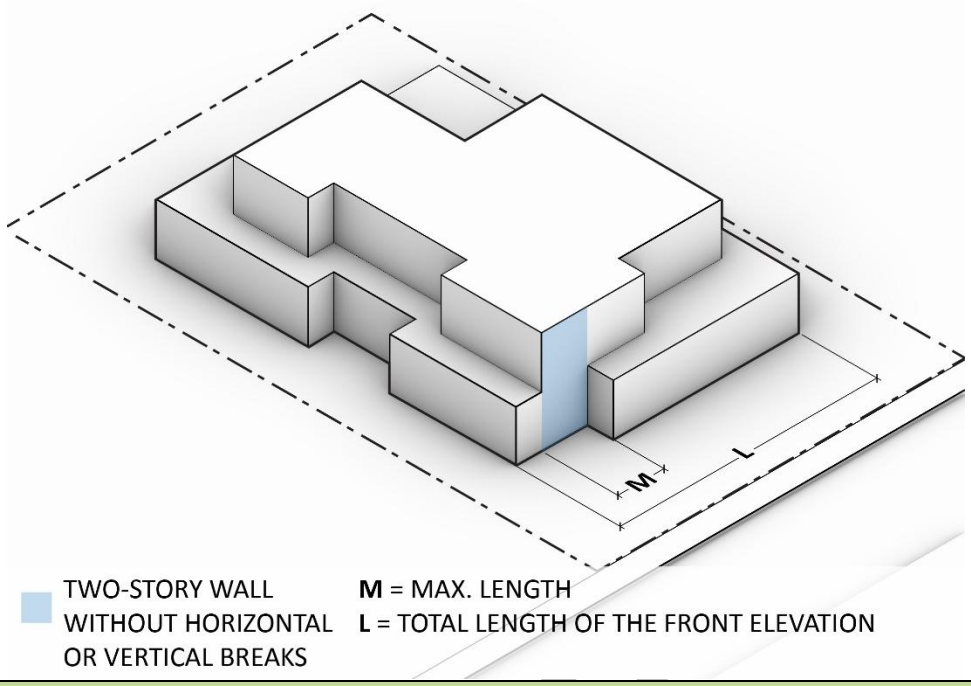

FIGURE 2.4: Two-story Wall Elements Along the Front Elevation

2.2.3 ROOFS

2.2.3.1 Roof Material

Design Standard: Except for metal or cool roofs, roofs with 2:12 or higher pitch shall consist of textured or dimensional roof materials to avoid a monotonous appearance. These materials shall be a minimum of 1/4 inch in thickness and have a lifespan of at least 30 years as indicated on a manufacturer's specification sheet.

2.2.3.2 Roof Spans

Design Standard: Roofs shall incorporate two or more roof spans along the front elevation. One of the roof spans shall not exceed 75% of front elevation length (as shown in **FIGURE 2.5**, with the roof span "B" and front elevation as "A").

Alternative Compliance*:* A single roof span may be allowed for structures with less than 45 feet of front elevation length.

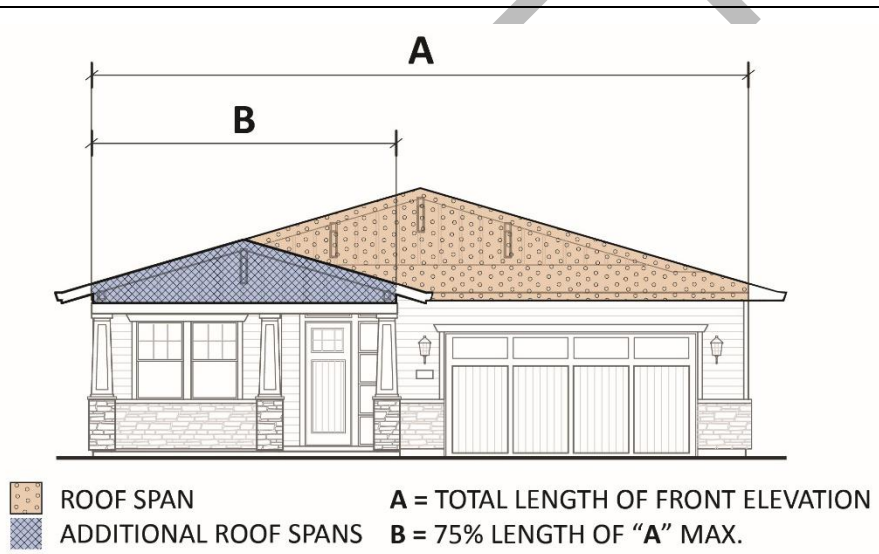

FIGURE 2.5: Roof Span Variation

2.2.3.3 Maximum Heights above Front Elevation Roof Spans

Design Standard: The height of a roof span peak behind the front elevation shall be within three feet of the highest front elevation roof span peak (closest to the street-facing wall) (as shown in **FIGURE 2.6**). Two-story dwelling units are exempt from this requirement.

FIGURE 2.6: Roof Span Height

2.2.3.4 Roof Slope

Design Standard: Additions to the first floor front elevation or the second floor front or rear elevation shall have a roof slope that matches the existing structure or differs by no more than a 1:12 pitch.

Alternative Compliance: A roof pitch exceeding the above requirement may be allowed for an entry porch, trellis, or canopy feature above a garage door on the front elevation.

2.2.4 FACADE ARTICULATION

2.2.4.1 Wall Plane Changes

Design Standard: Walls on the first floor and second floor front elevations shall not be longer than 30 feet without a wall plane change (as shown in **FIGURE 2.7**). The wall plane changes are measured from the closest wall. Wall plane changes may be one-story tall (as shown in **FIGURE 2.8**) or two stories tall (as shown in **FIGURE 2.9**). Wall plane changes may include patios, porches, entry features, projecting bay windows, wall projections, and wall recesses.

The following standards apply to the front elevation of the dwelling unit:

	Min. wall plane change	Min. width of wall segment
Front elevation	3 feet (**A**)	6 feet (**B**)

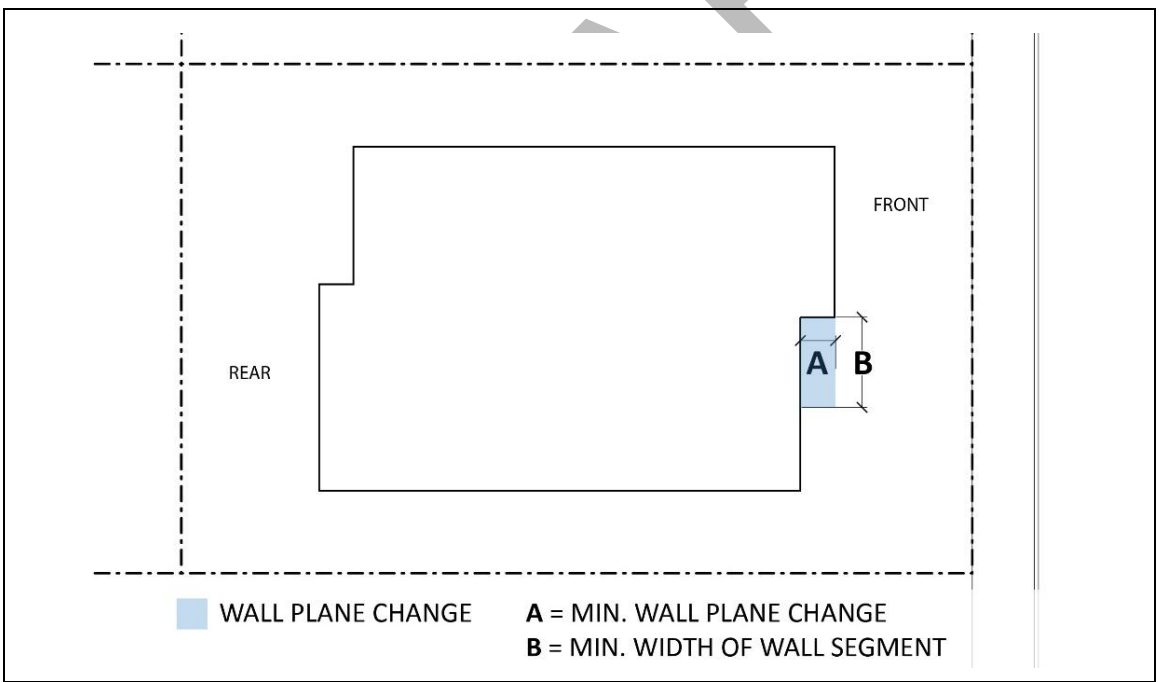

FIGURE 2.7: Change in Plane by Elevation

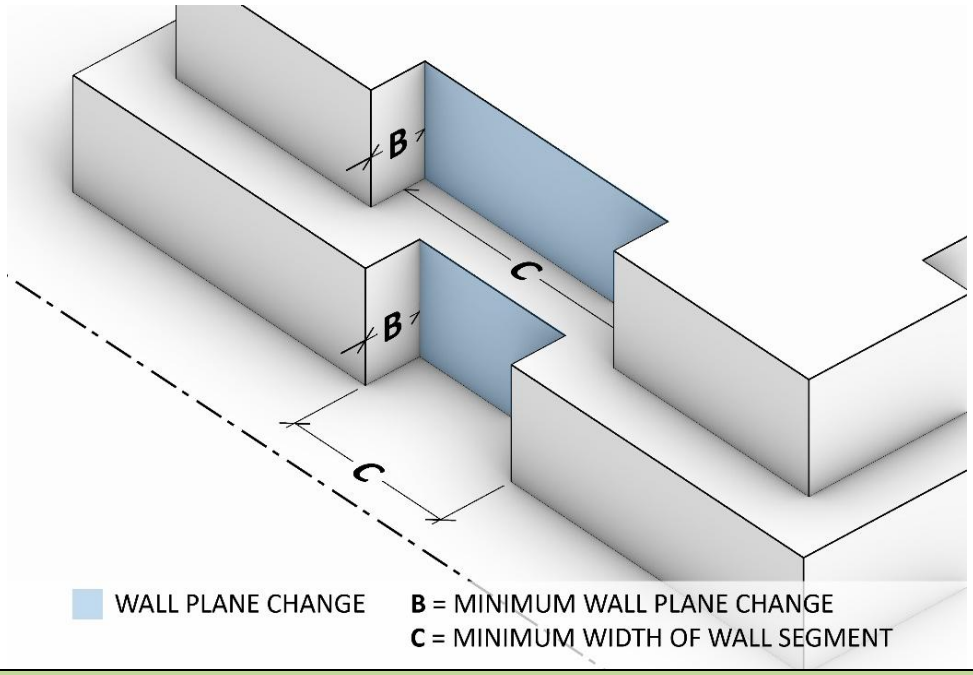

FIGURE 2.8: Example of Changes in Plane

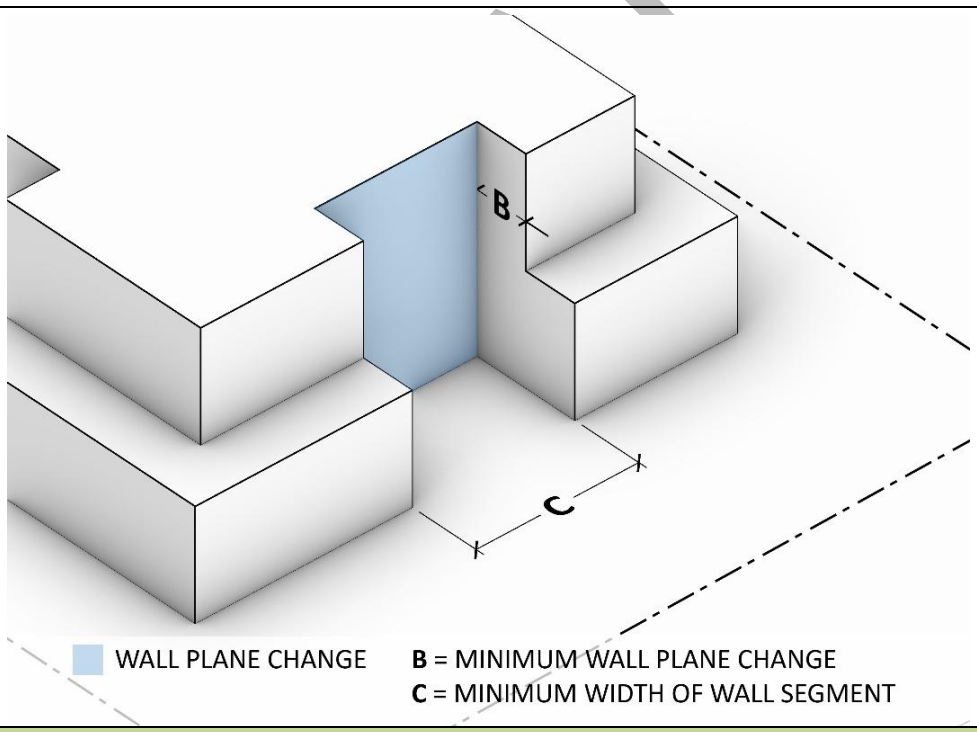

FIGURE 2.9: Example of Two-story Changes in Plane

2.2.5 ENTRIES

2.2.5.1 Entry Porch Requirement and Dimensions

Design Standard: An entry porch is required for new dwelling units fronting a public street or walkway. The minimum width along the front elevation of a new entry porch ("B") shall be at least 15% of the total front elevation length ("A") or 10 feet, whichever is less (as shown in **FIGURE 2.10**).

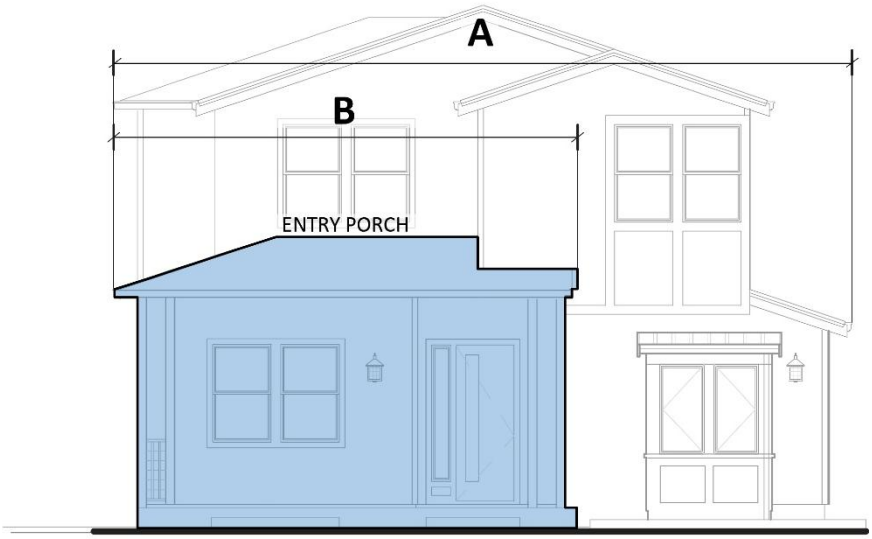

FIGURE 2.10: Entry Porch Length

2.2.5.2 Entry Porch Column Dimensions

Design Standard: Supporting columns for a new entry porch must be a minimum of 12 inches wide and 12 inches deep.

2.2.5.3 Entry Porch Eave Height

Design Standard: The entry porch eave height shall not exceed two feet vertically from the height of the first floor eave (as measured from the top of the eaves) for the living area along the front elevation. In no case shall the eave line of the porch be lower than the first floor eave height of the living area (as shown in **FIGURE 2.11**, where "P" demonstrates the maximum entry porch eave height).

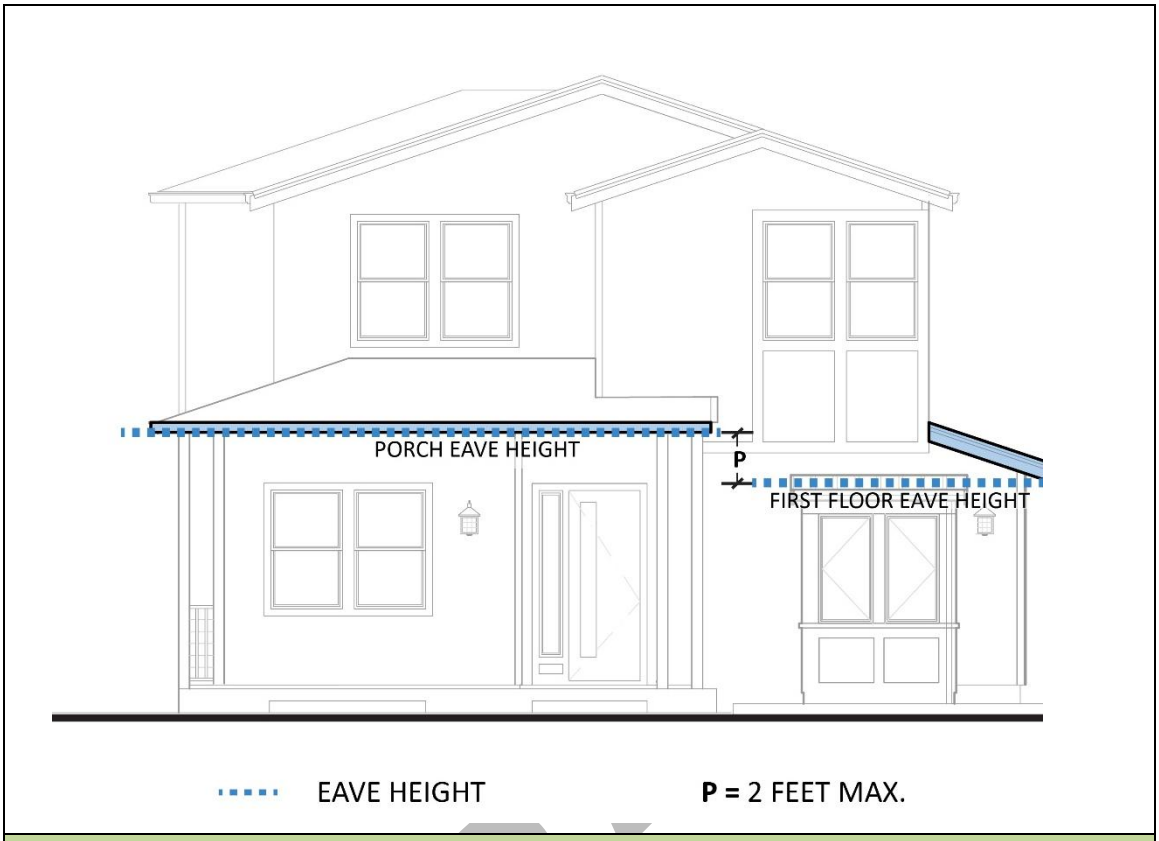

FIGURE 2.11: Eave Lines at Porches or Entries

2.2.5.4 Walkways

Design Standard: Each dwelling unit shall provide a walkway connecting the fronting sidewalks (or curb/street line if no sidewalk) to its entry. Driveways may only be used as the pedestrian walkway if a separate walkway would result in non-compliance with the maximum front yard impervious surface coverage requirement set by the SMC.

2.2.5.5 Entry Doors

Design Standard: Dwelling units fronting a public street shall have an entry door or entry porch parallel to the public street.

Alternative Compliance: Side-turned entry doors may be allowed if 25% or more of existing dwelling units within the neighborhood (refer to Glossary for definition) have the same pattern.

2.2.6 PRIVACY

When a dwelling unit is adjacent to other lower density residential properties, privacy shall be maintained by meeting the following standards:

2.2.6.1 Second Floor Windows

Design Standard: When a building elevation is within 20 feet of a rear property line or 10 feet of a side property line, second floor windows on these elevations shall comply with at least one of the following standards:

- The window sill shall be at least five feet above the finished floor; or
- All window area that is less than five feet above the finished floor shall have opaque or translucent glazing.

Alternative Compliance: Plant evergreen screening trees or shrubs in front of second floor windows along the side and rear property lines that meet all the following:

- At least 15-gallon in size
- A minimum six foot height at the time of planting.
- New trees and/or shrubs are required on the subject property in an area bounded by a 30-degree angle on each side window jamb.
- The selected privacy screening shall be of a species with an identified minimum mature growth height of 25 feet. Refer to Appendix B for list of recommended screening trees and shrubs.
- If an alternative species is requested, submit a letter from an International Society of Arboriculture (ISA) certified arborist stating that the proposed tree or shrub will meet or exceed height, spread criteria, and growth rate of the approved planting list, and that they are suitable for planting on the subject property. The Arborist shall demonstrate that the alternative species will provide a partial screening after three years' growth following planting.
- Privacy screening trees or shrubs shall be maintained during the lifetime of the dwelling.

These plantings shall be identified on the landscaping and irrigation plans. All dead and diseased plantings, or trees to be removed for another reason, shall be replaced with evergreen plantings in accordance with the above criteria.

2.2.6.2 Second Floor Balconies and Decks

Design Standard: The following standards for second floor balconies and decks shall apply:

- Second floor balconies and decks shall have a minimum setback "A" of 10 feet from side property lines and 20 feet from rear property lines "B" (as shown in **FIGURE 2.11**).
- If a balcony or deck is on the side or rear elevation and less than 15 feet from the adjoining side property line, at least a five foot tall screening wall of opaque material shall be provided along the balcony or deck edge nearest to the adjoining property line. The material shall not be one of the prohibited materials listed in section 2.1.8. of this document. Front yard balconies shall also be screened in accordance with this section if the nearest side property line abuts the neighboring property's rear yard. Screening shall occur along the balcony edge nearest to the neighboring property's rear yard.
- Second floor balconies or decks situated at building corners shall have their larger dimension along the front or the rear property line, and their shorter dimension along the side property line (as shown in **FIGURE 2.12**, where "A" represents the larger dimension and "B" represents the shorter dimension).

Alternative Compliance: Plant evergreen screening trees or shrubs in front of second story balconies along the side and rear property lines that meet all the following:

- At least 15-gallon in size
- A minimum six foot height at the time of planting. New trees and/or shrubs are required on the subject property in an area bounded by a 30 degree angle on each side.
- The selected privacy screening shall be of a species with an identified minimum mature growth height of 25 feet. Refer to Appendix B for list of recommended screening trees and shrubs.
- If an alternative species is requested, submit a letter from an International Society of Arboriculture (ISA) certified arborist stating that the proposed tree or shrub will meet or exceed height, spread criteria, and growth rate of the approved planting list, and that they are suitable for planting on the subject property. The Arborist shall demonstrate that the alternative species will provide a partial screening after three years' growth following planting.
- Privacy screening shall be maintained during the lifetime of the dwelling.

These plantings shall be identified on the landscaping and irrigation plans. All dead and diseased plantings, or trees to be removed for another reason, shall be replaced with evergreen plantings in accordance with the above criteria.

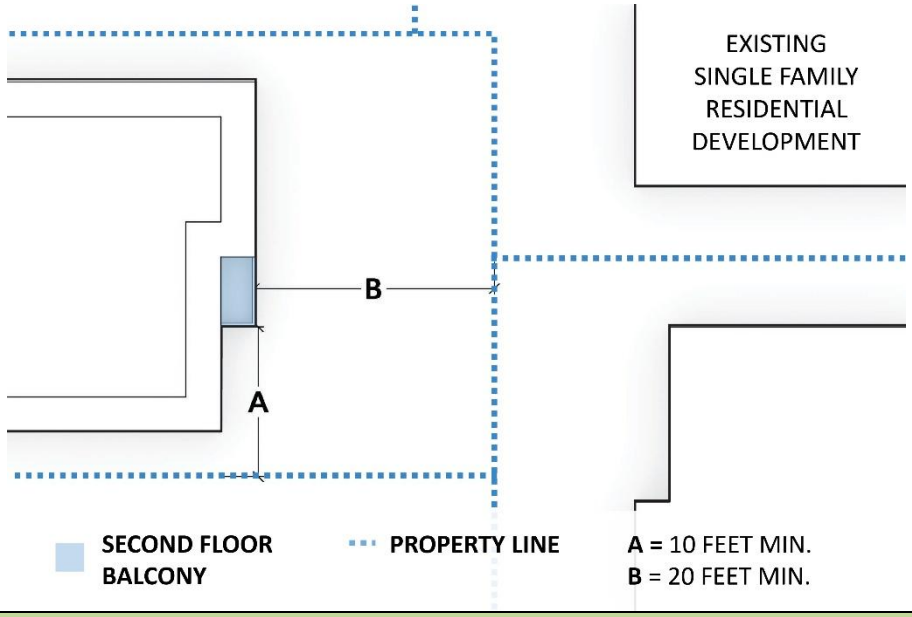

FIGURE 2.12: Second Floor Balconies

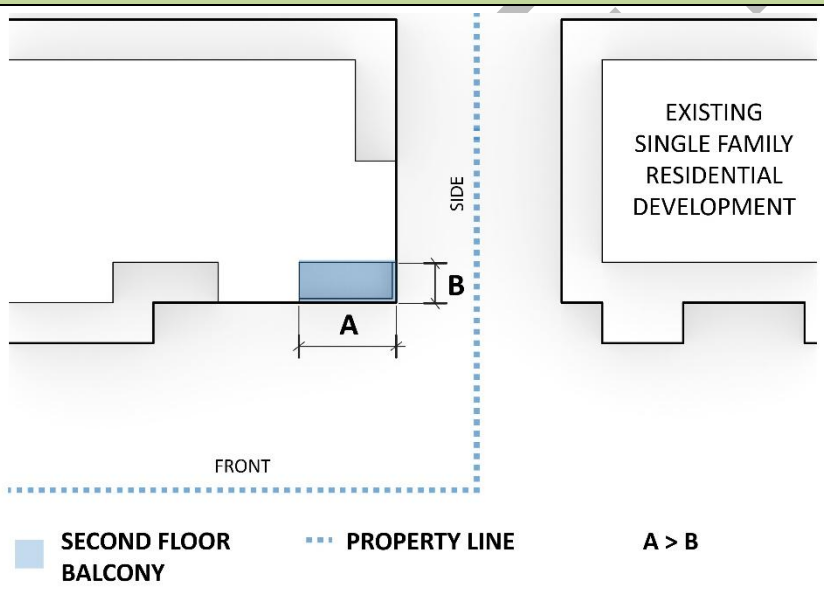

FIGURE 2.13: Corner Second Floor Balconies

2.2.7 COVERED PARKING STANDARDS

2.2.7.1 Setbacks

Design Standard: New garages/carports shall be set back at least three feet from the living area front elevation unless the setback cannot be achieved to comply with the minimum zoning setback requirements in SMC Chapter 19.34. For garages, this is measured between the garage wall and living area wall. For carports, this is measured between the front carport post and living area wall.

Alternative Compliance: A garage or carport may be located in front of the living area's front elevation under either of the following conditions:

The garage is side loaded and perpendicular to the street, or
The lot width at the minimum front yard setback line is less than 57 feet.

2.2.7.2 Width

Design Standard: The width of a street-facing garage or carport elevation shall not exceed 50% of the total front elevation length.

Alternative Compliance: An increased allowance of up to 60% of the front elevation length may be allowed under either of the following conditions:

The covered parking spaces are divided with single car-wide garage doors, or
The lot width at the minimum front yard setback is less than 57 feet.

2.2.7.3 Additional Parking Spaces

Design Standard: For dwelling units with more than two covered parking spaces within the same garage or carport, the face of the additional covered spaces shall be located perpendicular to the street or setback a minimum of three feet from the face of the other covered parking spaces.

2.2.7.4 Covered Parking Design

Design Standard: In addition to the above standards, the design of covered parking shall incorporate at least two of the following standards:

- Side loaded garage oriented perpendicular to the street. The garage elevation facing the street shall include at least one window (two foot by two foot minimum dimension) that is similar in detailing and style as the other windows on the front elevation.
- Recess the garage door at least one foot from the face of the garage wall.
- Use garage doors that are fenestrated with windows for at least 25% of the door area.
- Incorporate permeable pavers or greenery within the driveway, comprising at least 20% of the driveway area.
- Utilize single-car-wide garage doors to minimize the visual impact of wide garage doors.
- Limit the garage elevation length to a maximum 35% of the front elevation length.
- Install a trellis, canopy, or decorative band that is a minimum one feet height and depth and spans at least the full width of the garage door.

Alternative Compliance: The covered parking design shall meet at least one of the following design standards:

- The garage elevation or carport front post shall be set back a minimum of five feet from the living area elevation or from the front porch or stoops, or
- The garage or carport is at the rear of the property.

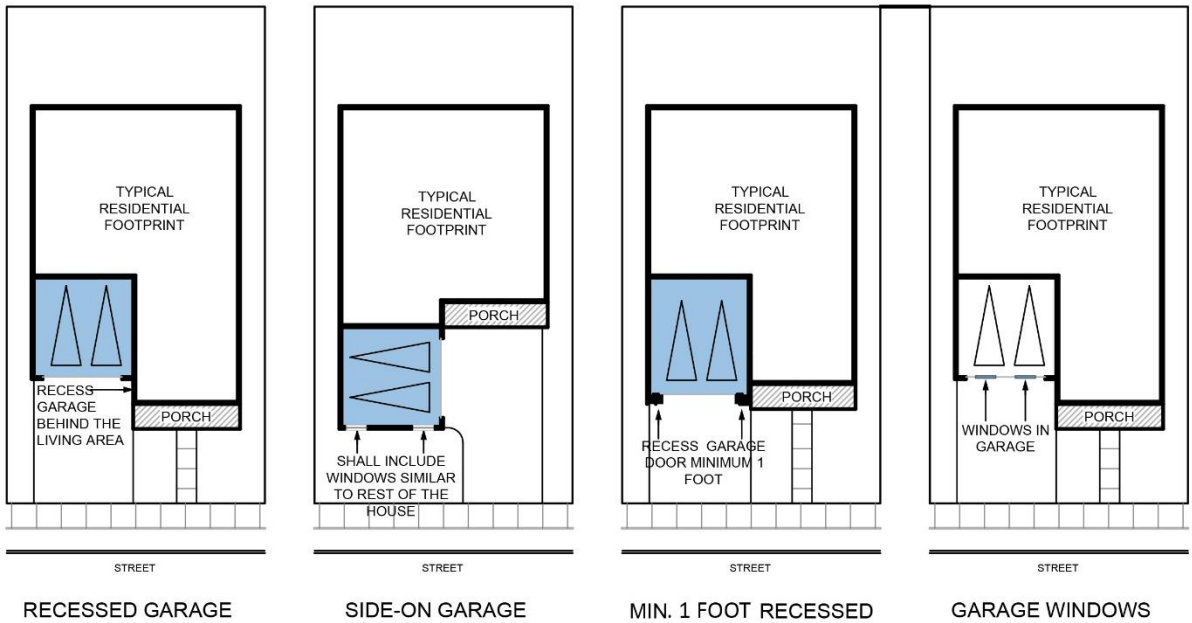

FIGURE 2.14: Examples of Garage Design Techniques

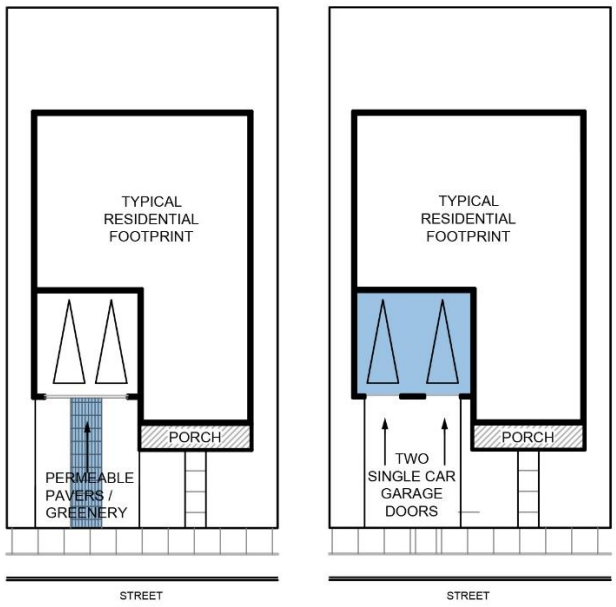

FIGURE 2.14: Examples of Garage Design Techniques Continued

2.2.8 DETAILS AND MATERIALS

2.2.8.1 Exterior Wall Materials

The following requirements for exterior wall materials apply to all dwelling units:

a. Architectural Treatments Along the Side Yard Elevations

All architectural treatments on the front elevation (e.g., fascia treatments such as stone veneer) shall extend or wrap around the perpendicular side yard elevation wall planes at least five linear feet or to the side fence.

b. Building Materials and Colors Along the Front Elevation

At a minimum, two different primary building materials or colors shall be used on the front elevation. Each material or color shall cover a minimum of 25% of the front elevation area.

Changes in material or colors shall continue and wrap around the perpendicular side yard elevation wall planes at least five linear feet or to the side fence.

Alternative Compliance: A single white or neutral color may be used if it aligns with the architectural style per the Architectural Style Standards, Appendix A.

c. Drain Spouts

Drain spouts shall be painted to match the corresponding wall and eave colors.

d. Prohibited Wall Materials

The following building materials are prohibited for new construction:

Vinyl or plastic siding

- T1-11 plywood
- Faux materials such as “stone” or “brick”
- Foam on the garage elevation.
- Exterior Insulation finishing system (EIFS)
- Materials intended for temporary use such as tarp, fabric, PVC
- Copper exterior materials, such as for gutters and drain spouts

An addition to an existing dwelling unit may use prohibited wall materials only if the existing, original structure also uses the same wall material. In that case, the wall materials must match.

2.2.8.2 Window Details

a. Window Articulations

Windows along elevations facing a public street or walkway shall be articulated using details like recesses, sills, trim, kickers, shutters, or awnings that are identified as a design element for the proposed architectural style of the building per the Architectural Style Standards, Appendix A.

b. Window Recess

When recessed, windows shall be recessed a minimum of two inches from the adjoining wall face.

2.2.9 LANDSCAPING

2.2.9.1 Trees Near Power Lines

Refer to PG&E's Right Tree, Right Place, which is a guide to planting safely near overhead powerlines.

2.2.9.2 Prohibited Plant Species

Plant species identified in the California Invasive Plant Council's (Cal-IPC) Inventory of Invasive Plants are prohibited.

2.2.9.3 Artificial Turf and Permeable Paving

Impermeable lining is prohibited for installation of artificial turf, pervious concrete, permeable pavers, porous asphalt, and turf blocks. This ensures that water can infiltrate natural soils below the surfaces, reducing stormwater runoff to streets.

For guidelines, refer to Santa Clara Valley Urban Runoff Pollution Prevention Program's (SCVURPPP) "Standard Specifications for Lot-Scale Measures for Small Projects- Appendix K."

2.2.10 LIGHTING

2.2.10.1 Outdoor Lighting

a. All Outdoor Lighting

All outdoor light fixtures, including security lighting and motion sensing light fixtures, shall be aimed and shielded so that direct illumination from the fixture is confined to the property boundaries of the source.

All outdoor lighting shall be fully extinguished or operated by motion sensor during nighttime hours except for:

- Lighting of critical areas of illumination for ingress and egress such as stairways, ramps, main walkways, entry porches and shared common areas.
- Outdoor pathway lights that are 25 lumens or less.
- Pedestrian pathway lighting that is no more than four feet above the pathway elevation, fully shielded, and downward directed.

b. Holiday Lighting

Outdoor luminaires used for holiday decorations are allowed, provided they are used for no more than 60 days in a 12-month period.

c. Uplighting

Use of elevation uplighting shall be limited to the illumination of architectural features and landscaping no more than 12 feet above grade and shall be operated on timers. Uplighting shall be turned off no later than midnight, nightly.

2.2.10.2 Prohibited Lighting

The following types of lighting shall be prohibited, except as required to comply with Building Code, Fire Code, or state law:

- Flood lights that project above the horizontal plane of roof eaves.
- Spotlights and searchlights.
- Laser lights.
- Mercury vapor lights.
- Any lighting device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot that blinks, rotates, strobes or flashes intermittently.
- Unshielded wall-mounted industrial light packs.
- Elevation uplighting more than 12 feet above grade, and
- Outdoor lighting is prohibited above the first floor level except for lights for second floor balconies or patios, which shall comply with Section 2.2.10.1

2.2.10.3 Lighting Color

All outdoor light sources shall have a maintained correlated color temperature of 2,700 Kelvin or less.

3 GLOSSARY

3.1 DEFINITIONS

Additional Architectural Style: An architectural style that is not included in Appendix A.

Balcony: An elevated platform designed for outdoor living purposes that is accessed from one residential unit.

Balustrade: A railing supported by balusters (one of a series of vertical elements supporting a handrail cap on a porch or balcony railing).

Bay Window: A window or windows in a wall that projects from the wall at an angle, with or without a foundation.

Board and Batten Siding: Wood wall siding with a vertical wood strip (batten) placed over the seams of larger vertical siding boards.

Carport: Covered structure with open sides, supported by posts, which provides shelter for single or multiple cars for the dwelling units on site.

Casement Windows: A casement window is hinged at the side and opens outward or inward along a vertical axis, typically operated by a crank, lever, or push mechanism.

Clerestory Windows: A clerestory window is a window located in the upper portion of a wall, typically above eye level for the purpose of bringing natural light into an interior space.

Cool Roofs: A cool roof is a roofing system designed to reflect more sunlight and absorb less heat than standard roofing materials, thereby reducing heat transfer into the building. For roofs less than or equal to 3:12 in pitch, a cool roof is a roofing system with a Solar Reflectance Index (SRI) greater than or equal to 82. For roofs greater than 3:12 in pitch, a cool roof is a roofing system with an SRI greater than or equal to 39. (USGBC Heat Island Reduction Criteria)

Cottage Windows: A cottage window is a double-hung window where the upper sash is visibly shorter than the lower sash.

Cornice: A projection at the top of a building wall near a roof or ceiling, intended to protect the wall or as ornamentation.

Courtyard: Outdoor area that is primarily open to the sky and surrounded by buildings, walls, or a combination of the two.

Covered Parking: Fully or partially enclosed parking areas, such as garages or carports, with a roof that is more than 50% solid.

Decorative: An element, design or motif, other than an architectural feature; installed, attached, painted or applied to the exterior of a building or structure for the purpose of ornamentation or artistic expression.

Decorative Band: A decorative band is a horizontal architectural element applied to a building elevation that provides visual interest, articulation, or stylistic emphasis.

Decorative Transom: A decorative transom is a horizontal window or panel located directly above a door or window, primarily for aesthetic enhancement or to provide visual interest.

Dimensional Roof Material: A dimensional roof material is a roof product which has a minimum thickness of 1/4 inch, simulating the appearance of traditional materials such as wood shakes, slate, or tile.

Direct Illumination: Direct illumination refers to unobstructed light that reaches a surface or space without reflection or diffusion, either from sunlight or a powered light fixture or lamp.

Dormer: A window projecting from the slope of a roof, usually with a roof of its own.

Double Hung Window: A double hung window is an operable window type with two vertically stacked sashes that may slide independently, upward or downward, within the frame.

Eave: The portion of a roof that projects beyond the wall, often supported by rafters or serving as support for gutters.

Front Elevation Length: The length of the front elevation is the cumulative width of all front-facing walls, projections, and recesses that are visible from a straight-on view of the front elevation.

Front Elevation Area: The area of the front elevation is the cumulative surface area of all front-facing walls, projections, and recesses that are visible from a straight-on view of the front elevation. It excludes area of doors and windows.

Front Elevation: The front elevation of each dwelling unit is the façade that faces the street. For corner lots, the front elevation shall be the façade along the narrower frontage that runs parallel to the street.

FIGURE 3.1: Front Elevation

Gable Roof: A gable roof is a type of roof design characterized by two sloping sides that meet at a ridge. The vertical triangular sections at the ends are called gables.

Garage: A garage is a structure built for the storage of vehicles which is fully enclosed on all sides.

Header Trims: A header trim is a decorative piece of trim installed above windows, doors or an opening. It serves both functional and aesthetic purposes, by enhancing the architectural character while also covering any gaps or seams between the wall and the frame.

Hip Roof: A hip roof is a type of roof design where all sides slope downward towards the walls, usually with a gentle slope. Unlike a gable roof, which has two sloping sides and vertical ends, a hip roof has four sloping sides that meet at a peak or a ridge.

Integrated Masonry Planters: An integrated masonry planter is a permanent, built-in planting container constructed of brick, stone, concrete, or other unit masonry materials, which is structurally and visually incorporated into the architectural design of a building, wall, or landscape feature, and not movable or freestanding.

Intersecting Hip or Gable Roofs: An intersecting hip or gable roof is a complex and visually striking roof design where two or more roof sections intersect and overlap. This creates multiple planes that meet at different angles, reducing mass and scale while bringing interest to the roof.

Jamb: A vertical member forming the side of a door, window, or other framed opening which provides structural support for the frame assembly and defines the lateral boundary of the opening.

Landscape Buffer: A separation of uses, buildings or spaces with an open space area composed of plantings, surface treatment or other non-structural landscaping techniques.

Mullion: A vertical division between units of a window or between windows in a group.

Multi-Paneled Windows: Multi-paneled windows are windows that consist of multiple glass panels or sections within a single frame. These panels can be separated by muntins (thin strips of wood, metal, or vinyl) or can be individual glass panes joined together to create a larger window structure.

Neighborhood: The delineation of a neighborhood area shall be dependent on the location of the subject property, in addition to the configuration of the street layout of the block on which the subject property is located. The following standards apply to all neighborhoods:

- A neighborhood shall only include the types of dwelling units that are subject to the design standards outlined in this document (e.g. single-family homes).
- For a proposed project on a corner lot, the neighborhood dwelling units will be determined based on the shorter of the two lot lines along the streets on the subject property.

In consideration of the variety of street grids present within the City of Sunnyvale, the methodology to determine the neighborhood is based on typical block pattern variations listed below:

For dwelling units located on a block with a rectangular grid pattern (see **FIGURE 3.2**), the neighborhood should include:

- All the dwelling units located on the same block and facing the same street as the subject property
- All dwelling units on the opposite side of the street fronting the subject property
- All dwelling units with parcel lines abutting the rear property line of the subject property
- One (1) dwelling unit on each side of the parcel(s) abutting the rear property line of the subject property

For dwelling units located on a block fronting a street that is perpendicular to the streets of adjacent blocks (see **FIGURE 3.3**), the neighborhood shall include:

- All the dwelling units located on the same block and facing the same street as the subject property
- All dwelling units on the opposite side of the street fronting the subject property
- All dwelling units with parcel lines abutting the rear property line of the subject property
- One (1) dwelling unit on each side of the parcels abutting the rear property line of the subject property
- Dwelling units on the adjacent perpendicular block facing the street on which the subject property is located.

For dwelling units located on a cul-de-sac (see **FIGURE 3.4**), the neighborhood shall include:

- All dwelling units located on the same block and facing the same street as the subject property
- All dwelling units on the opposite side of the street fronting the subject property
- All dwelling units with parcel lines abutting the rear property line of the subject property
- One (1) dwelling unit on each side of the parcels abutting the rear property line of the subject property

For dwelling units located on a corner lot adjacent to parallel lots (see **FIGURE 3.5**), the neighborhood shall also include:

- All dwelling units with street side property lines abutting the same street as the street side property line of the subject property and facing the same street as the subject property

For dwelling units located on a corner lot adjacent to perpendicular lots (see **FIGURE 3.6**), the neighborhood shall also include:

- All dwelling units on the opposite side of the street fronting the subject property and with street side property lines abutting the same street as the street side property line of the subject property
- One (1) dwelling unit abutting the interior side property line of the parcel(s) described above

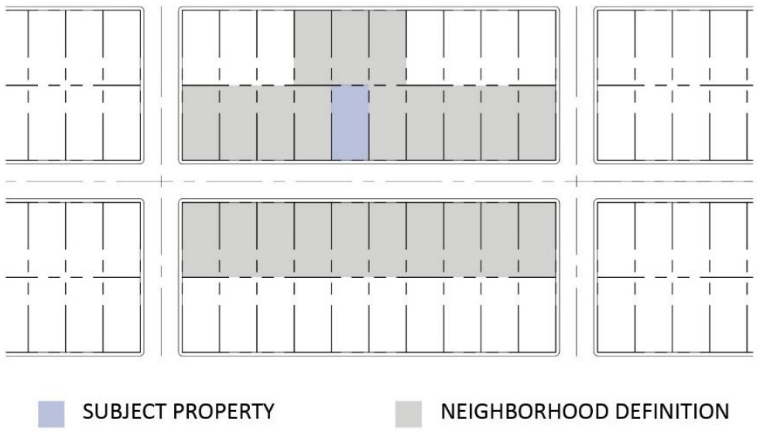

FIGURE 3.2: Neighborhood Definition – Rectangular Grid Pattern

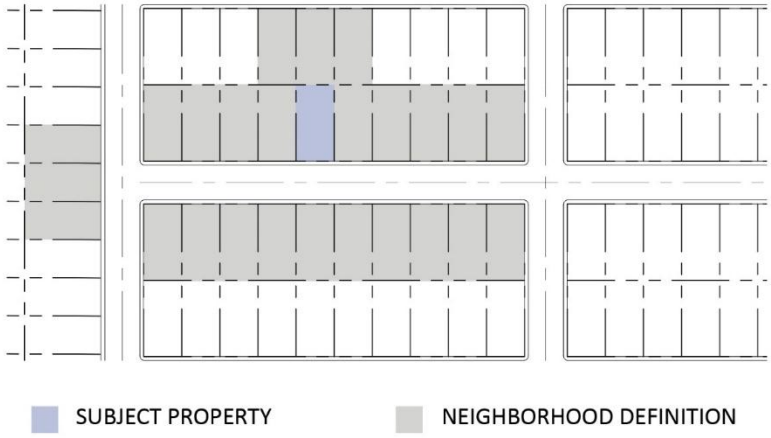

FIGURE 3.3: Neighborhood Definition – Perpendicular Grid Pattern

FIGURE 3.4: Neighborhood Definition – Cul-de-sac Grid Pattern

FIGURE 3.5: Neighborhood Definition – Corner Lots Adjacent to Parallel Lots

FIGURE 3.6: Neighborhood Definition – Corner Lots Adjacent to Perpendicular Lots

Neighborhood, Predominantly One-story: A predominantly one-story neighborhood is defined as an area where fewer than 20% of the homes are two-story structures.

Parapet: A low protective wall along the edge of a roof, bridge or balcony of diverse design and materials.

Picture Windows: A picture window is a fixed window designed to maximize views of the outside. It is called a "picture" window because it acts like a frame for the outdoor scenery similar to a picture frame around a painting.

Plate Height: Plate height is measured from the top of the finished floor to the top of the wall plate (shown in blue and red, respectively, in **FIGURE 3.7**). Both typical and flat roof examples are provided. For shed roofs with variable plate height, refer to **FIGURE 3.8.** Wall Plate is a horizontal member (e.g., lumbar, brace, etc.), built into or laid along the top of a wall, that supports framing members. Second floor plate heights shall be measured from second floor finished floor, except when it encloses a void (such as double height space).

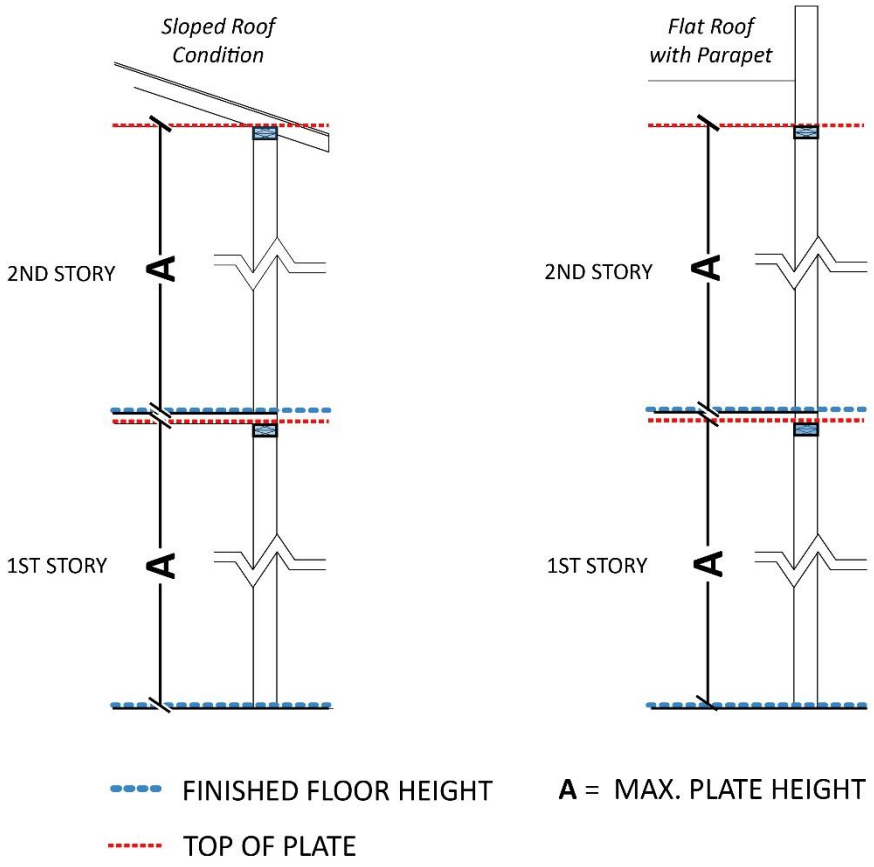

FIGURE 3.7: Plate Heights

Rafters: Rafters are inclined structural beams that form the framework of a roof, supporting the roof covering material while helping distribute the weight evenly across the structure. They extend from the ridge to the eaves of the roof.

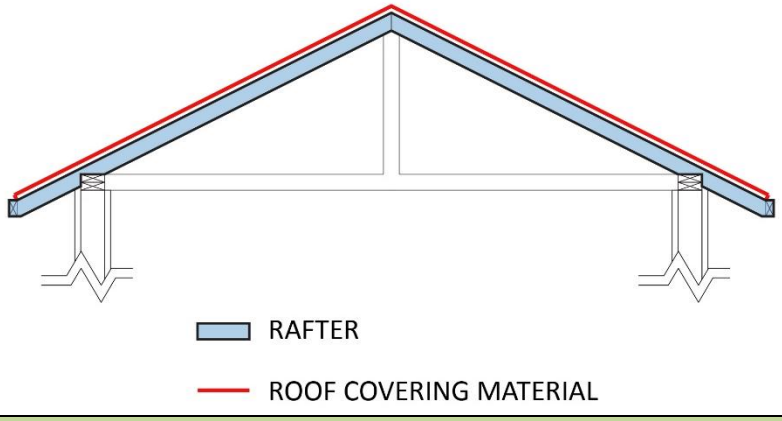

FIGURE 3.8: Rafter Definition

Ribbon Windows: A horizontal series of three windows or more set side by side, separated only by mullions, that form a continuous horizontal band across the façade of a home.

Roof Eave: A roof eave is the portion of a roof that extends beyond the exterior walls of a building. It provides both functional and aesthetic benefits, helping to protect the structure from weather elements while enhancing its design.

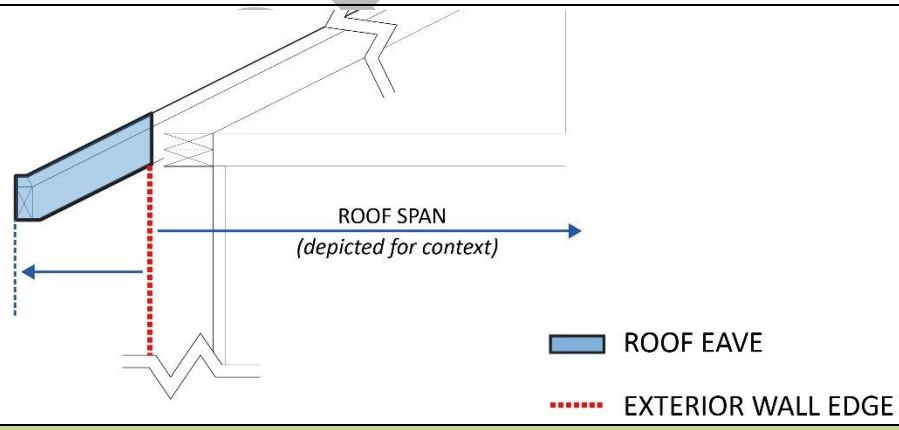

FIGURE 3.9: Roof Eave

Roof Pitches (Low, Medium, and High): Roof pitch refers to the slope of a roof system expressed as a ratio of height to distance. For the purposes of this document, a roof with a pitch that is less than 3:12 is considered to be a low-pitch roof; a roof with a pitch greater than 3:12 but less than 5:12 is considered to be a medium-pitch roof; and a roof with a pitch greater than or equal to 5:12 is considered to be a high-pitch roof.

Roof Pitch (*R*)	Classification
R < 3:12	Low-Pitch Roof
3:12 ≤ *R* < 5:12	Medium-Pitch Roof
R ≥ 5:12	High-Pitch Roof

Roof Span: A roof span is the horizontal distance between the outer edges of the supporting walls of a building, measured from one side to the other. It represents the total width that the roof structure covers.

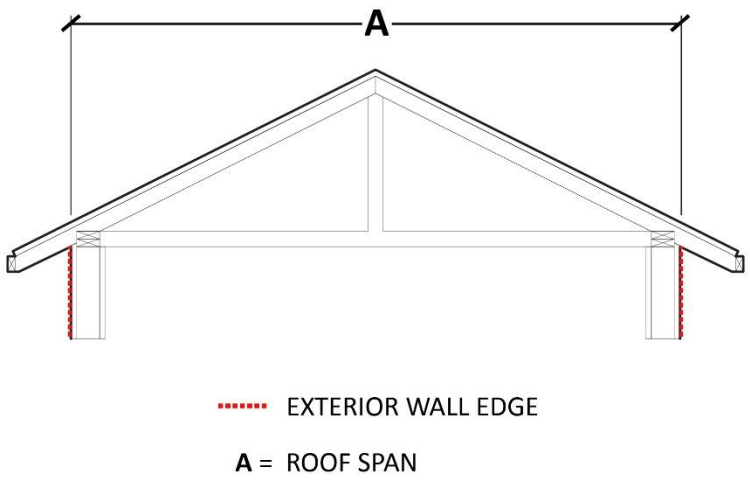

FIGURE 3.10: Roof Span

Screening Trees: A screening tree or set of screening trees are trees planted with the primary intent of creating a visual barrier between properties, structures, or land uses, and maintain foliage throughout the year.

Setback: The required distance from the nearest outside face of a structure to the property line on which it is located. Also referred to as a "yard" in the Sunnyvale Municipal Code.

Sidelight Entry Doors: Sidelight entry doors are entry doors that feature narrow vertical windows on one or both sides of the main door. These sidelights are typically fixed glass panels that allow natural light to enter while enhancing the visual appeal of the entrance.

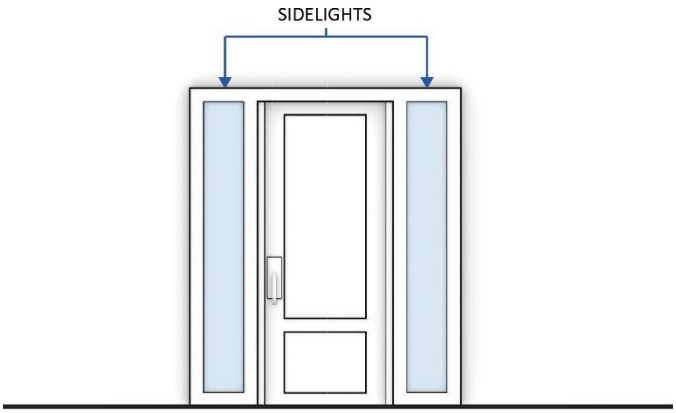

FIGURE: 3.11: Sidelight Entry Doors

Side Turned Entry Doors: Entry doors that are oriented perpendicular to the street.

Textured Roof Material: A textured roof material has visible surface variation through dimensional relief, patterning, or visual irregularity, providing visual depth. Examples include dimensional asphalt shingles, wood shakes, and clay or concrete tiles.

Tower Style Chimney: A tower style chimney is vertically prominent chimney structure that has a minimum height-to-width ratio of 2:1, often incorporating a cap, decorative banding, or a tapered profile to emphasize verticality

Trellis: A light, open framework of wood or other materials used as a support for climbing plants or other landscaping approaches.

Uplighting: A strategy for increasing the visibility of an architectural or landscape feature by lighting the feature(s) from below.

Wall, Accent: An exterior wall that has a different wall material than adjoining wall planes, intended to be a focal point for the overall exterior elevation.

APPENDIX A

This appendix illustrates the major design elements of some of the common architectural styles prevalent in Sunnyvale and provides guidance to implement the Architectural Style Standards in Section 2.1, which apply to **new dwelling units and/or new second stories**, regardless of the proposed architectural style.

A.1 ARCHITECTURAL STYLES

A.1.1. RANCH STYLE

ELEMENTS	ARCHITECTURAL STYLE DEFINING FEATURES
Roof Form, Slope and Materials	• Roof pitches between 3:12 to 5:12 • Combination of hip and gable roofs. • Composition shingles, concrete shake roof tiles, solar roof tiles, or dimensional asphalt shingles.
Exterior Wall Materials	• A combination of two or more wall materials along the front elevation including stucco, brick, wood, siding, or stone.

Window and Door Styles	• Window Styles (select at least one):
	• Casement or double hung windows along the front elevation.
	• One six foot or longer, rectangular or square picture window along the front elevation.
	• Two windows with decorative shutters on either side. Each shutter shall be wide enough to cover up to the window centerline.
	• At least one ribbon window or bay window on the front elevation.
	• Entry doors (select at least one):
	  ○ With sidelights, transom, and/or multi-paneled windows
	  ○ Wood trim or wood appearance trim.

Decorative Elements *(select at least one)*	• 12 inch to 18 inch roof overhangs with exposed rafters. • Integrated masonry planters along the front elevation. The planter shall be provided for at least 25% of the front elevation wall length and not taller than four feet from the adjoining finished grade. • Decorative stone, iron, or wood porch supports. • Brick, stone, siding, or wood exterior accent wall integrated into the front elevation provided for at least 25% of the front elevation wall length.
Entry Porch	• Entry porch with gable or hip roof along the front elevation.

Examples of Ranch Style

A.1.2. FARMHOUSE STYLE

ELEMENTS	ARCHITECTURAL STYLE DEFINING FEATURES
Roof Form, Slope and Materials	• Roof pitches between 3:12 to 5:12. Roof pitches 6:12 and higher are allowed for a maximum of 40% of the front elevation length. Front-to-back main gable roof (minimum 40% of front elevation length), or a combination of hip and gable roofs on the roof plan. • Smooth and flat concrete or clay tiles, composition shingles, solar roof tiles, dimensional asphalt shingles or standing seam metal roofing.
Exterior Wall Materials	• A combination of at least two or more wall materials along the front elevation including wood (such as board and batten), fiber cement siding, stone, brick, or stucco.
Window and Door Styles	• Window Styles (select at least one): ○ Rectangular double hung windows along the front elevation. ○ Multipaneled windows on the front elevation with exterior divided lights. ○ Header trims on the windows on the front elevation. • Entry Door and Garage Door Styles (select at least one): ○ Sidelight entry door. ○ Panel, carriage, or barn-style shutters, entry doors, or garage doors.
Decorative Elements *(select at least one)*	• At least 12 inch roof overhangs with exposed rafters. • Standing seam metal roofs as an accent over windows or porches along the front elevation. • Porch with columns and architectural knee braces (porch must be at least 20% of the front elevation length).
Entry Porch	• Entry porch with a minimum 20% length of the front elevation.

Examples of Farmhouse Style

A.1.3. CRAFTSMAN STYLE

ELEMENTS	ARCHITECTURAL STYLE DEFINING FEATURES
Roof Form, Slope and Materials	• Roof pitch between 3:12 to 5:12 • All gable or a combination of hip and gable roofs on the roof plan. • Gable roof spans a maximum of 40% of the front elevation length. • Flat concrete tile roof, dimensional composition shingles, solar roof tiles, or dimensional asphalt shingles.
Exterior Wall Materials	• A combination of two or more wall materials along the front elevation including wood or wood-appearance clapboard or shingles, stucco, stone, concrete block, Tudor-style half timbering, or brick accent material.
Window and Door Styles	• Window Styles (select at least one): ○ Cottage window with larger lower panel and decorative transom above. ○ Multi-panel divided light windows, double hung, casement, or sash windows. ○ Contrasting trim band between stories at window heads. ○ Two or more windows grouped together along the front elevation. • Entry Door and Garage Door Styles (select at least one): ○ Partially paneled doors. ○ Wood-like appearance
Decorative Elements *(select at least one)*	• Siding accents applied at gable roof ends along the front elevation. • At least one window box beneath windows on the front elevation. • Decorative beam ends beneath eaves. • Dormers with gable roof along the front elevation. • 12 inch to 30 inch roof overhang with at least 3 exposed rafter tails or decorative beams or braces under each gable. • Stone exterior chimney.
Entry Porch	• Gable-roofed or trellised entry porch at least 20% of the length of the front elevation. • Square or tapered columns on the entry porch with square column, pier, or balustrade bases supporting the columns from the finished grade or porch level.

Examples of Craftsman Style

A.1.4. PRAIRIE STYLE

ELEMENTS	ARCHITECTURAL STYLE DEFINING FEATURES
Roof Form, Slope and Materials	• Maximum 4:12 roof pitch. • Hip roof spans a minimum of 50% of the front elevation length.
Exterior Wall Materials	• A combination of at least two or more wall materials along the front elevation including stucco, siding with stone, wood, tile, or brick accent material.

Window and Door Styles	• Window Styles (select at least one):
	  ○ Cottage-style window with decorative transom above broad bottom panel.
	  ○ Ribbon windows along front elevation including a group of 3 or more casement windows.
	  ○ Continuous sill line below second-story ribbon windows.
	• Entry Door Styles (select at least one):
	  ○ Door with sidelights.
	  ○ Partially paneled door

Decorative Elements *(select at least one)*	• At least one horizontal decorative element, such as horizontal board-and-batten siding material, contrasting wood trims between stories, or contrasting colors on eaves and cornice. • A continuous horizontal band along at least 1/3 of the front elevation length. • At least one window box beneath the front elevation window(s). • Tudor-style false half-timbering in any gable roofs on the front elevation. • Chimney entirely clad in stone. • At least 24 inch wide roof overhang.
Entry Porch	• One-story-high entry porch at least 20% of the length of the front elevation with at least 24 inch wide rectangular or square columns or piers

Examples of Prairie Style

A.1.5. SPANISH STYLE

ELEMENTS	ARCHITECTURAL STYLE DEFINING FEATURES
Roof Form, Slope and Materials	• Roof pitch between 3:12 to 5:12. • Intersecting hip or gable roofs on the roof plan. • Combination of hip and gable roofs. • S-shape or half-cylinder-shaped concrete or clay roof tiles.
Exterior Wall Materials	• Textured stucco wall finish in white or neutral exterior colors. • Adobe wall in a white, off-white, or brownish-red color.

Window and Door Styles	• Window Styles (select at least one):
	  ○ Double-hung, arched, casement, divided light windows (no muntin), arched windows or casement windows.
	• Entry Door Styles (select at least one):
	  ○ Wooden door for the main entrance along the front elevation.
	  ○ Wooden panel door with iron accents or glass panels.
	  ○ Arched wooden doors.

Decorative Elements *(select at least one)*	• Tower-style chimney (four foot by four foot maximum dimension) or façade element projecting above the main first floor roofline, round or square with tiled roof. • Up to 12 inch roof overhang with rake trim on gable ends. Rake trim is installed along the sloping edges of a gable end, perpendicular to the eave. Rake trim is typically installed along the soffit on the gable eaves to provide a transition from the eaves to the wall material. • Wrought iron or wood-like detailing on balconies, porches, and/or windows along the front elevation. • Clay-tiled or stucco attic vents on the gable ends on the front elevation. • Tiled accent, spiral columns, pilasters, or carved stonework on either side of the main entry door and entry porch.
Entry Porch	• Column-supported arcade entry porch on the front elevation. • Main entry recessed by at least three feet from adjoining walls. • Arched entry door with covered porch, or alcove along the front elevation. • Low-walled courtyard with a maximum three foot height along the front elevation.

Examples of Spanish Style

A.1.6. MODERN STYLE

ELEMENTS	ARCHITECTURAL STYLE DEFINING FEATURES
Roof Form, Slope and Materials	• A combination of at least two different roof pitches on the front elevation that may include flat or low, medium, or high roof pitches. (see Glossary). Medium pitch roofs are limited to a maximum of 40% and high pitch roofs are limited to maximum of 25% of the front elevation length. • A combination of two or more roof forms on the roof plan including gable, flat, butterfly or shed roofs. • Standing seam metal roof, solar tiles, dimensional asphalt shingles or flat concrete tiles for 2:12 or higher pitched roofs.
Exterior Wall Materials	• A combination of at least two or more wall materials along the front elevation including wood, stone, brick, siding, and stucco.
Window and Door Styles	• Window Styles (select at least one): ○ Two or more windows grouped together on the front elevation. ○ Floor-to-ceiling glass windows on the front elevation. ○ Use of clerestory windows on the front elevation. ○ At least one ribbon window on the front elevation. ○ Windows on two adjoining faces on the front and side elevation to form corner glazing. ○ Windows recessed at least two inches from the adjoining wall. • Entry Door Styles (select at least one): ○ Glass, wood or wood-appearance garage and entry doors.
Decorative Elements *(select at least one)*	• Integrated stucco, concrete, or stone planter along the front elevation. The planter shall be provided for at least 25% of the front elevation length and not taller than four feet from the adjoining finished grade. • Use of chain or other decorative rain leader from roof to finished grade. • Metal railing for balconies on the front elevation.
Entry Porch	• Entry porch with a cantilevered or independent roof. • Use of contrasting material for the supporting columns or walls from the main house.

Examples of Modern Style

APPENDIX B

TABLE B.1 – TABLE OF RECOMMENDED SCREENING TREES AND SHRUBS

Species	Height[1]	Spread[1]	Maximum Planting Distance
Arbutus marina	40'	35’	15’
Calocedrus decurrens- Incense Cedar	30'	50'	15'
Cedrus deodara—Deodar Cedar	Up to 80’	40’ at ground	20’
Cinnamomum camphora—Camphor	50’	50’	20’
Hakea laurina- Pincushion Tree	25’	Up to 16'	10'
Laurus nobilis—Grecian Laurel	15’ to 40’	20’	10’
Magnolia grandiflora—Southern Magnolia	80’	40’	20’
Melaleuca linariifolia—Flaxleaf Paperbak	30’	12’-15’	6’
Melaleuca quinquenervia- Cajeput Tree	25'	15'-25'	8'
Photinia serrulata- Chinese Photinia	25'	20'	15'
Pinus halepensis—Aleppo Pine	40’ to 60’	20’ to 25’	10’
Pittosporum crassifolium	25’	15’ to 20’	8’
Pittosporum eugenioides	40’	20’	5’
Pittosporum tenuifolium	40’	20’	5’
Pittosporum undulatum—Victorian Box	15’ to 40’	15’ to 40’	8’
Podocarpus gracilior—Fern Pine	60’	20’	10’
Privet ligustrum—Glossy Privet	35’ to 40’	20’	10’
Prunus caroliniana- Carolina Cherry Laurel	30'	15'-20'	3'
Rhus lancea—African Sumac	25’	20’	10’
Thuja occidentalis 'Fastigata'- American Arborvitae	25’	10'-15'	2'-6"
Thuja plicata 'Fastigata'- Hogan's Cedar	25’	10'	6'
Tristania conferta- Brisbane Box	30’	40'	7'
Umbellularia californica- California Bay Laurel	30'-75'	30' to 75'	10'

[1] Values reflect anticipated height and spread at maturity under typical landscape conditions.

The minimum tree or shrub size shall be 15-gallon with a minimum six foot planting height.

The Director of Community Development Department (CDD) may consider other species than those listed above. The applicant shall submit adequate documentation in order to approve other planting materials, including a letter from an International Society of Arboriculture (ISA) certified arborist stating that the materials proposed will meet or exceed the height, spread, and growth rate of the plantings on the approved list and that they are suitable for planting on the applicant’s property. The goal is to provide a partial screening after three years’ growth following planting.

APPENDIX C – APPLICABILITY TABLES

TABLE C.1 ARCHITECTURAL STYLE STANDARDS FOR NEW DWELLING UNITS AND/OR NEW SECOND STORIES

					Other Modifications			
	New Dwellings	**Additions**	**New Garage or Carports**	**Plate Height Increase**	**Exterior front or reducible front elevations**	**Second Floor**	**Site**	**Eligibility for Exceptions**
2.1.1 Roof Form, Slopes and Materials	Yes	New second stories	n/a	n/a	n/a	n/a	n/a	No
2.1.2 Exterior Wall Materials	Yes	New second stories	n/a	n/a	n/a	n/a	n/a	Yes (stucco area)
2.1.3 Window and Door Style	Yes	New second stories	n/a	n/a	n/a	n/a	n/a	No
2.1.4 Decorative Elements	Yes	New second stories	n/a	n/a	n/a	n/a	n/a	No
2.1.5 Entry Porch Style	Yes	New second stories	n/a	n/a	n/a	n/a	n/a	No
2.1.6 Additional Architectural Styles	Yes	New second stories	n/a	n/a	n/a	n/a	n/a	n/a

TABLE C.2 LOWER DENSITY RESIDENTIAL DESIGN STANDARDS APPLICABILITY

					Other Modifications			
	New dwellings	**Additions**	**New Garage or Carports**	**Plate Height Increase**	**Exterior front or reducible front elevations**	**Second Floor**	**Site**	**Eligibility for Exceptions**
2.2.1.1 Second to First Floor Ratio	New two-story dwellings	Second floor additions	n/a	n/a	n/a	n/a	n/a	Yes
2.2.2.1 Ground Floor Plate Height	Yes	Yes	Yes	Yes	n/a	n/a	n/a	Yes
2.2.2.2 Second Floor Plate Heights	New two-story dwellings	Second floor additions	n/a	Second floor plate height changes	n/a	n/a	n/a	Yes
2.2.2.3 Shed Roof Plate Heights	New two-story dwellings	Second floor additions	n/a	Second floor plate height changes	n/a	n/a	n/a	Yes
2.2.2.4 Two-story Walls Along Front Elevation	New two-story dwellings	Second floor additions	n/a	n/a	n/a	n/a	n/a	Yes
2.2.3.1 Roof Material	Yes	Yes	Yes	Yes	Yes (for roof modifications)	Yes (for roof modifications)	n/a	No
2.2.3.2 Roof Spans	Yes	Yes [1]	Changes in roof pitches or slope	Yes [2]	Changes in roof pitches or slope	Changes in roof pitches or slope	n/a	Yes (roof span length)
2.2.3.3 Maximum Heights Above Front Elevation Roof Spans	Yes	Yes	Yes	Yes	Changes in roof pitches or form	Changes in roof pitches or form	n/a	Yes
2.2.3.4 Roof Slope	Yes	Yes	Yes	Yes	Changes in roof pitches or form	Changes in roof pitches or form	n/a	Yes
2.2.4.1 Wall Plane Changes	Yes	Yes [3]	n/a	Yes [4]	n/a	n/a	n/a	Yes
2.2.5.1 Entry Porch Requirement and Dimensions	Yes	New or modified entry porches	n/a	n/a	New or modified entry porches	n/a	n/a	Yes
2.2.5.2 Entry Porch Column Dimensions	Yes	New or modified entry porches	n/a	n/a	New or modified entry porches	n/a	n/a	Yes
2.2.5.3 Entry Porch Eave Height	Yes	New or modified entry porches	n/a	n/a	New or modified entry porches	n/a	n/a	Yes
2.2.5.4 Walkways	Yes	Yes [5]	n/a	n/a	Yes [5]	Yes [5]	n/a	No

					Other Modifications			
	New dwellings	**Additions**	**New Garage or Carports**	**Plate Height Increase**	**Exterior front or reducible front elevations**	**Second Floor**	**Site**	**Eligibility for Exceptions**
2.2.5.5 Entry Doors	Yes	New or modified entry doors	n/a	n/a	New or modified entry doors	n/a	n/a	No
2.2.6.1 Second Floor Windows	New two-story DUs	Second floor additions	n/a	n/a	n/a	New, expanded or relocated second floor windows	n/a	No
2.2.6.2 Second Floor Balconies and Decks	New two-story DUs	Additions or expansions of second floor balconies	n/a	n/a	n/a	n/a	n/a	No
2.2.7.1 Setbacks	Yes	Additions to garages or carports	Yes	n/a	n/a	n/a	n/a	Yes (setback)
2.2.7.2 Width	Yes	Additions to garages or carports	Yes	n/a	n/a	n/a	n/a	Yes
2.2.7.3 Additional Parking Spaces	Yes	Yes [6]	Yes	n/a	n/a	n/a	n/a	Yes
2.2.7.4 Articulation & Site Integration	Yes	Yes [7]	Yes	n/a	Yes [7]	n/a	n/a	No
2.2.8.1 Exterior Wall Materials								
a. Architectural Treatments Along the Side Yard Elevations	Yes	Additions to front or side elevations	New street facing garages or carports	Plate height increase to front or side elevations	Exterior colors and materials modifications	Yes [8]	n/a	No
b. Building Materials and Colors Along Front Elevation	Yes	Yes [1]	Yes	Yes [2]	Exterior colors and materials modifications	Yes [8]	n/a	No
c. Drain Spouts (if proposed or modified)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
d. Prohibited Wall Materials	Yes	Yes	Yes	Yes	Yes	Exterior colors and materials modifications	Yes	No
2.2.8.2 Window Details								
a. Window Articulations	Yes	Second floor additions	n/a	n/a	n/a	n/a	n/a	No
b. Window Recess (if proposed)	Yes	Yes	Yes	Yes	Yes	Yes	n/a	Yes
2.2.9.1 Trees Near Power Lines	Yes [9]	n/a	n/a	n/a	n/a	n/a	Yes [9]	No

					Other Modifications			
	New dwellings	**Additions**	**New Garage or Carports**	**Plate Height Increase**	**Exterior front or reducible front elevations**	**Second Floor**	**Site**	**Eligibility for Exceptions**
2.2.9.2 Prohibited Plant Species	New trees or plants	n/a	n/a	n/a	n/a	n/a	New trees or plants	No
2.2.9.3 Artificial Turf and Permeable Paving	Artificial turf or pavers installation	n/a	n/a	n/a	n/a	n/a	Artificial turf or pavers installation	No
2.2.10.1 Outdoor Lighting [10]								
a. All Outdoor Lighting	New lighting	New lighting	n/a	n/a	n/a	n/a	Exterior lighting modifications	No
b. Holiday Lighting			n/a	n/a	n/a	n/a		
c. Uplighting			n/a	n/a	n/a	n/a		
2.2.10.2 Prohibited Lighting			n/a	n/a	n/a	n/a		
2.2.10.3 Lighting Color			n/a	n/a	n/a	n/a		

Additional criteria required for design standards to apply:

1. Addition to front or reducible front elevations that spans over 75% of the existing front elevation length.
2. Increase in plate height for front or reducible front elevations that spans over 75% of the existing front elevation length.
3. New second-story; first or second floor front elevation additions exceeding 30’ in length
4. First or second floor front elevation plate height increase exceeding 30’ in length
5. New or modified entry walkways in the front or reducible front yards.
6. Additions to garages or carports proposing more than two covered parking spaces
7. Additions to existing garages or carports resulting in modification to 75% or greater of the total existing front elevation.
8. Exterior colors and materials along front and reducible front elevations
9. New trees or plants proposed near power lines

Notes for Outdoor Lighting Standards:

10. Applicable to all Lower Density Residential lots including single-family dwelling units, Dual Urban Opportunity (DUO) housing, and two-family dwellings.