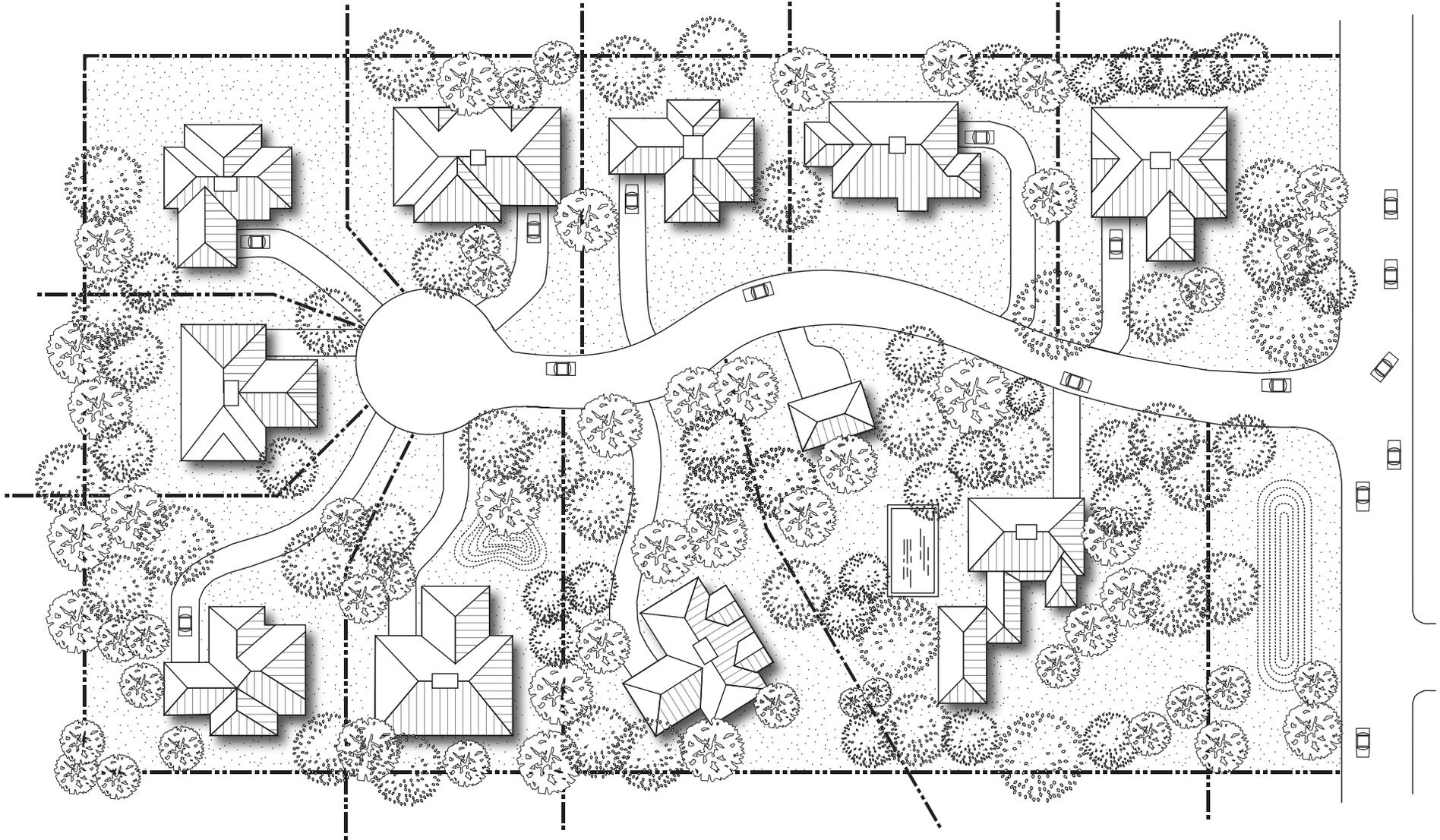


Single-Family Residential Design Review Handbook



City of Saratoga

Adoption date: February 19, 2014

Revision date(s): _____

In recognition of the city's unique character and the desire to protect the residential characteristics of its neighborhoods, the City Council has adopted the Residential Design Handbook. This Handbook serves to guide homeowners, architects, and builders in designing new single-family homes or remodeling existing homes in a manner that is compatible with surrounding properties. The Residential Design Handbook embodies and illustrates the intent of the Design Review Findings found in City Code Section 15-45.080 and serves as a guide to staff, the Planning Commission and the City Council in the single-family design review process.

General Plan Goals

The General Plan represents the community's objectives for its future and includes goals, policies, and implementation measures upon which the City Council and Planning Commission base their decisions.

Goals include:

- ❖ Maintaining the predominantly small town residential character of Saratoga which includes semi-rural and open space areas
- ❖ Using the design review process to assure that new construction and major additions thereto are compatible with the site and the adjacent surroundings

Design Review Findings

The Planning Commission shall not grant design review approval unless it is able to make the following findings. These findings are in addition to, and not a substitute for, compliance with all other Zoning Regulations (which constitute the minimum requirements as provided in City Code Section 15-05.050.)

1. Site development follows the natural contours of the site, minimizes grading, and is appropriate given the property's natural constraints.
2. All protected trees shall be preserved, as provided in Article 15-50 (Tree Regulations). If constraints exist on the property, the number of protected trees, heritage trees, and native trees approved for removal shall be reduced to an absolute minimum. Removal of any smaller oak trees deemed to be in good health by the City Arborist shall be minimized using the criteria set forth in Section 15-50.080.
3. The height of the structure, its location on the site, and its architectural elements are designed to avoid unreasonable impacts to the privacy of adjoining properties and to community viewsheds.
4. The overall mass and the height of the structure, and its architectural elements are in scale with the structure itself and with the neighborhood.
5. The landscape design minimizes hardscape in the front setback area and contains elements that are complementary to the neighborhood streetscape.
6. Development of the site does not unreasonably impair the ability of adjoining properties to utilize solar energy.
7. The design of the structure and the site development plan is consistent with the Residential Design Handbook, pursuant to Section 15-45.055.
8. On hillside lots the location and the design of the structure avoid unreasonable impacts to ridgelines, significant hillside features, community viewsheds, and is in compliance with Section 15-13.100.

All Design Review projects shall be consistent with this Handbook. This Handbook may also be helpful for Technical Review projects.

Neighborhood Context.....3

Mass..... 4
Height, Scale, and Proportion..... 5
Streetscape..... 6
Two-story Structure..... 7

Site Planning.....8

Community Viewsheds..... 9
Setbacks..... 10
Privacy..... 11
Solar Access..... 12

Building Design.....13

Porches and Entry Features14
Garage 15
Roof, Eaves, and Wall Planes.....16
Windows and Dormers..... 17
Exterior Materials and Details.....18

Landscaping.....19

Front Yard Landscaping20
Pervious Materials and Hardscape..... 21
Grading, Drainage, and Erosion Control.....22
Water Efficient Landscaping.....23

Each section and corresponding guideline includes the following components:

- **Applicable Findings** - The first page of each section identifies relevant design review findings required for project approval
- **Design Techniques** - Each guideline includes design techniques that should be considered for meeting the findings
- **Illustrations** - Each guideline includes conceptual illustrations of design techniques

Refer to **Appendix A** for lots with an average slope of 10% or greater and for lots in the Hillside Residential District

Hillside Guidelines.....25

Hillside Viewsheds..... 26
Hillside Integration - Natural Topography..... 27
Hillside Integration - Site Planning..... 28
Hillside Integration - Building Design..... 29

NEIGHBORHOOD CONTEXT

Mass is correlated with the physical size (i.e., bulk and volume) and configuration of a structure and the design of its architectural features. The perception of mass is a reflection of how large a home appears in a neighborhood. The mass of a structure is controlled in part by height limits, minimum setbacks and maximum floor area limits. However, a structure that maximizes the allowable floor area and minimizes the required setbacks may appear bulky and out of context in the neighborhood. A structure that is thoughtfully designed and sited appropriately on the lot will have less impact on the neighborhood.



X The new home to the right appears massive in comparison to the existing home to the left. Bringing the height of the entry down, changing the roof design, and reducing the mass of the home facing the street would help bring it into scale with the adjacent residence.



✓ A non-traditional design can be integrated into a neighborhood when mass is controlled with simple lines, appropriate setbacks, and thoughtful material selection.



✓ The massing on this home is minimized with simple roof forms and a side entry garage.

Design Techniques



The design should incorporate one or more of the following techniques:

- Manage mass in the initial design stage, not after the floor plan is developed
- Manage mass through appropriate building design rather than with landscaping
- Design the structure with simple and well-proportioned massing
- Setback large structures from the street and adjacent residences
- Use simple roof forms and/or wall planes
- Minimize the use of excessive colors and materials
- Minimize the mass on a non-conforming lot

The height and size of a structure should be proportionate to the size and shape of the lot and in scale with the neighborhood. The setback from the street and between the homes in a neighborhood will also affect the perception of height and size of a structure.



Maximizing the height and floor area of this home overwhelms the adjacent residence.

Existing single story home



Setting the second story back and incorporating single-story elements helps bring this home into scale with the neighborhood.



A perspective drawing illustrates how single-story elements on the house to the right minimizes height impacts of the above homes as seen from the street.

Design Techniques



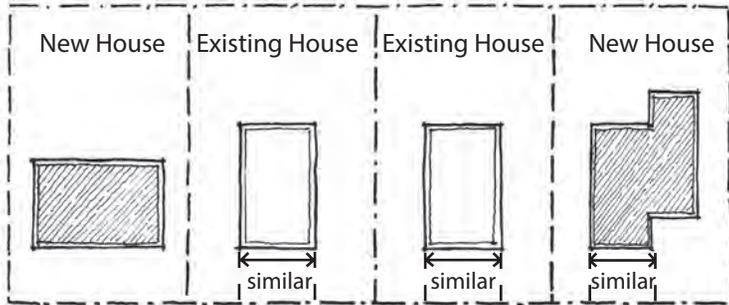
The design should incorporate one or more of the following techniques:

- Increase the side yard setbacks of a home that is significantly taller than adjacent homes
- Incorporate front and side wall plane heights that are in scale with adjacent residences
- Incorporate eaves and roof lines that are in scale with adjacent residences
- Design appurtenances in proportion to the overall building form and neighborhood
- Avoid flattening the top of a sloped roof to accommodate height limitations

NEIGHBORHOOD CONTEXT

Streetscape

The Streetscape represents the visual elements of a street, including the roadway, driveways, walkways, fencing, trees, structures, and landscaping that combine to form the street's character. The streetscape is affected by the setbacks between individual properties and the setback between each home and the street. The design of a structure and front yard landscape should complement the generally established neighborhood character.



Corner lots are a significant part of the streetscape. This design is well composed on both sides facing the street.

The building footprint on the right is compatible with the predominant streetscape pattern while the building footprint on the left will likely appear bulky and out of place.



The homes along this street share similar characteristics such as an L-shaped footprint, garage location, and roof type, while maintaining personal design elements such as siding material, roof material, exterior colors and trim.

Design Techniques



The design should incorporate one or more of the following techniques:

- Maintain the generally established front yard setbacks along the street
- Minimize the overall mass of a structure on a non-conforming lot, corner lot, or at the end of the street
- Design both street facing facades of a corner lot in a well composed manner
- Use exterior materials that complement the streetscape
- Minimize any large expanse of roof seen from the street
- Deemphasize the garage presence on the street
- Deemphasize tall features that overwhelm the neighborhood streetscape

With few exceptions, a two-story home is permitted and possible. If designed with consideration of the surroundings, a two-story design can have benefits such as increased distance between structures on adjacent properties, reduced grading and lot coverage, and minimized impact on trees, creeks, and other natural features and habitat. For neighborhoods primarily consisting of single-story homes, an effort should be made to design a new two-story home or addition that blends in seamlessly with the neighborhood. The design should incorporate single-story features which reduce the visual impact of the second story.



This full height two-story home with high eaves and wide roof ridge is out of scale with the adjacent single story home.

Existing single-story home



Setting the second story back and incorporating similar roof lines as the adjacent residence helps bring this home into scale with the neighborhood.



By lowering the eave line and containing the square footage under the roof with dormers, this two-story home is more in scale with the neighborhood than the home to the far left.



A two-story home setback from the street, and designed with single-story elements, can be integrated into a single-story neighborhood with similar sized lots.

Design Techniques

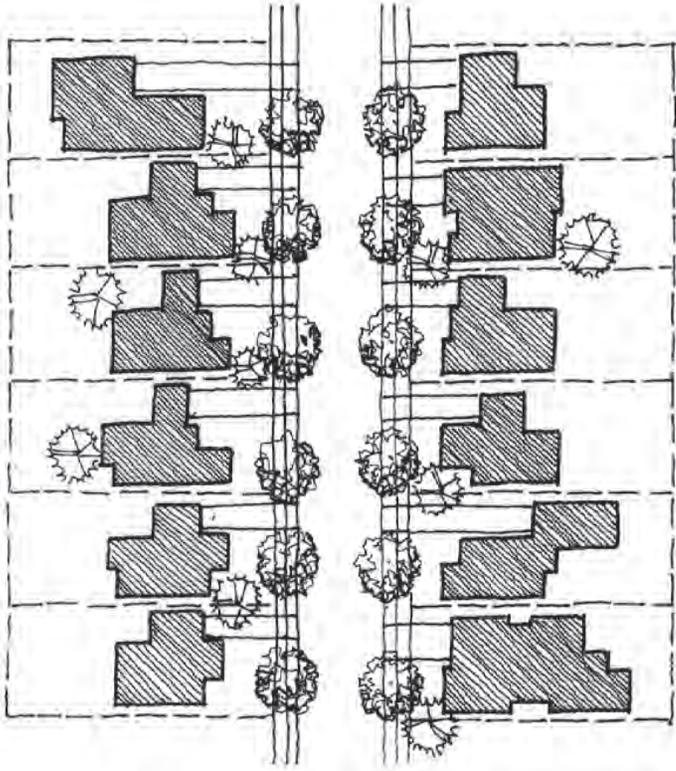


A new two-story home or addition in a predominately single-story neighborhood should incorporate one or more of the following design techniques:

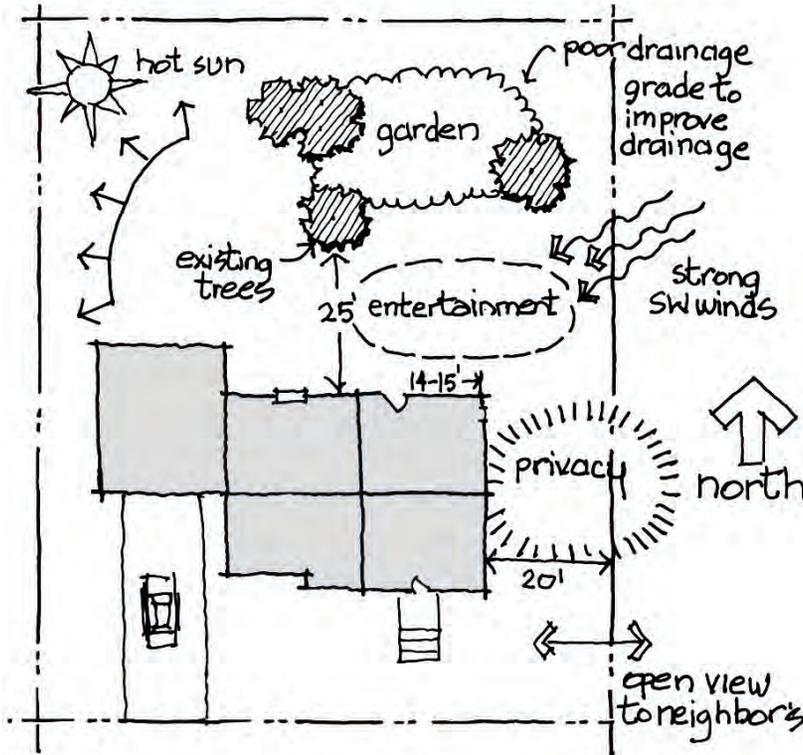
- Increase the side yard setbacks of a home that is significantly larger than adjacent homes
- Incorporate single-story elements in the front
- Minimize the height of second story wall planes and eave lines
- Incorporate the second story within the roof form
- Align the first story eave lines to be in scale with adjacent structures
- Setback the second story in proportion to the size of the lot and proximity to neighbors

SITE PLANNING

Site Planning should take into account sun and wind orientation, site drainage, existing trees and landscaped areas, and proposed areas for driveways, pathways, gardening and outdoor entertainment. The site assessment should also consider the location of existing structures adjacent to the site and general similarities and differences in the size, dimensions, and topography of the site and of neighboring properties. Areas with potential privacy impacts for both the owner and neighbors should be managed in the site design, rather than after the floor plan is developed.



When designing the site plan, consider neighborhood patterns such as garage location, setbacks, and front yard landscaping.



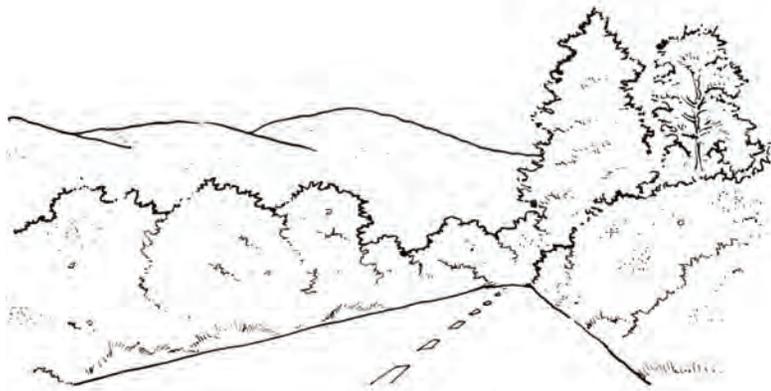
This site plan acknowledges areas with potential privacy impacts, site drainage patterns, the location of existing trees, and sun and wind orientation.

Design Review Findings

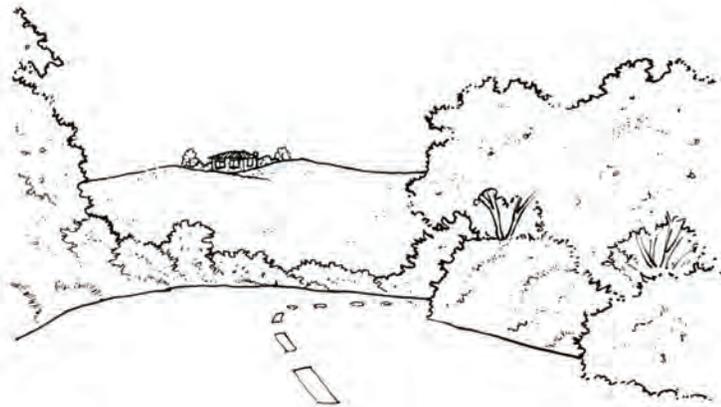


- Site development follows the natural contours of the site, minimizes grading, and is appropriate given the property's natural constraints.
- All protected trees shall be preserved. If constraints exist on the property, the number of protected trees, heritage trees, and native trees approved for removal shall be reduced to an absolute minimum. Removal of any smaller oak trees deemed to be in good health by the City Arborist shall be minimized.
- The height of the structure, its location on the site, and its architectural elements are designed to avoid unreasonable impacts to the privacy of adjoining properties and to community viewsheds.
- Development of the site shall not unreasonably impair the ability of adjoining properties to utilize solar energy.

The Zoning Code defines community view sheds as “any views which are visible from an area which has scenic value for the community.” The Hillside Specific Plan sets forth aesthetic and scenic quality policies to allow clear views from streets and roads and to establish scenic easements that protect prominent ridgelines. The General Plan reinforces that the western hills and ridgelines are the predominant scenic resource within the City.



✓ Views of the hills from the roads leading into and out of the City’s neighborhoods contribute to the small-town residential character.



✗ The siting of this home creates impacts on the community viewshed.



It is reasonable to expect that redevelopment of this older single-story home will have some impact on neighbor views of the sky, trees, and natural landscape.

Design Techniques



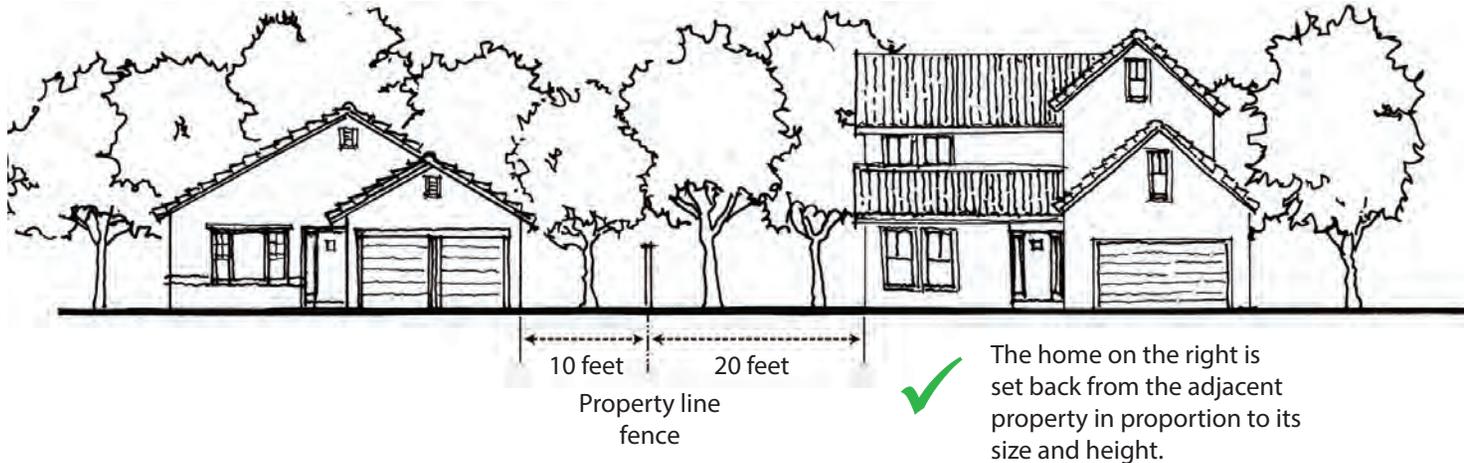
The design should incorporate one or more of the following techniques:

- Maintain a reasonable amount of open area on a property
- Design the site plan to minimize view impacts
- Manage the bulk and mass of a structure to minimize interference of views from streets and roads
- Design roof forms to minimize obstruction of views from streets and roads

SITE PLANNING

Setbacks

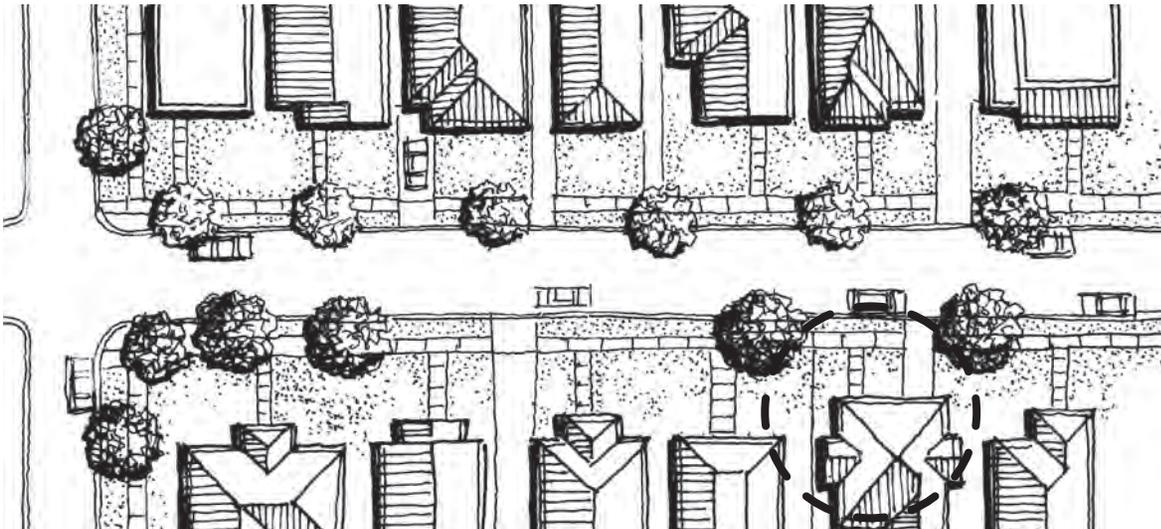
Setbacks provide openings for light and air, enhance privacy, and create boundaries between properties. The minimum requirements for the front, side, and rear yard setbacks are based on the designated zoning district. However, many older neighborhoods were built with larger setbacks. The design should consider established neighborhood setbacks, even when such setbacks may be more restrictive than the Zoning Code.



Design Techniques

The design should incorporate one or more of the following techniques:

- Maintain the generally established front yard setbacks along the street
- Design side yard setbacks to minimize impacts on neighbor privacy
- Setback the structure in proportion to the size and shape of the lot
- Setback the structure from adjacent properties in proportion to its size and height
- Increase the setbacks of a large structure
- Increase the side yard setbacks of a two-story structure



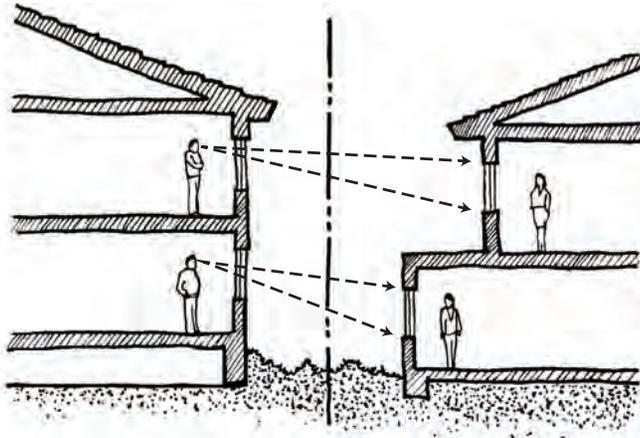
While this home meets the required front yard setback, its placement on the lot is out of character with the other homes, disrupting the natural flow along the street.

Privacy, both within a home and in an enclosed yard, is important to residential quality of life in Saratoga. Engage neighbors for feedback early in the design process. Privacy issues should be resolved in the initial design stage, not as an afterthought. Residential privacy should not be achieved solely with fencing and landscaping between properties. The building's design should be the primary means of addressing privacy impacts. Privacy impacts should be minimized to the best extent possible through appropriate placement of buildings, windows, doors, and balconies.

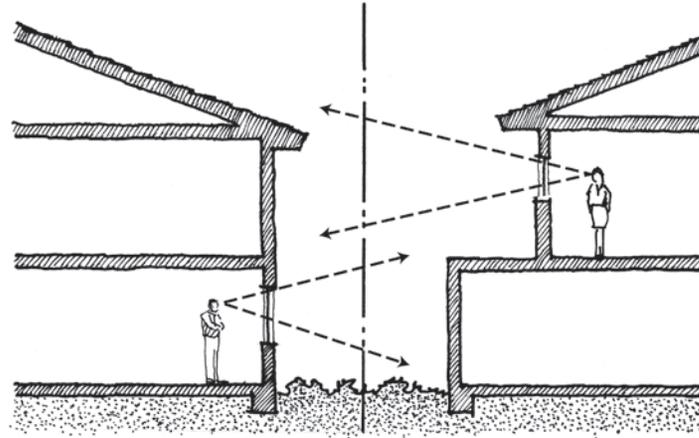
Design Techniques

The design should incorporate one or more of the following techniques:

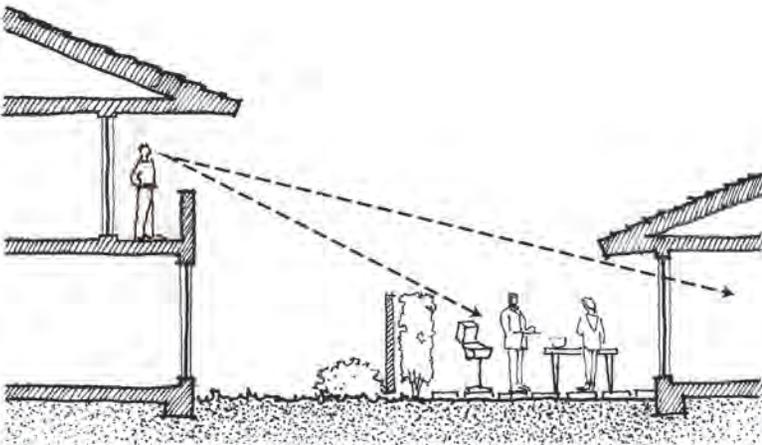
- Minimize windows and balconies in direct view of neighbor's private indoor and outdoor areas
- Minimize the size and number of 1st and 2nd story windows on side elevations
- Locate larger windows in areas that do not have privacy impacts
- Utilize clerestory windows or windows with higher sills where privacy is a concern
- Consider finished floor height and window placement impact on adjoining neighbors
- Pay attention to privacy concerns on sub-standard and small lots



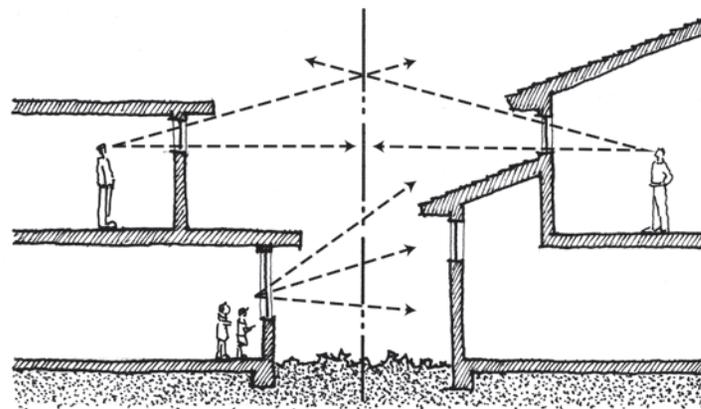
X The finished floor of the home on the left is higher than the home on the right, creating privacy impacts due to window placement.



✓ Offset the placement of windows and doors between adjacent properties.



X This balcony has a direct view into the neighbor's private indoor and outdoor areas.



✓ Use clerestory windows where light is desired but privacy is a concern between neighbors.

Solar access is the ability of a property to collect active and passive solar energy directly from the sun. Solar panels are increasingly used as a means of reducing energy use from industrial sources. Passive solar design takes advantage of a building's site, climate, and materials to minimize energy use. A passive solar home collects heat as the sun shines through south-facing windows and retains it in materials that store heat, known as thermal mass.



X Depending on sun angle, a structure's mass can cast a substantial shadow on adjacent properties and interfere with solar collectors or sunlight exposure on a neighbor's yard or pool.



✓ Reversing the floor plan and adjusting the slope, eave line(s), and orientation of this home's roof planes reduces the shadowing effect.

State Law sets forth minimum requirements for non-interference with neighboring properties' solar access. Cal. Public Resources Code Section 25982 forbids any tree or shrub from being planted so as to cast a shadow "greater than 10 percent of the collector absorption area upon [an existing neighboring] solar collector surface at any one time between the hours of 10 a.m. and 2 p.m., local standard time." This standard is a statutory minimum, in addition to this Handbook's guidelines to minimize interference with a neighbor's solar access due to landscaping and building design.

Design Techniques



The design should incorporate one or more of the following techniques:

- Locate and design a structure to minimize shadows on neighbors' pool, yard areas, or solar systems
- Design landscaping to minimize interference with a neighbor's solar access
- Minimize the appearance of roof mounted solar panels
- Minimize energy usage through careful selection and placement of windows
- Landscape with deciduous trees that increase sun exposure in the winter and block sun in the summer

BUILDING DESIGN

Building Design is a reflection of individual taste, family needs, and the nature of a home's living space. The design of a home and its architectural style will continue to evolve over time. New and older structures need not look alike, but should exhibit threads of commonality including building form, roof type and the relative size of windows, doors, entries, and other major building elements.



Design Review Findings



- The height of the structure, its location on the site, and its architectural elements are designed to avoid unreasonable impacts to the privacy of adjoining properties and to community viewsheds.
- The overall mass and the height of the structure, and its architectural elements are in scale with the structure itself and with the neighborhood.

The front porch and entry are one of the most defining design components of a home and represent a transitional space between the external and internal environments. Large new homes built in neighborhoods with smaller homes can create visual impacts through the use of tall, formal entries that are in stark contrast to their more modest neighbors. Entries should be in scale with the existing neighborhood pattern and integrated with the structure in composition, scale and design character. Balconies are also often a prominent element of a building's architecture and should be designed with attention to scale and privacy.



✓ This porch deemphasizes the second story.



✓ The impact of this home's taller entry is minimized given the large lot size and additional setback from the street.

Design Techniques



The design should incorporate one or more of the following techniques:

- Design the porch and entry to be in scale with other structures in the neighborhood
- Design the entry height in proportion to the structure
- Design entry eave lines in proportion to adjacent residences
- Design the height and width of columns in proportion to the structure
- Incorporate entry and porch materials that are architecturally appropriate
- Setback upper floor balconies to minimize privacy impacts

BUILDING DESIGN

Garage

The location and size of the garage will influence the amount of hardscape in the front yard and the landscaped space between residences. Designing a two-car garage on a narrow lot will require additional consideration to avoid overwhelming the façade of the home. Large homes on large lots can accommodate a three-car garage, so long as it is done with consideration of impacts to the streetscape and neighborhood character.



✓ This garage is setback from the home, diminishing its presence on the street.



✓ This three-car garage is placed perpendicular to the lot frontage, and is designed with windows facing the street, giving it a more street friendly presence.



✗ This three-car garage is the foremost feature on the home and overwhelms the façade. The second story element of this home also places emphasis on the garage.

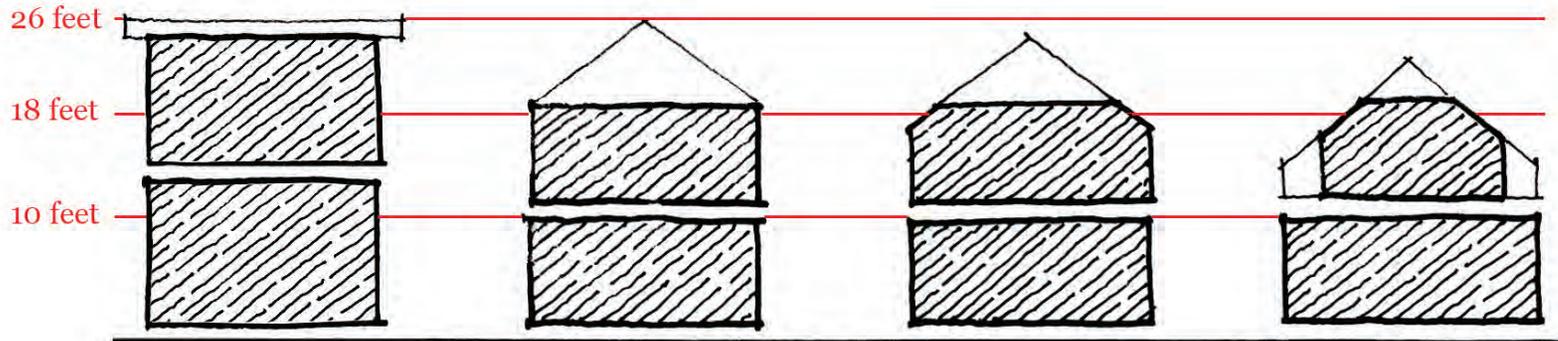
Design Techniques



The design should incorporate one or more of the following techniques:

- Design a garage that is in scale with the structure
- Deemphasize the presence of the garage on the facade
- Select garage door colors and materials that are compatible with the architecture
- Face the garage doors perpendicular to the street if lot size allows
- Offset the wall planes of a three car garage

Roofs are a significant structural component of a building and largely responsible for defining the character of a home. The principle features of a roof are the shape, pitch, and materials – all of which determine architectural style. An eave is the edge of a roof and typically projects beyond the side of the building. The exterior wall plane and plate height form the vertical and horizontal massing of a structure. The roof pitch and overall length and height of a structure’s walls are key considerations in maintaining a compatible scale in a neighborhood.



This simple sketch illustrates what happens when a home is designed with a flat roof in order to maximize both height and floor area; it results in a home that appears bulky.

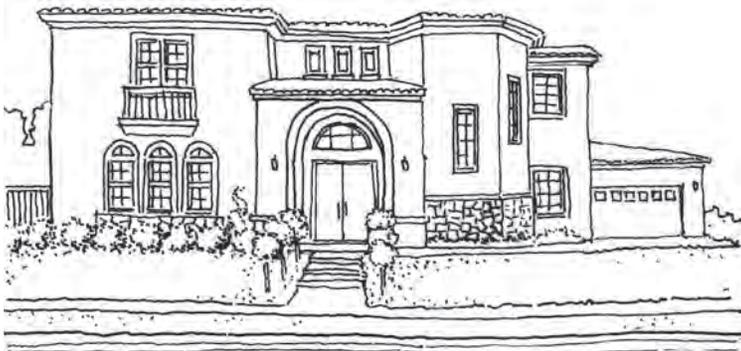
Lowering the plate heights of both the first and second story and incorporating a sloped roof helps reduce the bulk.



The bulk can be further reduced by lowering the plate height at the edge of the second story walls and reducing the slope of the roof.



When located next to a single-story home, it may be necessary to incorporate additional design strategies to deemphasize the second story.



Unless located on a large lot surrounded by similar sized homes, the large exterior wall planes of this home will emphasize its size.



The appearance of taller portions of a structure can be minimized by providing variations in wall plane setbacks.

Design Techniques



The design should incorporate one or more of the following techniques:

- Incorporate wall planes and plate heights that are in scale with homes in the neighborhood
- Incorporate roof and eave lines that are in scale with homes in the neighborhood
- Select a roof design and materials that are architecturally appropriate
- Design primary and secondary roof forms that are compatible with each other in terms of slope, mass, and complexity

Windows are a defining characteristic of a home's appearance from the street. Windows and dormers should be designed with consideration of the impact they have on adjacent neighbors and the overall design of the structure. While complete privacy is not guaranteed in an urban environment, the design should strive to protect the privacy of both the homeowner and the adjacent neighbors.



X
The large bay window and divided lites overwhelm the façade.



✓ Window placement on the side of this home has been designed to minimize privacy impacts to the adjoining residence without sacrificing architectural style.



✓ Dormers provide light and air to upper floors while reducing the perceived mass of second story floor space.

Design Techniques



The design should incorporate one or more of the following techniques:

- Maintain the general type and shape of windows on all sides of the structure
- Select windows and dormers that are architecturally appropriate
- Design dormers in proportion to the roof
- Offset windows between adjacent structures to reduce privacy impacts
- Moderate the size and quantity of bay windows and/or dormers
- Minimize large wall expanses without windows
- Incorporate energy efficiency through window design

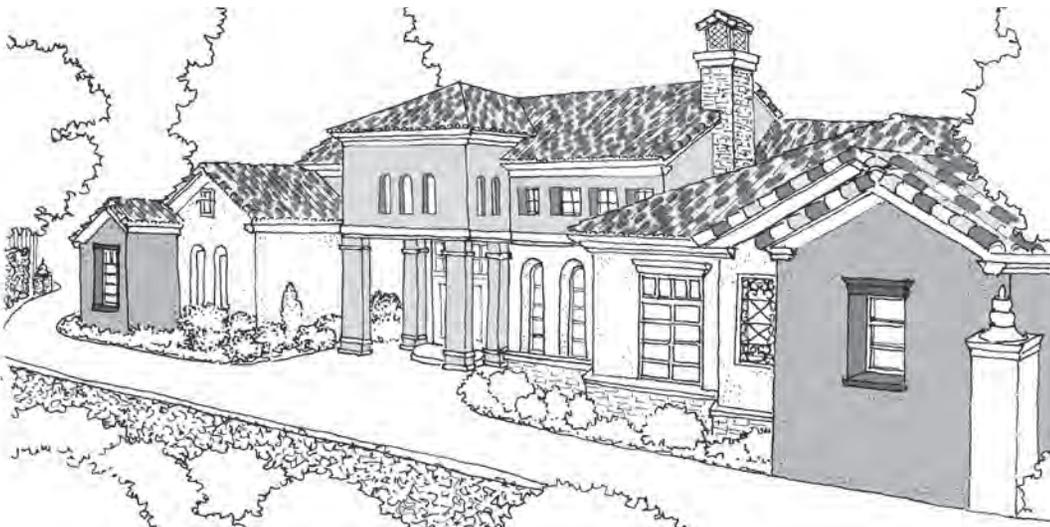
Exterior Materials and Details include but are not limited to siding materials, roof materials, chimneys, spires, columns, shutters, and exterior colors and trim. The exterior presentation of a structure, in terms of color, texture, and use of materials greatly influences curb appeal as well as compatibility with neighboring structures. Colors and materials found in the neighborhood can help tie the structure to its surroundings. Materials should be consistent with the structure's architectural style and massing. Accessory structures should complement materials, finishes, and colors found on the primary structure.



X A large expanse of stone veneer can look heavy and overwhelm the façade.



✓ The siding materials and column design is architecturally appropriate on this home.



X The variegated roof colors, tall columns, and contrasting exterior colors on this home are distracting.

Design Techniques



The design should incorporate one or more of the following techniques:

- Select materials, colors, and details that enhance the architecture in a well-composed, understated manner
- Minimize excessive use of colors and materials
- Select roof colors that are inconspicuous from the street
- Select materials and details that are architecturally appropriate
- Design shutters to be in scale with the window
- Design the height, size, and shape of the chimney in proportion to the structure

LANDSCAPING

Landscape design is an integral component of Site Planning and Building Design. The current pattern of walkways, driveways and landscape elements such as fences, hedges, and retaining walls in the neighborhood should be considered when developing the landscape design. Plant selection should recognize the importance of water conservation, fire resistance, and erosion control. The use of impervious surfaces should be minimized. The preservation of trees is essential.



Design Review Findings



- Site development follows the natural contours of the site, minimizes grading, and is appropriate given the property's natural constraints.
- All protected trees shall be preserved. If constraints exist on the property, the number of protected trees, heritage trees, and native trees approved for removal shall be reduced to an absolute minimum. Removal of any smaller oak trees deemed to be in good health by the City Arborist shall be minimized.
- The landscape design minimizes hardscape in the front setback area and contains elements that are complementary to the neighborhood streetscape.
- Development of the site shall not unreasonably impair the ability of adjoining properties to utilize solar energy.

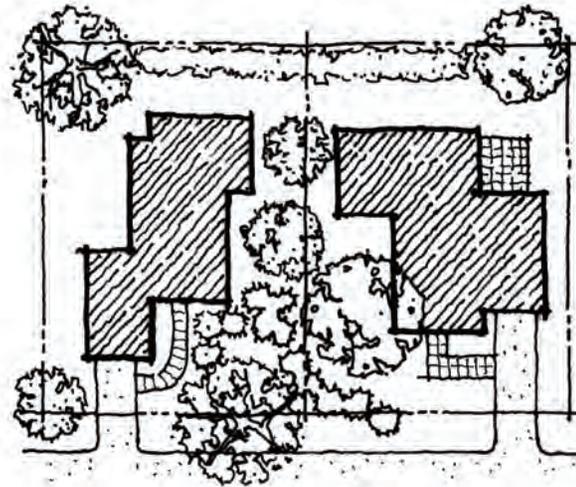
LANDSCAPING

Front Yard Landscaping

Front yard landscaping includes hardscape, greenscape, and accessory structures (e.g., fences, gates, pillars). A well designed landscape can help connect the residence to the site and define the entry, pathways, and boundaries of a property. While landscape design is highly personal and largely left to the discretion of the individual property owner, the design should reflect the constraints of the lot and character of the neighborhood.



✓ Landscaping can be used to create an inviting entry.



✓ Landscaping can be coordinated with adjacent properties to create a lush yard for both neighbors.



✓ Well-designed front yard fencing and landscaping can maintain privacy between properties while preserving a connection to the street and neighborhood.



✓ Landscaping can soften the appearance of fencing.

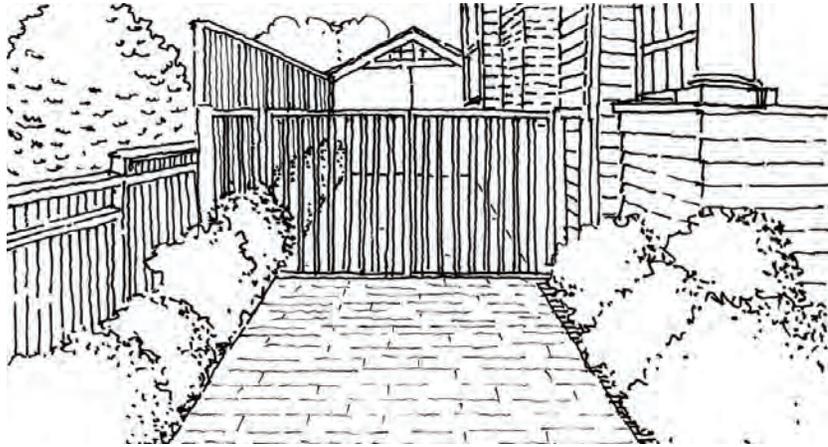
Design Techniques

The front yard landscape design should incorporate one or more of the following techniques:

- Incorporate landscape elements that complement the streetscape
- Select landscape elements that are compatible with other front yards found in the neighborhood
- Incorporate landscape elements that develop a sense of connection between the home and the neighborhood
- Design landscaping that is compatible with the home's architecture
- Design walls, fences, gates, pillars, and accessory structures in proportion to the home and the site
- Soften the appearance of fences and walls with landscaping

Pervious Material and Hardscape

“Hardscape” includes impervious surfaces and other surfaces that may be permeable but are not otherwise considered natural landscaping (e.g., trees, dirt, grass). Where hardscape may be necessary for driveways and walkways, pervious materials are encouraged. Pervious materials allow infiltration of stormwater into the soil, thereby reducing runoff and the amount of pollutants that enter creeks, the Bay, and other water bodies. This can improve water quality, help reduce creek erosion, and facilitate groundwater recharge.



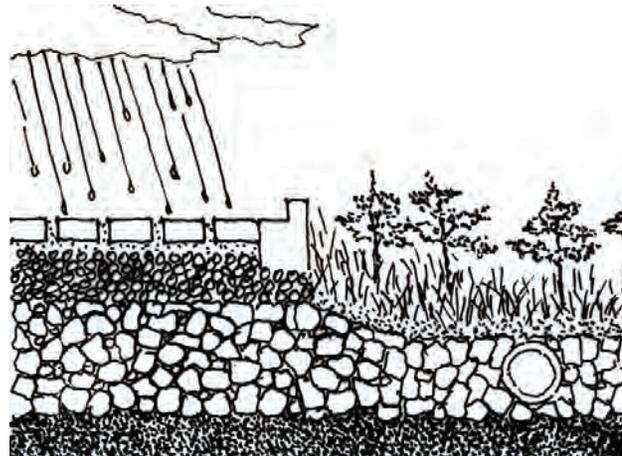
✓ Pervious pavement systems are available in many different types that offer environmentally-friendly and aesthetically pleasing options for driveways, walkways, and patios.



✓ Grasscrete and other grass paving systems decrease the amount of impervious surface on a property and can be more visually appealing than traditional hardscape surfaces.



✗ Excessive hardscape and a lack of live landscaping in the front yard can diminish the semi-rural character of neighborhoods.



✓ Pervious materials contain pores or separation joints that allow water to flow through and seep into a base material (typically gravel or drain rock).

Design Techniques

The landscape design should incorporate one or more of the following techniques:

- Minimize hardscape in the front setback area
- Minimize impervious surfaces, especially where runoff may be a concern
- Minimize compacted landscaped areas which can inhibit site drainage
- Consider using pervious materials for driveways, walkways, and/or patios

Pervious pavement may be suitable in locations that are:

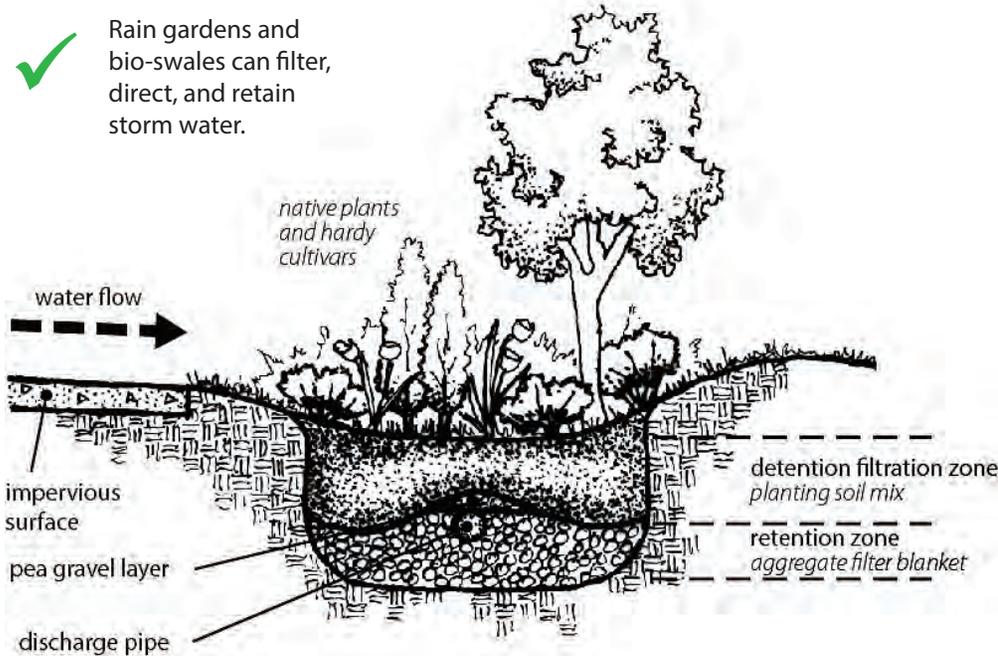
- flat or nearly flat (maximum 2% slope)
- not in a seasonally wet area (e.g., creek bed)
- not close to a building foundation (unless measures are taken to prevent infiltration under the structure)

Grading, Drainage, and Erosion Control

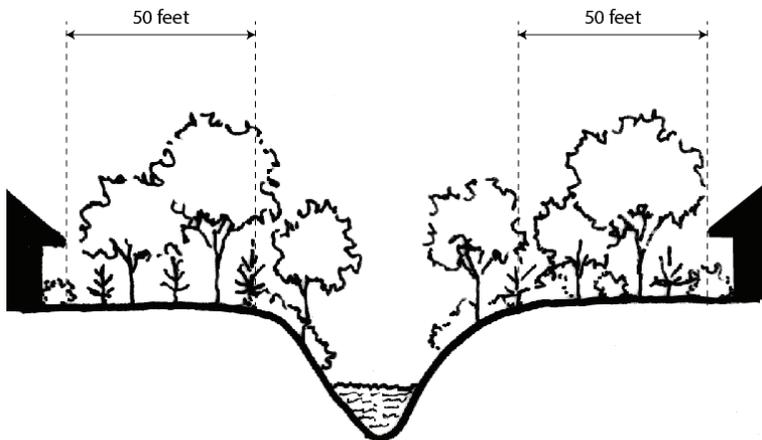
Storm water must be retained on-site and directed away from adjoining property and toward stormwater drains, and drainageways. Stormwater best management practices should be integrated into the landscape and grading design plans to minimize runoff and to increase on-site retention and infiltration. Low Impact Development (LID) is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control storm water runoff. Refer to the Santa Clara Valley Urban Runoff Pollution Prevention Program for information on applicable stormwater ordinances and stormwater management plans.



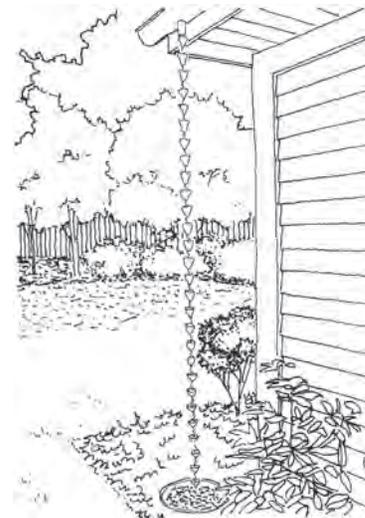
Rain gardens and bio-swales can filter, direct, and retain storm water.



Any proposed construction or grading within 50 feet from the top of creek bank shall comply with Santa Clara Valley Water District Guidelines.



Splash blocks or rain chains can prevent erosion.



Design Techniques

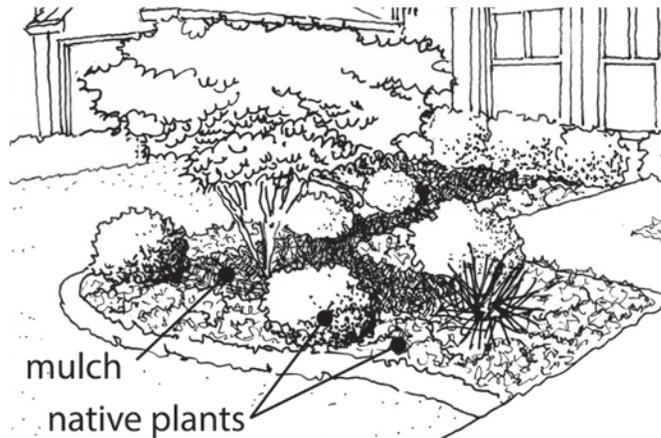
The grading and drainage design should incorporate one or more of the following techniques:

- Minimize soil erosion, runoff, and water waste
- Retain water from irrigation and normal rainfall within property lines
- Minimize drainage onto impervious surfaces
- Minimize the potential for soil compaction
- Direct runoff from driveways, walkways, roofs, and/or patios onto vegetated areas
- Avoid grading within the driplines of protected trees

LANDSCAPING

Water Efficient Landscaping

The City acknowledges the aesthetic benefit of landscapes while recognizing the need to invest water and other resources as efficiently as possible. Water efficiency can be achieved without an overreliance on hardscape. Landscape design, installation, maintenance and management can and should be water efficient. Simple changes in plant type and irrigation methods can greatly reduce the water required for an attractive landscape. There are many plants that use surprisingly little water. New irrigation systems can increase irrigation efficiency and result in water use reduction.



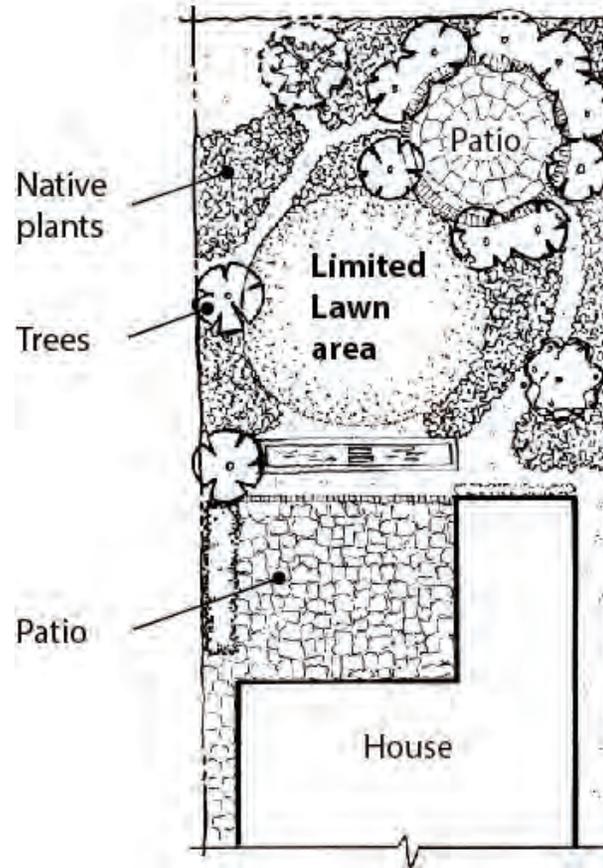
Mulch can aid in greater water retention by minimizing evaporation and reducing weed growth. However, mulch should be used sparingly in conjunction with an attractive water efficient landscape.



A dry river rock bed can reduce water use while adding a natural-looking element to the landscape. It can also reduce topsoil erosion in areas where runoff is a problem.



Dry river rock bed



Grass lawns can require a large amount of water and maintenance. Consider limiting turf to functional areas such as play or recreation areas. Use turf sparingly for aesthetic purposes.

Design Techniques



The landscape design should incorporate one or more of the following techniques:

- Group plants according to their water needs
- Select native species that are adapted to site soil characteristics
- Protect and preserve native species and natural vegetation
- Select drought tolerant and/or water-conserving plants and turf species
- Select plants based on disease and pest resistance
- Design irrigation that is appropriate for soil conditions, plant type, and season

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APPENDIX A HILLSIDE GUIDELINES

General Plan goals include preserving the natural beauty of the west valley hillsides and protecting existing view sheds, view corridors, and scenic open spaces. The design review process was put in place to ensure that development would blend in with the hillside's natural environment by limiting the use of obtrusive colors and by reviewing the height, placement, and design of structures. Development proposals shall minimize grading and minimize impacts to ridgelines and significant natural hillside features, including but not limited to steep topography, native vegetation and trees, and watercourses. The design plan should also minimize both physical and aesthetic changes to a site's natural topography.



The techniques on the following four pages apply to properties with an average site slope of 10% or greater and to properties in the Hillside Residential Zoning District

Design Review Findings



- Site development follows the natural contours of the site, minimizes grading, and is appropriate given the property's natural constraints.
- The height of the structure, its location on the site, and its architectural elements are designed to avoid unreasonable impacts to the privacy of adjoining properties and to community viewsheds.
- On hillside lots, in addition to demonstrating compliance with Section 15-13.100, the location and the design of the structure avoid unreasonable impacts to ridgelines, significant hillside features, and community viewsheds.

Design Techniques



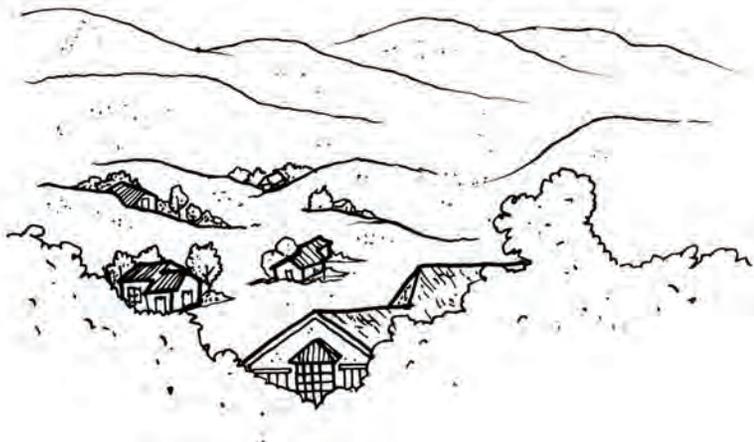
- Avoid siting the structure on the top of a hill
- Tuck the structure into the hillside
- Locate the structure on lower portions of a hillside lot
- Minimize impacts to viewsheds when designing the site plan and structure's location
- Limit the height and bulk of the structure on hillside lots
- Design roof forms and roof ridgelines that minimize impacts to viewsheds
- Avoid light, bright, or reflective colors and materials
- Screen light sources
- Locate light sources at ground level
- Avoid light sources that may be seen at a distance



✓ This home has been tucked into the hillside, minimizing its visual impact on the valley below.



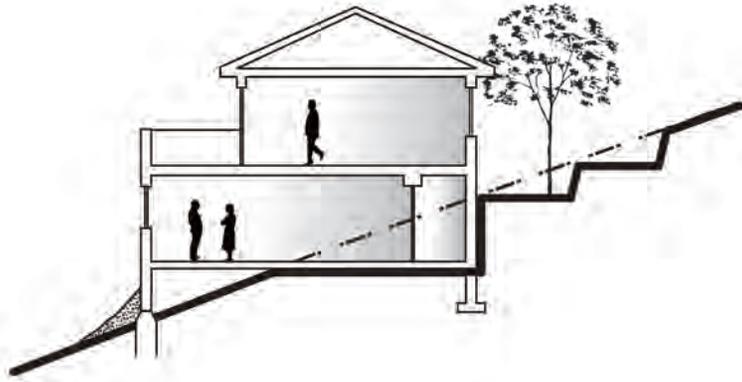
✗ This home has been sited at the top of the hill, standing out against the landscape and disrupting the viewshed from below.



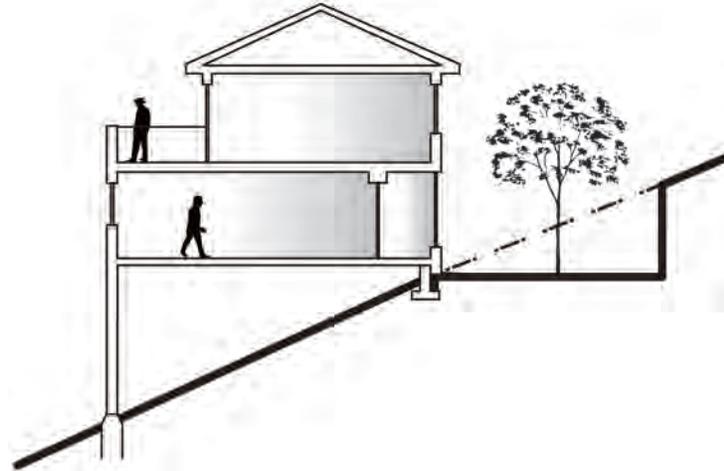
✓ This home has been sited on a lower portion of the site to minimize impacts to the community viewshed.



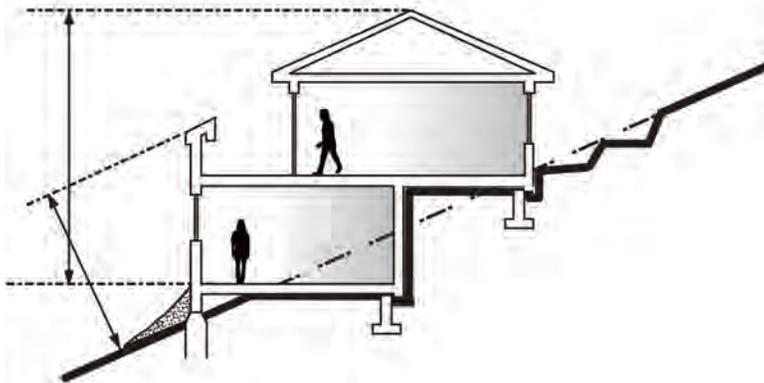
✗ The placement and height of this home interferes with the community viewshed.



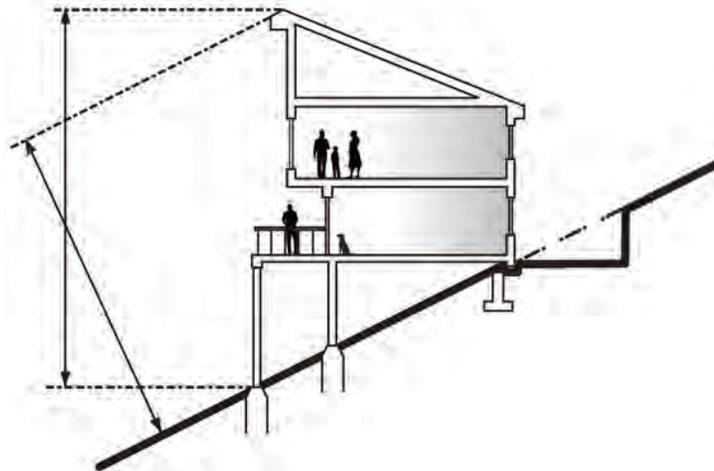
The home and basement area is merged into the hillside, reducing the perceived mass and height of the structure.



The exposed crawlspace and tall support poles of this home increase the height and mass of the structure.



This home is merged into the hillside, reducing its visual impact on the valley below.

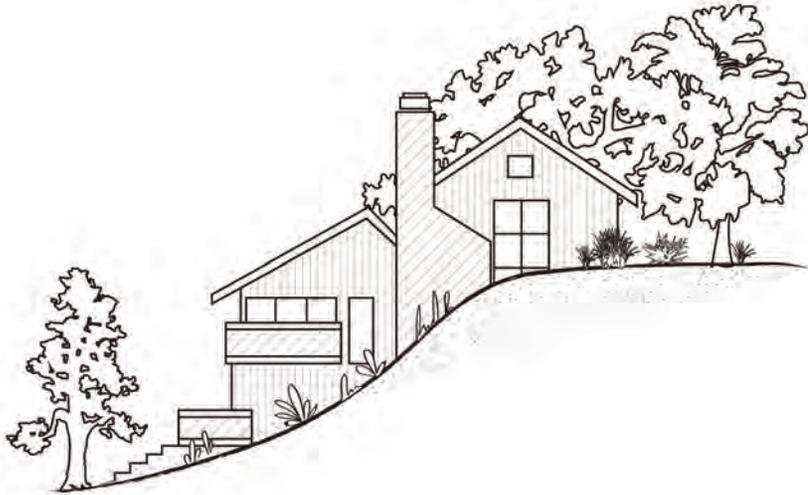


The downhill cantilevers and opposing roof slope on this home are visually obtrusive to the natural topography of the site.

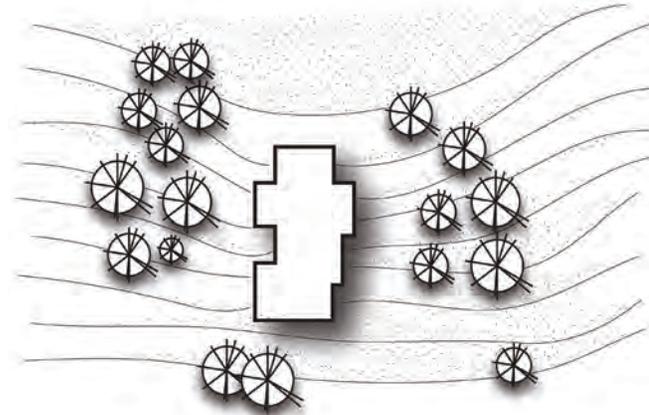
Design Techniques



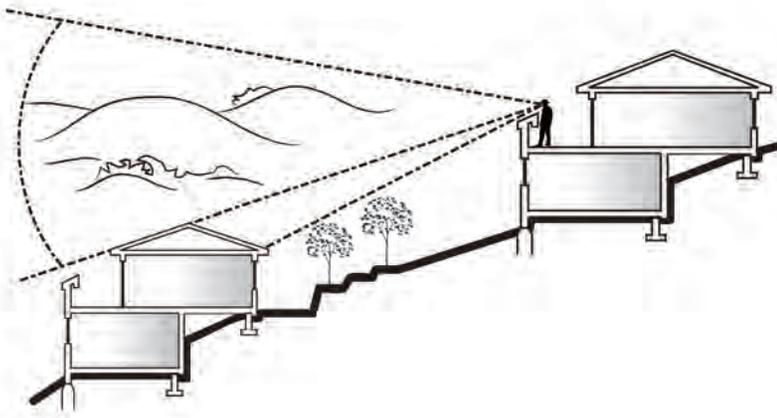
- Tuck the structure into the hillside
- Minimize changes to the natural topography
- Minimize changes to the site's natural contours
- Balance cut and fill and avoid excessive grading
- Design roof slopes to compliment topographic contours
- Avoid downhill cantilevers, exposed crawlspace areas, exposed foundations, and exposed tall support poles.



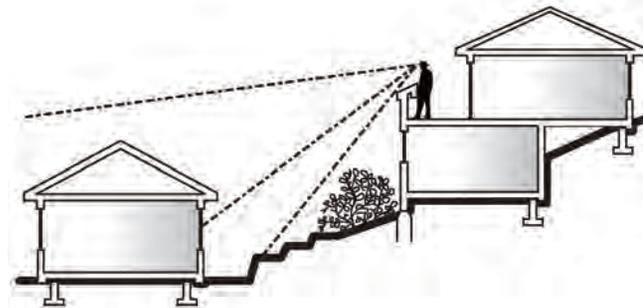
✓ This home is integrated into the hillside, rather than grading a flat building pad with excessive cut and fill.



✗ This structure has been sited perpendicular to the site's contours, requiring unnecessary grading.



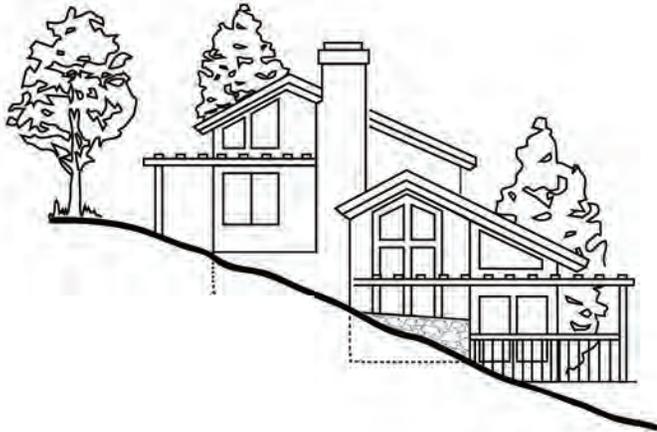
✓ Although this property is located above the neighbor's property, the setback of the home and the preservation of existing trees reduce privacy impacts on the neighbor.



✗ By minimizing the setback and placing the balcony near the neighbor's property, the design of this structure creates privacy impacts for the neighbor.

Design Techniques

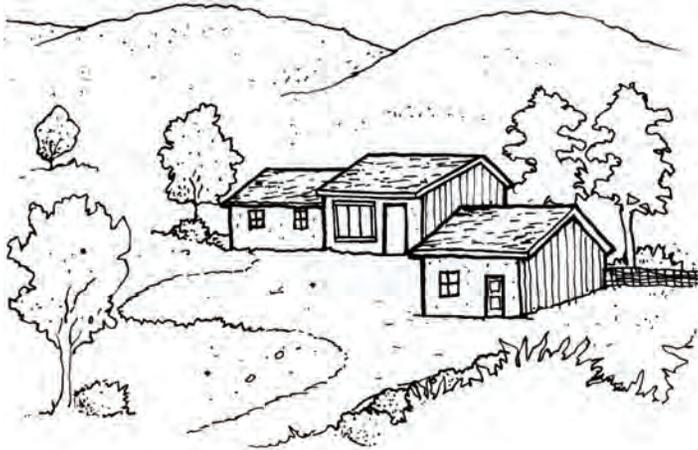
- Build within the site's natural contours to minimize grading
- Minimize the visual impact of multiple structures on a site
- Minimize the number of detached structures
- Minimize large, continuous paved areas
- Blend parking areas with environment
- Screen mechanical equipment
- Minimize privacy impacts when building on hillsides
- Integrate fences and walls with structures and natural setting
- Break retaining walls into a few low height segments
- Limit the number and intensity of light sources



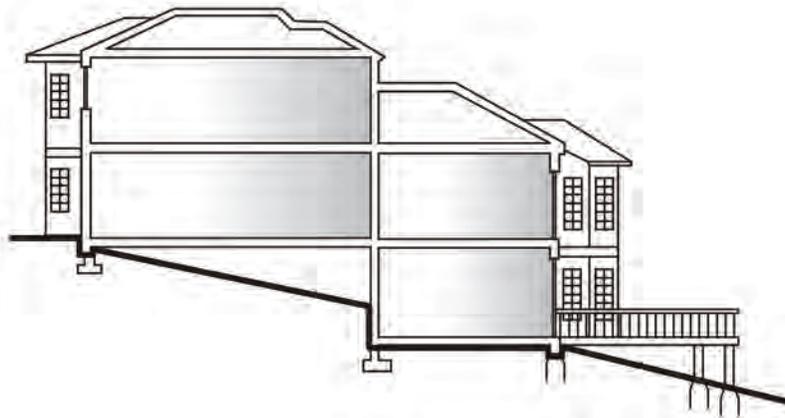
✓ The rooflines of this structure follow the natural contours of the site and the stone accents help blend the home into the natural setting.



✗ Although the basement garage is sunk into the hillside, this home has the appearance of a three-story from the street.



✓ The siding materials of this home compliment the natural setting and landscaping.



✗ Maximizing the height and floor area of this structure creates a home that is out of scale with the natural hillside setting.

Design Techniques

- Do not design to attract attention or stand out
- Select exterior colors and siding materials that blend with the natural terrain
- Select roof colors and materials that blend with the natural terrain
- Use earth tone colors on foundation and lower portions of the structure
- Avoid light, bright, or reflective colors that contrast with the natural terrain
- Design roof and building lines that follow the natural contours of the site
- Avoid large attic spaces that increase the height of a structure
- Minimize the height and visual impact of crawl space areas