

RESOLUTION NO. 2002-675

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF OCT - 8 2002

A RESOLUTION ESTABLISHING MINIMUM DESIGN REQUIREMENTS FOR NEW ONE AND TWO FAMILY RESIDENTIAL DEVELOPMENT PROJECTS PURSUANT TO SECTION 17.132.035 AND ORDINANCE NO. 96-007

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. Pursuant to Section 17.132.035 of the City Code, all new construction of one and two family dwellings in the City of Sacramento shall be subject to the minimum design standards set forth in Attachment 1 to this Resolution; provided that, pursuant to Section 17.132.035, the minimum design standards shall not apply to projects that are subject to discretionary design review pursuant to Chapter 17.132 of the City Code, this chapter, to projects for which a special permit is required under Title 17 of the City Code, or to projects that are within a Planned Unit Development (PUD) and governed by the provisions of Chapter 17.180 of the City Code .
2. The minimum design standards set forth in Exhibit 1 are adopted and approved and incorporated by reference as if set forth fully herein. Pursuant to Section 17.132.035 of the City Code, projects subject to the minimum design standards pursuant to Section 1 above shall comply with these minimum design standards or be subject to the design review requirements of Chapter 17.132.
3. On July 30, 1996, the City Council adopted Resolution No. 96-403, which established the Expanded North Area Design Review District ("Expanded North Area District"), established requirements for discretionary design review pursuant to this chapter for certain types of residential and non-residential projects, and established minimum design requirements for new construction of one and two family dwellings within the Expanded North Area District and also minimum design standards for additions and exterior modifications to existing one and two family dwellings where the proposed changes are visible from any street view.

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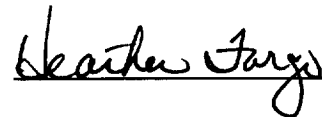
FOR CITY CLERK USE ONLY

RESOLUTION NO. 2002-675


DATE ADOPTED: OCT - 8 2002

New construction of single and two family dwellings in the City of Sacramento, including projects located within the Expanded North Area District, shall be subject to the provisions of Sections 1 and 2 of this resolution. To the extent of any conflict between the minimum design requirements established by this resolution and those adopted by Resolution No. 96-403, including the exemption of Section 1 on application of minimum design requirements to new construction of single and two family dwellings to projects that are subject to design review or a special permit required, or are located within a PUD, the provisions of this resolution shall prevail.

Nothing in this resolution is intended to modify, alter or effect the provisions of Resolution No. 96-403, and its requirements for discretionary review of certain residential and non-residential projects in the Expanded North Area District and the establishment of minimum design requirements for additions and exterior modifications to existing one and two family dwellings where the proposed changes are visible from any street view.


MAYOR

ATTEST:


CITY CLERK

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RESOLUTION NO. 2002-675

DATE ADOPTED: OCT - 8 2002

NEW CONSTRUCTION

**MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION OF SINGLE AND
TWO FAMILY DWELLINGS
CITY OF SACRAMENTO
STAFF REVIEW APPLICATION PACKET
1 and 2 Family Residential Construction**

DESIGN REVIEW AUTHORITY AND CRITERIA

New 1 and 2 family dwellings, including infill and production homes in subdivisions will be reviewed with an expedited review process utilizing the Minimum Standards for New Construction (Form B attached). Projects shall be expected to meet the identified minimum standards. Standards identified in this document shall not supercede existing adopted standards. **The purpose of the checklist is to ensure that new single and two family residential development achieve quality design and add value to the neighborhoods within which they are built.**

The Citywide Single Family Design Review process applies to Expanded North Area and South Area Design Review Districts, but excludes projects subject to design guidelines that have been adopted for a specific area (see attachment). Projects that deviate from the requirements of this checklist will be subject to staff level design review. For additional design guidance, see "Single Family Residential Design Principles".

DESIGN REVIEW APPLICATION PROCESS

The following shall be provided for staff review of 1 and 2 family projects:

New Construction of 1 and 2 family dwellings

1. Provide two sets of plans to scale which include: site/landscaping plan, floor plan, roof plan, and exterior elevations of all building sides
2. Provide photographs of subject site and surrounding properties
3. Complete application Form A
4. Complete checklist Form B
5. Provide appropriate application fee (fee schedule attached)

**MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION OF
SINGLE AND TWO FAMILY DWELLINGS
CITY OF SACRAMENTO
STAFF REVIEW APPLICATION PACKET
1 and 2 Family Residential Construction
FORM A**

Please complete the following application for staff level review of 1 and 2 family projects in the Expanded North Ares subject to staff level Design Review. The action of staff is ministerial. The application must comply with the Minimum Standards for approval.

Project Address: _____

Assessor's Parcel Number: _____

Applicant Name: _____

Mailing Address: _____

Phone number: _____

Owner Name: _____

Mailing Address: _____

Phone number: _____

Parcel Dimensions: _____

Parcel Zoning: _____ Existing Use: _____

No. of units: _____ No. of stories: _____ Square footage of unit(s): _____

Statement Of Work Proposed: _____

Design Review Number: _____ Date Received Stamp: _____

NEW CONSTRUCTION

MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION OF SINGLE AND TWO FAMILY DWELLINGS

1 and 2 Family Residential Construction FORM B

I. Site Design Standards

A. Front Yard Setbacks: Proposed buildings shall be placed on the site to generally align with adjacent and surrounding structures. **Provide photos and drawings to indicate compliance.**

Check one:

- 1. Front yard setback is the average of the two adjacent structures.
- 2. Front yard setback does not vary more than 5'-0" from adjacent and surrounding structures. Required setback and allowable lot coverage provided per Section 3 of the Zoning Ordinance.
- 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

B. Landscaping (Required): Front yard and corner lot street side yard landscaping shall be provided.

- 1. Front and street side yard landscaping provided including: shade tree(s), lawn, and automatic sprinkler system for irrigation.

Note: Drought tolerant and thematic plantings are encouraged

C. Fencing: New fencing proposed shall meet the following minimum standards. Existing fencing proposed to remain shall be repaired as needed.

Interior side yard/rear yard fencing (no setback required)

Check one:

- 1. Wood fencing provided.
- 2. Standard chain link fencing provided (dark green vinyl coating recommended).
- 3. Painted or split face concrete block, brick, or plaster finished wall provided.

Street side yard fencing on corner lots (minimum 5'-0" setback required; less than 3 ft. height, no setback required.)

Check one:

- 1. Wood fencing provided.
- 2. Chain link with vinyl coating (green color recommended) with vines provided.
- 3. Painted ornamental steel (wrought iron) fence provided.
- 4. Painted or split face concrete block, brick, or plaster finished wall provided (max. 6'-0" high except at front yard setback shall be max. 3'-0' high").

Front yard fencing (Shall be 3'-0" high or less if within front setback.)

Check one:

- 1. No front yard fencing proposed.
- 2. Painted wood picket or split-rail fence (max. 3'-0" high) provided.
- 3. Chain link with green vinyl coating (max. 3'-0" high) with vines provided.
- 4. Painted ornamental steel (wrought iron) fence (max. 6'-0" high) provided.
- 5. Painted or split face concrete block, brick, or plaster finished wall provided (max. 3'-0" high").

II. Building Design Standards

A. Building Height/Roof Forms and Pitch: Roof forms such as gabled or hipped roofs, shall be similar to adjacent and surrounding structures. A minimum of 5 in 12 roof pitch is required unless a majority of adjacent and surrounding roof pitches are lower, in which case the predominant roof pitch, or greater, shall be incorporated in the new structure. **Provide photos and drawings to indicate compliance.**

Check one:

- 1. Roof forms and pitches are similar to adjacent and surrounding structures.
- 2. 5 in 12 pitch, or greater, provided.

B. Street Facade: The "front" of the structure and the entry shall face the street. Windows and a decorative front door shall be provided. The entry area and windows shall be fully visible from street view.

The following are required and must all be checked for compliance:

- ___ 1. Entry area and "front" of structure shall be fully visible from the street.
- ___ 2. Windows provided facing the street.
- ___ 3. Decorative front door provided.

C. Front Porch/Decorative Entry Element: A useable front porch (min. 5'-0" square) with decorative posts and railing shall be provided or a decorative entry element consisting of a concrete "stoop" (min. 4'-0" square) with decorative columns and a decorative roof cover.

Check one:

- ___ 1. Front porch with decorative posts and railing provided (5'-0" square min. depth).
- ___ 2. Decorative entry element with concrete stoop (min. 4'-0" square), decorative columns and decorative roof cover provided.

D. Garages: Garages (where provided) shall be flush or recessed back from the face of the primary structure (excluding porch). Garages shall not exceed 50% of the length of the street facing building facade on lots 52 feet or greater in width. On lots less than 52 feet wide, garages may be up to 60% of the street facing building facade. The garage shall match the design of the primary structure.

Check one:

- ___ 1. Attached garage (flush or recessed back from the face of the primary structure) provided.
- ___ 2. Side entry garage with decorative window in side facade provided visible from street view provided.
- ___ 3. Detached garage matching the main structure design provided.
- ___ 4. No garage provided. Parking pad provided behind front setback.
- ___ 5. Garage design is not flush or recessed, but constitutes less than one third of models in a subdivision with three or more models and one of the following design features is provided: courtyard, living area over garage, front porch with an area greater than 36 square feet.
- ___ 6. Garage design is not flush or recessed, but constitutes less than 10% of the total units constructed in a subdivision with six or more models provided.

Note: Minimal driveway widths are encouraged.

Flush is defined as garage location within five feet (forward or back) from the face of the primary structure.

E. Accessory Structures: All new attached or detached accessory structures such as storage sheds, workshops, etc., as defined by the Zoning Ordinance, shall match materials and design of existing primary structures on the property.

- ___ 1. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.

F. Exterior Materials: Exterior materials shall be of highest quality found on adjacent and surrounding structures, be durable and shall compliment and improve the aesthetics of the surrounding area. Materials shall be consistent on all street facades and shall wrap a minimum of 2'0" around facades not facing the street.

Siding

Check one:

- ___ 1. Horizontal siding provided (wood, composite, or cementitious).
- ___ 2. Wood shingle or shake siding provided.
- ___ 3. Plaster (stucco) siding and door/window trim provided.
- ___ 4. Brick as main facade material provided.
- ___ 5. Grooved, textured plywood siding (1/2" or thicker) with vertical and horizontal trim (2" X 6" min. around doors and windows) and a brick wainscot provided. If untextured plywood with no grooves is proposed, 1X battens at a min. of 12" on center shall be provided to create a board and batten appearance.
- ___ 6. Vinyl siding with dimensional trim at doors and windows provided.
- ___ 7. Metal siding, simulating materials listed above, with dimensional trim at doors and windows provided.

Roofing

Check one:

- 1. Laminated dimensional composition shingles (30yr. min.) with heavy ridge caps provided.
- 2. Concrete or tile roofing provided.
- 3. Wood shake or shingle roofing provided.
- 4. Metal dimensional roofing (that simulates above listed materials)

Gutters/Downspouts (Required if matches existing)

- 1. Painted or prefinished gutters/downspouts shall be provided.

G. Doors/Windows: Decorative door and window types and trim styles shall be provided to compliment the building design. Decorative windows shall be provided at street facing facades. Decorative trim shall be provided on windows on facades facing active use areas such as parks, schools and other active public spaces. Windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color or shall be wood paint grade.

Entry doors

- 1. Exterior doors with raised panel or other decorative design and decorative trim are provided.

Garage doors

Check one:

- 1. Decorative sectional garage door with raised panel or other decorative design and decorative trim provided.
- 2. Alternative garage door that provides raised panel or other decorative design provided.

Windows

Check one:

- 1. Double or single hung windows with decorative trim/sill provided.
- 2. Horizontal sliding windows with grids and decorative trim/sill provided.
- 3. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.

H. Mechanical Equipment: Mechanical equipment shall not be placed on the roof where it may be visible from any street view.

Check one:

- 1. Mechanical equipment shall be attic and/or ground mounted with screening.
- 2. Mechanical equipment shall be roof mounted where not visible from any street views and a diagram indicating compliance provided.

FEES

Expanded North Area Design Review District

Exterior Additions, Modifications, and Rehabilitations

Residential and Non-residential projects (Exterior work valued up to \$50,000)	\$ 60
Residential and Non-residential projects (Exterior work valued from \$50,000 to \$100,000)	\$ 120
Residential Projects (Exterior work valued over \$100,000)	\$ 235
Non-residential projects (Exterior work valued over \$100,000)	\$ 350

New Construction

1 and 2 Family Units (With minimal staff review/modification required)	\$ 60
1 and 2 Family Units (With some staff review/modification required)	\$ 120
1 and 2 Family Units (Extensive staff review/modifications required)	\$ 235
Multi-family Units (3 or more units)	\$ 252
Non-residential Developments	\$ 470

Note: All projects in the Expanded north Design Review District are reviewed by staff unless appealed to the Design Review/Preservation Board. Projects requiring additional staff review and coordination will be billed at a rate of \$95.00 per hour based on the amount of staff time required for final action.

Appeals

To Design Review/Preservation Board

Appeal of Staff Review Project	\$ 150
Appeal of Staff Review (Expanded North Area Project)	\$ 470

To Planning Commission

Applicant Appeal	\$ 500
Third Party Appeal	\$ 250
Appeal of Staff Review Project	\$ 150

To City Council from Planning Commission

Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 60

To City Council from Environmental Coordinator

Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 40

To City Council from Design Review/Preservation Board

Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 65