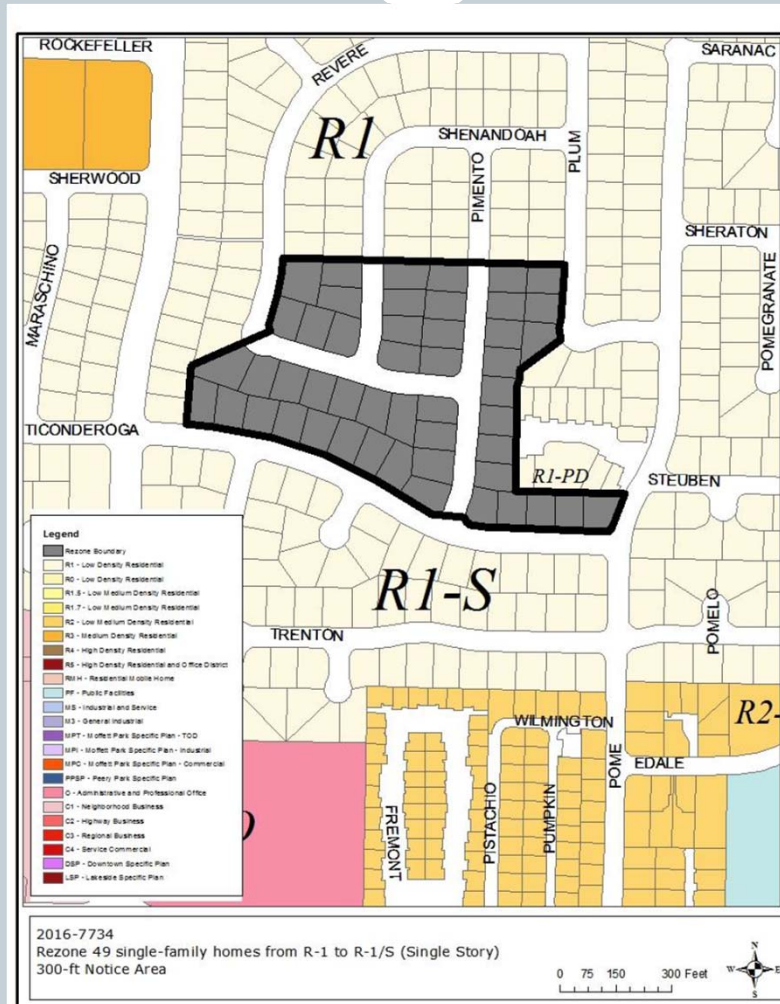


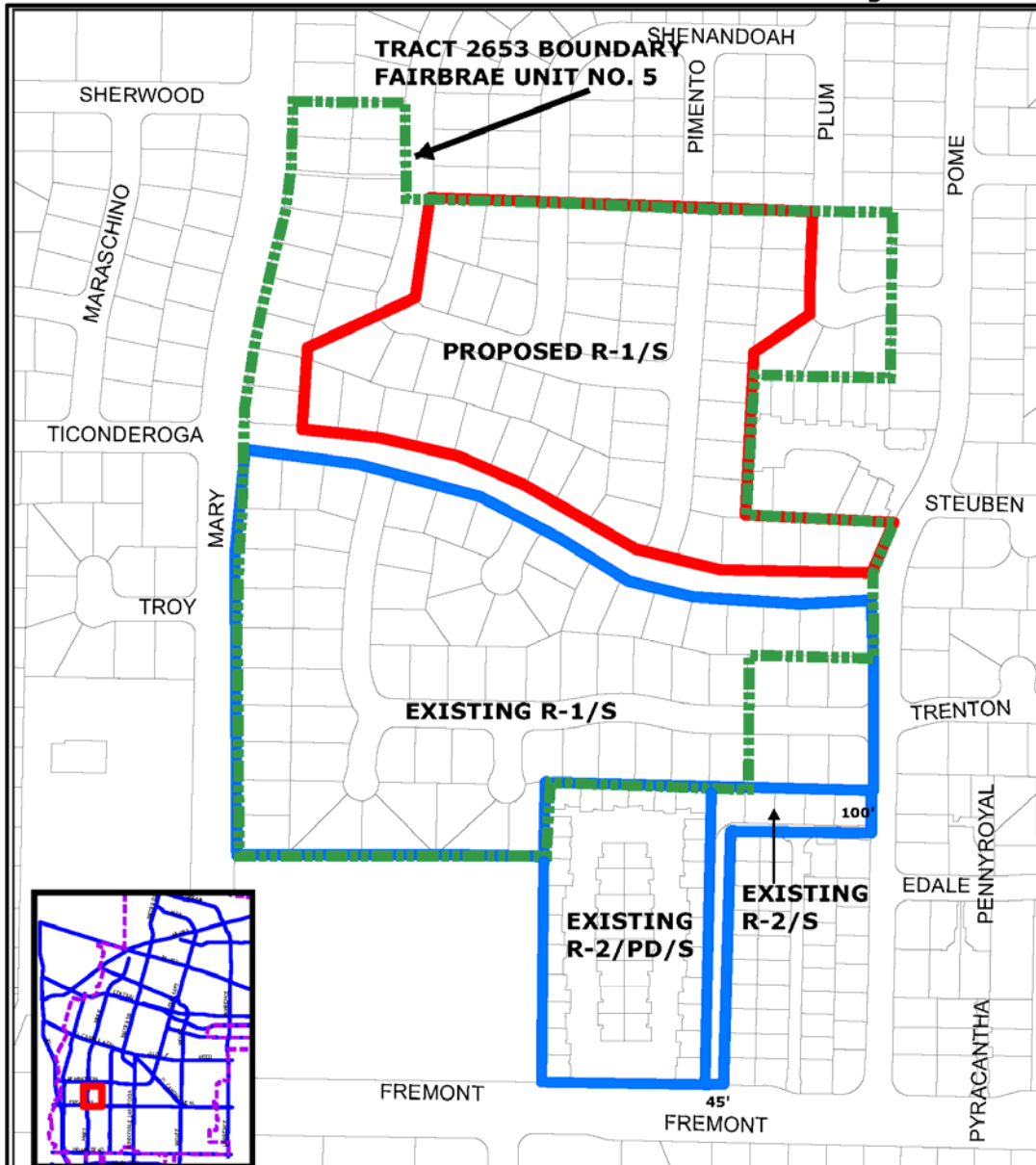
Ticonderoga Single Story Combining District



**EICHLER HOMES
TICONDEROGA, SOMERSET & PIMENTO
BETWEEN MARY AND POME**

Proposal Area



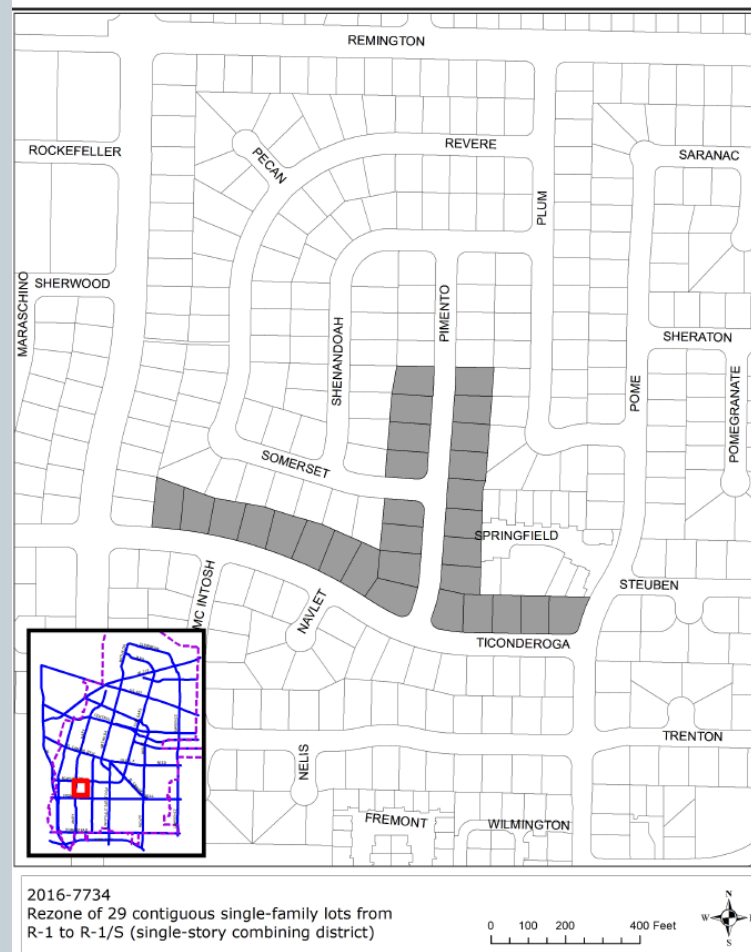


Tract and Proposed Zoning District Boundaries
2016-7734
Rezone 49 single-family homes from R-1 to R-1/S

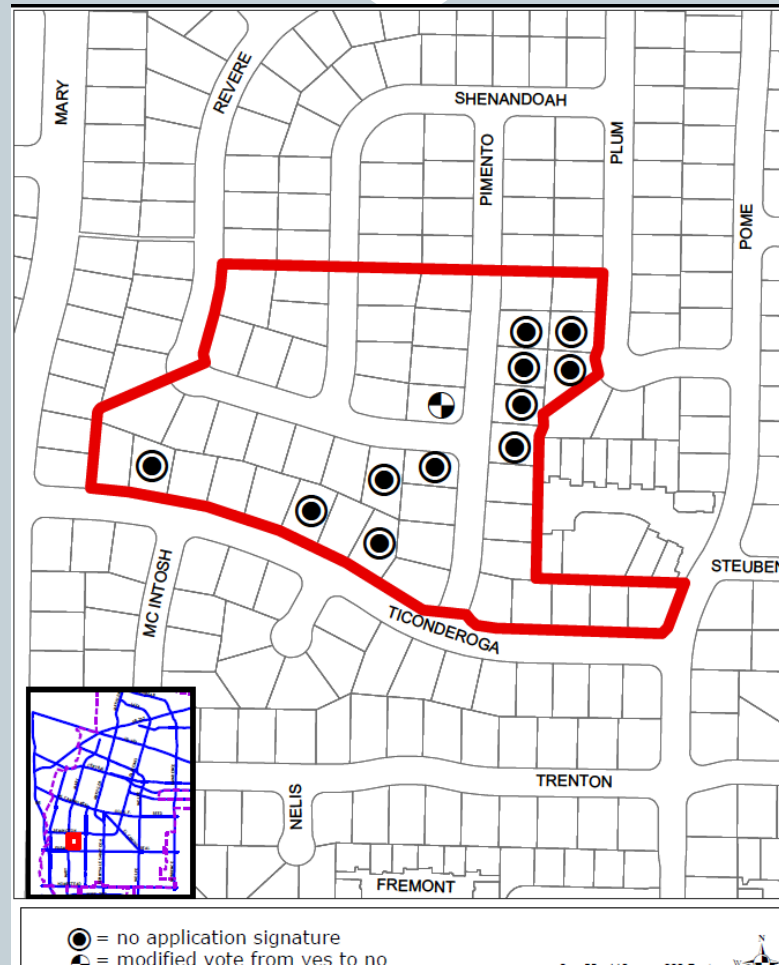
0 75 150 300 Feet



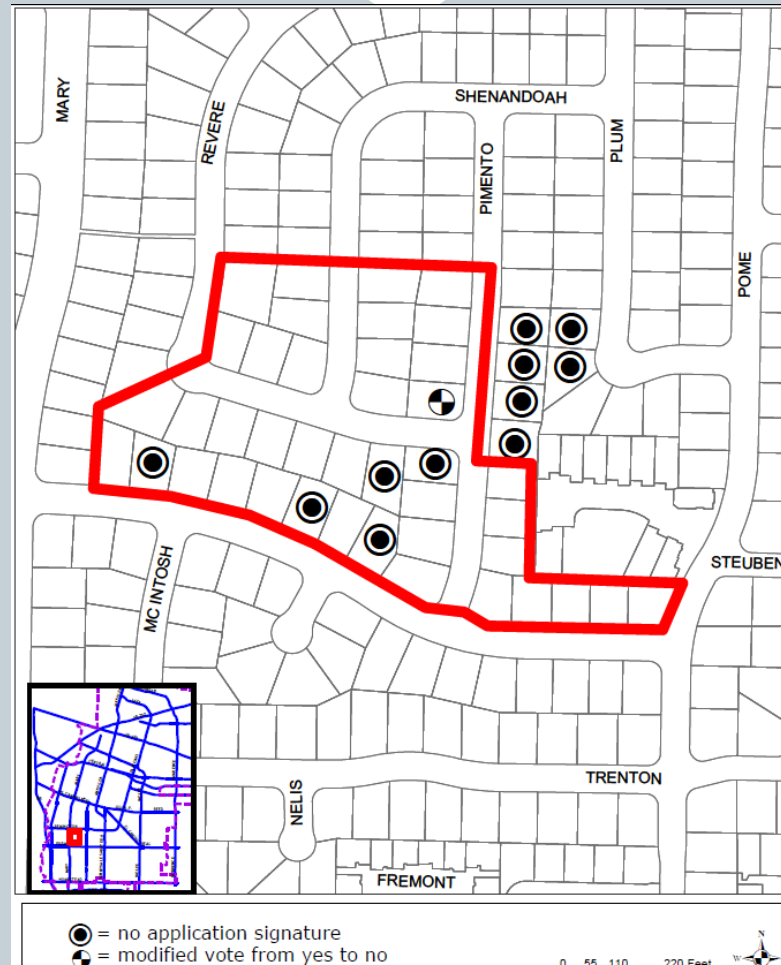
Previous Application Boundaries



Properties with No Signature in Support



Modified Boundary



Key Facts



- Not initiated by the City
- Initiated by 76% of property owners in the proposed district (55% required)
- Zoning will be changed from R-1 to R-1/S for 49 lots (20 lots required)
- Zoning will apply to the entire area shown on map regardless if you were party to the application
- In effect after PC and CC decisions at public hearings

Area Requirements to Apply for SSCD



- To preserve and maintain single-family neighborhoods of predominantly single-story character
- The proposed district must be clearly delineated in the application
- Must consist of at least twenty homes
- At least seventy-five percent of the homes in the proposed district must be one-story
- To the extent feasible, the proposed district shall follow a recognizable feature such as a street, stream, or tract boundary

Single Story Limit



- There will be a limit of one habitable floor (story)
- Habitable areas are interiors conditioned for human occupancy (e.g. meet standards for heat, insulation, light and minimum ceiling heights)
- New lofts, mezzanines and similar areas will be prohibited as well as attics that meet habitable standards

Building Height Limit



- The maximum building height will be 17 feet (currently 30 feet)
- Any proposed building height exceeding 17 feet will require a Variance hearing
- Notice of Variance hearings will be provided to surrounding property owners
- Variances are not easy to get

Maximum Gross Floor Area



- The maximum floor area ratio (FAR) of each home will be 45%.
- FAR is the ratio of building s.f./lot area.
- Example -4,500 s.f. home on a 10,000 s.f. lot = 45% FAR
- No future home additions beyond 45% FAR without a Variance

Basements



- Not typical in this neighborhood
- May occur on a new home
- Basement is not considered a story
- Basements counted for FAR if it extends > two feet above the ground

Legal Non-Conforming Homes



- “Legal and non-conforming” if constructed with permits
- Existing homes that are already two stories (1 in this application area)
- Existing homes that exceed 45% FAR
- Existing homes over 17 feet in height
- Can be maintained and repaired subject to City building permit requirements

Existing Two-Story Homes



- Existing two-story homes considered legal and non-conforming if built with permits
- Second stories cannot be expanded or increased in height
- Can be maintained and repaired subject to City building permit requirements
- Additions can be made to the first floor within 45% FAR limit subject to Design Review hearing

Neighborhood Density



- The proposed single-story area is an R1 single-family zoning district
- One dwelling unit per lot
- New zoning R1-S
- Remain a single-family zoning district with a single-story limit
- Still one dwelling unit per lot
- Lots over 8,500 may allow a detached ADU

Eichler Design Guidelines



- The area is an Eichler neighborhood
- Subject to Sunnyvale Eichler Design Guidelines

Citywide Permit Requirements



- Maintenance, repair and interior and exterior changes allowed subject to City building permits
- Future new homes and most additions subject to City design review
- All new construction requires City building permits