



GUIDELINES FOR SINGLE-FAMILY RESIDENTIAL ADDITIONS

1. **Roofs** – Roofs of new additions shall blend with existing rooflines and be of unified material.
2. **Enhanced Exteriors** – Enhanced elevations to include superior finishes, materials, and colors are essential to streetscape appearance and neighborhood compatibility.

For single-story additions to single family homes, enhancements shall be included on the front building elevation.

For single-family home additions that include a new second story, enhancements shall be included on all elevations. The street elevation shall include both first and second story enhancements. The side and rear elevations shall include at least second story enhancements.

Enhancements may include stone, brick, siding, banding, window trim, decorative shutters, projections, offsets, and other equivalent decorative features.

Design, materials, and treatments shall be subject to review and approval of the Community Development Department.

3. **Balconies** – Balconies shall include appropriate design and/or location for screening or obscuring the balcony to minimize the loss of privacy for neighboring properties.

A minimum balcony sideyard setback of 5 ft. to the property line shall be provided. Rear yard balconies shall be located a minimum of 5 ft. from the rear corners of the home.

4. **Windows** – Windows and glass doors shall include decorative treatment such as raised stucco or wood trim or equivalent enhancement. Windows located on the same elevation shall be consistent in design, style, and material. Second story windows and glass doors shall be located to promote privacy between properties through such methods as offset or clerestory placement, use of opaque or view-obscuring glass, or other methods as approved.

5. **Landscape** – Landscaping (trees and shrubs) of sufficient size and quantities shall be installed to provide screening and to protect privacy of adjacent properties.

ADOPTED BY: City Council Resolution No. 13208

DATE: February 24, 2015