

6. Single-Family Design Guidelines

The realization of a high-quality residential project in Burbank starts with design sensitivity to existing neighborhood conditions including respect for existing setbacks, use of typical orientation of entries to sidewalks, acknowledgement through massing and bulk variation of lower surrounding structures, similar modulation and scale to what is seen along the same street, maintenance of views to and from properties, and use of building character, materials, and colors that relate to the surrounding neighborhood. The following guidelines establish a framework for evaluating these relationships and form the evaluative and qualitative criteria for neighborhood compatibility review.

To determine compliance with the following Design Guidelines, City staff will utilize a checklist (see Section 9 - Design Guidelines Checklist). When designing an alteration, addition, or new home, this checklist should be carefully considered as some guidelines, for instance those relating to mass, bulk and setbacks, carry more weight than others, for example use of a characteristic Burbank style. The applicant's and residential designer's critical responsibility is to utilize these guidelines and the checklist to shape the highest quality project that contributes to the residential setting of the existing community.



Figure 29 - This home combines the character-defining features of more than one Burbank-defining architectural style. In this case elements of both the Ranch style (use of horizontal lap board and recessed front porch across the majority of the house front), as well as the Minimal Traditional/Colonial Revival (use of shutters, side yard-facing gables, and simple and singular bulk) are observed (see also Section 5 for a discussion of Burbank Characteristic Architectural Styles).

A. Dwelling Setbacks

1. **Front Yard Setbacks.** A project design should follow the prevailing front yard setback and in those cases where adjoining dwellings have different setbacks, the project design should establish transitions in the front building plane that average and blend the different front yard setbacks.
2. **Side Yard Setbacks.** A project design should provide sufficiently proportioned side yard setbacks to provide for buffering and privacy between adjacent dwellings. Privacy may be achieved through use of landscape buffering such as hedges, the alternating of windows such that they do not look directly into each other, or increased side yard setbacks along all or a portion of the side yard building face. When a second story adjoins a side yard, all or portions of the side yards should be increased in size to provide for privacy between adjoining properties.
3. **Rear Yard Setbacks.** Accessory buildings should be setback from rear property lines to ensure adequate space for landscape buffers along rear property lines that enhance the sense of openness and privacy between adjacent homes.

B. Dwelling Orientation

1. **Dwelling Frontage Orientation.** The frontages of residences that face public streets and sidewalks should incorporate secondary and minor elements such as entry porches, recessed front doors, overhangs, building wings, use of more than one material, and building modulation of front building planes and roof lines to create visual interest.
2. **Front Entry Orientation.** Front entries and doors should be visible and accessible from the front yard and sidewalk.
3. **Front Entry Design.** Front entries should incorporate a sense of design interest that leads the eye and person to the entry and creates a sense of



Figure 30 - *Maintaining front yard setbacks is key to conserving existing contexts.*



Figure 31 - *The entry orientation of this Craftsman style home is accentuated by the recessed porch drawn across the entirety of the house's front façade.*



Figure 32 - *Beneath the recessed porch, the eye is drawn to the front entry of this Tudor style dwelling.*



Figure 33 - Front entry placed within a secondary mass that is subordinate to and lower than the overall height of the building.



Figure 34 - A carport adjoins the front yard. The deep overhang minimizes the visual impact of the garage beyond.

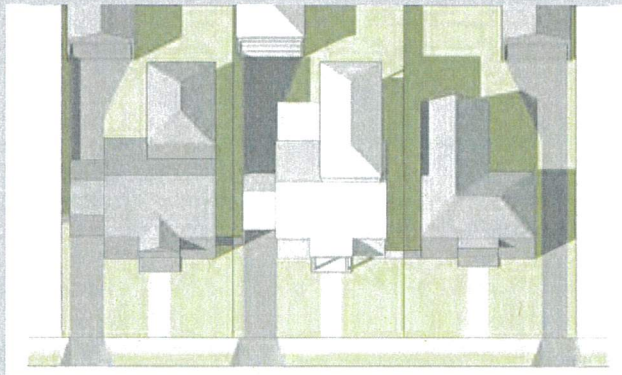


Figure 35 - In those locations where garages are typically placed behind the home, this built-form pattern should be respected.

transition between the front yard and the interior of the home. This can be accomplished by many design means including but not limited to recessing the entry behind the main front building plane and within a front porch or overhang, raising the front door above the grade of the front yard, placing the front entry within a minor mass subordinate to the overall form of the house, and/or utilizing a high-quality material, contrasting colors, and details surrounding the front door.

- 4. Front Entry Height.** The front entry should be recessed within and not exceed the height of the volume of the architecture. If the entry is placed within a secondary mass, this form and any roof elements associated with this form and the entry should be clearly subordinate to and lower than the overall height of the building and the building's highest ridge line.
- 5. Garage Orientation, General.** Front yard garages are allowed but discouraged except for those parcels where it is impractical due to considerations of topography, geometry of the lot, and constraining dimensions of property boundaries. Front yard facing garages may be considered where there is precedent along the same block and side of the street. When there is precedent for front yard garages, or front yard garages are allowed, the garage should be subordinate to the bulk and mass of the dwelling.
- 6. Garage Orientation, Alleys.** Where an alley provides access to a residential lot, the garage should be accessed from the alley.
- 7. Garages, Design.** Garage character should be subordinated to the overall length, height, mass, and bulk of the dwelling, or be configured as a subordinate wing or ell. Rear yard garages should be similar in character and detail to the main residential structure but when not visible from the street may utilize simpler massing and detail.

C. Rooflines

- 1. Pitched Roofs.** Buildings should utilize pitched roofs, roofs with intersecting ridgelines, and roofs with multi-level ridgelines at differing heights that are similar to those along the same block face as well as those at adjoining properties along the same street. When new dwellings and upper level additions with roof pitches are proposed adjacent to homes of lesser height, bulk, and/or mass, the new roofs should express a transition in height and/or mass from the adjacent dwelling to the high point of the new roof construction.
- 2. Flat Roofs.** Where flat roofs are utilized, there should be precedent for flat roofs as seen along the same block face on the same side of street. Or, the design of a flat roofed main residential structure, through use of major and minor masses, wings and ell's such as at porches, entries, and living areas, should be modulated with different roof heights and parapet heights to create a sense of varied and intersecting massing.
- 3. Skyline Interest.** When utilizing a Characteristic Residential Architectural Style or other design expression, design components typical to the style or consistent to the expression such as multi-level ridgelines, cross gables, chimneys, and tower elements should be utilized to enhance skyline interest.

D. Major and Minor Massing

- 1. Major and Minor Massing.** Residences should incorporate both major and minor massing at a variety of heights to create visual modulation and interest. This type of modulation should be related to the massing, rooflines, heights, setbacks, front building planes, and overhangs of adjoining residences. Elements that establish major and minor massing include but are not limited to porches, front entries, one-story building wings, second story wings that overhang first stories, integral balconies that sit under rooflines, first story wings that

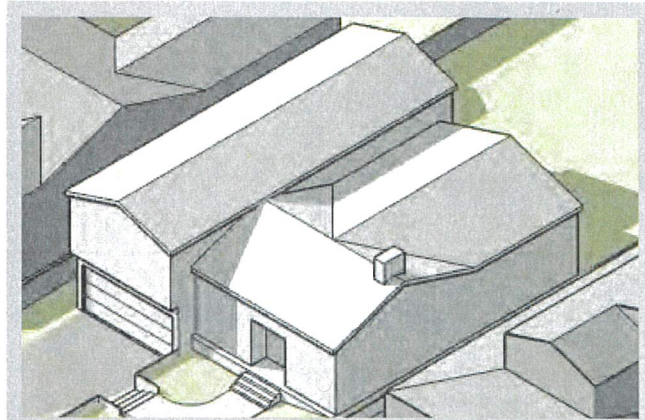


Figure 36 - Bulk is diminished when multiple intersecting ridgelines of varying height are introduced.

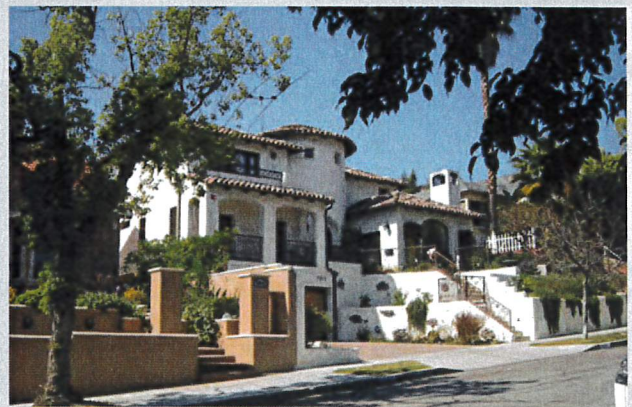


Figure 37 - The tower element breaks the line of the roof ridge. The three smaller masses contrast with the overall bulk, reducing the perception of a large, box-like form.



Figure 38 - The overall bulk of this home is reduced through the introduction of two smaller masses, the gabled second-story mass that is smaller than the overall bulk, and the subordinate garage mass. The chimney creates additional variety and interest and a sense of smaller scale.



Figure 39 - The bulk of this home, under a uniform-in-height ridgeline, is articulated by a major mass that incorporates a recessed corner entry, and a minor asymmetric mass, accented by a vertical chimney.

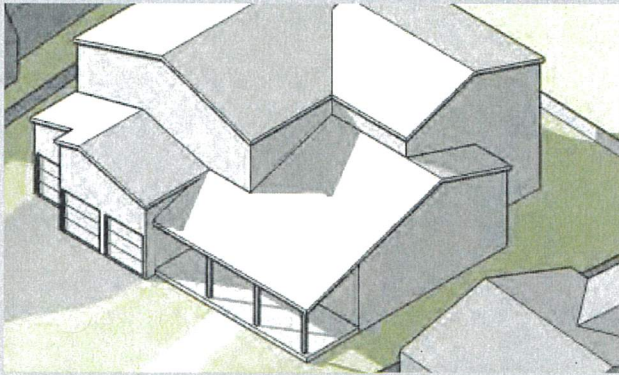


Figure 40 - An illustration of intersecting masses, ridgelines, gables, and a recessed entry porch, together realize a modulated and smaller sense of bulk, mass, and scale. The second story portion steps back from the minimum side yard



Figure 41 - Minor architectural components including dormers, planter boxes, three ridgelines at differing heights, a change of materials that distinguishes the second floor from the first floor, shutters, and a two-sided entrance porch and overhang each contribute to reducing the overall sense of bulk.

foreground second stories, and second stories that are smaller than first stories.

- 2. Major Versus Minor Massing.** When minor massing becomes the dominant visual expression of a home, the overall mass, form, and design of the dwelling is often perceived to be diminished. Where major and minor massing are utilized, the minor massing should be clearly subordinate to the major massing. This can be accomplished by decreasing the number of minor masses so as not to obscure the major mass and/or limiting the height of minor masses to below the major mass ridge line and/or eave height.

E. Modulation

- 1. Residential Modulation, Front Yards.** Building mass and bulk visible from the street, i.e. the front building plane, should be modulated and broken, to reduce the length of the overall façade and repeat the scale and size of building components seen along the block length of the same side of the street including but not limited to building wings and ells, multi-level ridgelines and cross gables, overhangs, and the length and height of existing one story components such as entries, porches and wings.
- 2. Residential Modulation Side Yards.** At both the first and upper stories, building mass along the side yards, i.e. the side building plane, should be modulated with regard to length and height to maintain at a minimum the maximum side yard while further reducing the sense of bulk through use of one story building wings that step down towards the side yard, additional setbacks, at the first and second stories, and/or multi-planed building faces along side yards that both set back and step back away from the side property lines.
- 3. Residential Modulation, Minor.** Consider use of bay windows, dormers, covered and recessed entries, porches, stoops, one story wings, awnings and other minor architectural components to reduce the overall sense of mass and bulk.

F. Residential Dwelling Height, Upper Stories, and Height Transitions

- 1. Residential Height, One Story.** On streets and in neighborhoods with a predominance of one-story houses, and where adjoining dwellings are one-story, one-story additions, and when new construction is permitted, one-story dwellings, are encouraged.
- 2. Alterations Under Existing Rooflines.** At existing residences with roof pitches, where roof pitches above first stories allow for adequate height and floor area, second stories should be placed under the existing roofline and the existing characteristic residential architectural style maintained.
- 3. Residential Height and Upper Levels Adjoining Existing One-Story Dwellings.** Where one-story dwellings adjoin the front and/or side yards of new residences, or additions to existing residences, new homes with upper levels, or upper level additions, should incorporate or maintain elements of one-story massing oriented towards the front yard and the side yards of adjoining and existing one-story homes, and create height transitions between the adjoining one-story dwelling and the new upper level mass.
- 4. Upper Stories, New Construction.** The area of second stories should be smaller than the footprint of first stories and a portion of the second story should be set back from the front building plane.
- 5. Window, Balcony, and Roof Terrace Placement at Upper Stories Overlooking Side Yards.** Windows, balconies, and roof terraces at upper stories should be located to avoid direct views across side yards into windows of existing adjoining residences. Landscape in the form of screening hedges that meet City height requirements and/or trees should be placed along affected property lines.

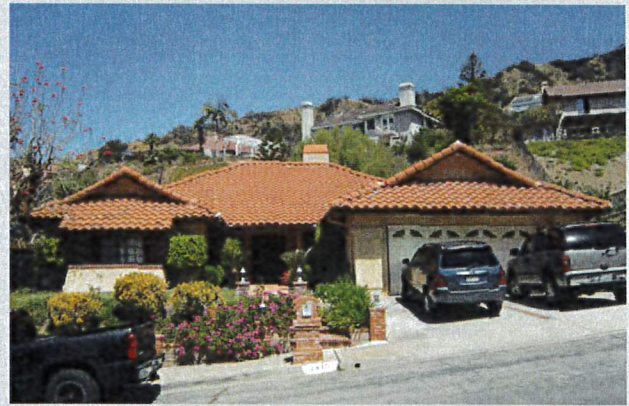


Figure 42 - On streets with a preponderance of one-story homes, alterations, additions, and new houses are encouraged to maintain the one-story context.

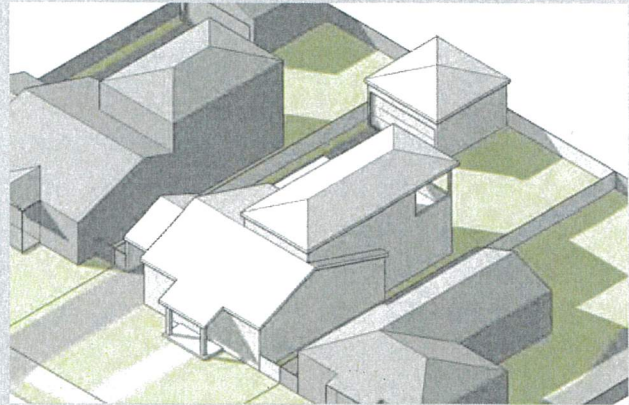


Figure 43 - When second stories are added to one-story homes, the project design should incorporate elements of one-story massing oriented to the front yard. Second story massing should be oriented to the rear of lots. Side yard massing should be modulated to minimize impacts of second-story construction.



Figure 44 - Setting the mass of the second story behind the one-story roof ridgeline reduces the perception of bulk and maintains one-story character oriented towards the sidewalk.

6. Window, Balcony, and Roof Terrace

Placement at Upper Stories Overlooking Rear Yards.

Windows, balconies, and roof terraces at upper stories that overlook rear yards of adjoining residences should be screened from adjoining residences by landscape in the form of screening hedges that meet City height requirements, and/or trees placed along affected property lines.

- 7. Upper Levels and Views; Hillside Only.** Upper levels, bulk, mass, and height of proposed Hillside projects should be placed to the maximum extent feasible to maintain the view corridors of existing homes. "To the maximum extent feasible" means that upper levels may be permitted where there are view corridors, but that the footprint of upper levels should be smaller than the first stories, and/or that the upper level bulk, mass, and height should be placed way from the view corridor, and/or that where a view corridor is impacted, that first stories should be optimized before second stories affect view corridors.

- 8. Third Stories, General.** Third stories are discouraged except in cases where they fit within a permitted roof pitch.

- 9. Third Stories, Hillside.** When third stories are proposed in Hillside neighborhoods, whether on upslope or downslope sites, they should not impact view corridors.

G. Windows

- 1. Window Quality and Design.** In new residences, windows should be of enduring materials and window divides and the size of individual window lights should be similar to the size of window lights at adjoining residences along the same street. In addition and alteration projects, windows should be similar in scale, include divides if appropriate and be similar in existing windows. And, in projects that utilize a Characteristic Residential Architectural Style, windows should be based upon traditional materials, scales and proportions appropriate to the characteristic design expression of the style.



Figure 45 - The third story of this home is set under the pitch of the roof planes. The dormer at the third level adds visual interest to the home.



Figure 46 - Windows should be matched to and maintain the original character of the home.

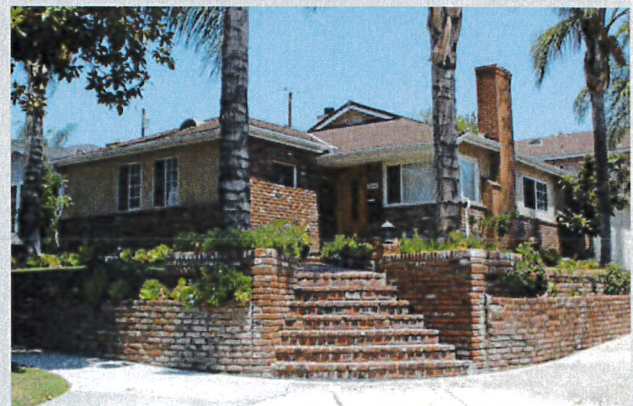


Figure 47 - The architectural detail, character, and landscape of this home extends to all visible building details along both street frontages, establishing a sense of 360° design care and quality.

H. 360° Architecture

- 1. 360° New Construction.** The architectural character of new residential projects should extend to all building frontages visible from the street and adjacent and adjoining dwellings.
- 2. 360° Additions.** The architectural character of additions should be similar to and complimentary in character to the proportions, massing, and details, of the existing residence.
- 3. 360° Alterations.** Alteration projects should typically utilize in-kind, similar, and/or equivalent proportions, massing, materials, and details, when improvements are proposed for existing residences. Where the existing architectural design is not reflective of a characteristic Burbank architectural style, or lacks a sense of quality as defined by these Design Guidelines, the alteration should utilize these Design Guidelines to develop a distinct architectural direction as demonstrated by compliance with these Design Guidelines.

I. Accessory Structures

- 1. Accessory Structure, Design.** Accessory structure design for separate garages, carports, stables, porte-cocheres, sheds and other buildings should be similar in character and detail to the main residential structure but may utilize simpler massing and detailing or alternative design means when not visible to the street or public rights-of-way.



Figure 48 - Fences, walls, and hedges, if provided at front yards, need to meet City height requirements and should be set back from the back of sidewalk to provide landscape opportunities on both sides.

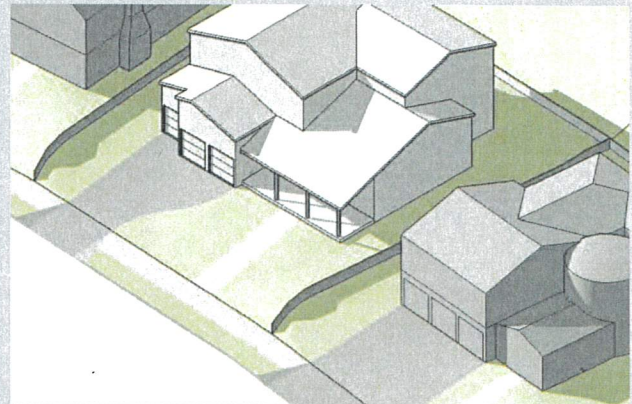


Figure 49 - Fences, walls and hedges at side yards need to meet City height requirements and should maintain the tradition of views across front yards.



Figure 50 - Accessory structures and garages should be subordinate to the primary expression of the dwelling. In this home, the garage is set back from the front building plane and the placement downslope further reduces its bulk and impact on the appearance of the front yard and the public streetscape.

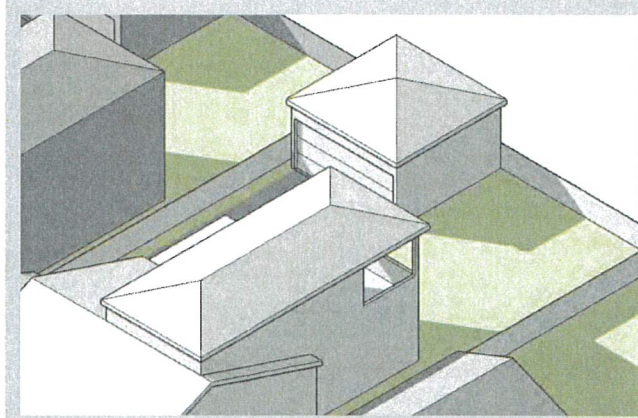


Figure 51 - When an accessory structure is visible to the street, the design should be similar in character to the main structure, though simpler detailing may be utilized given its distance from the street.



Figure 53 - Continuous, low, and open landscape and views across front yards characterize high-quality single-family residential streetscapes in Burbank.



Figure 52 - Contemporary landscape design needs to meet City requirements for low water use.

J. Fences and Property Line Walls

- 1. At Front Yards.** Fences and walls at front yards are discouraged to maintain the traditional open front yard views and feel across property lines, along sidewalks, and up and down streets. When proposed, only low hedges or fences that are open, i.e. with pickets or similar should be utilized, and fences should be set back from the back of sidewalk to allow for landscape on both sides of the fence, such as climbing vines and low-growing plant materials. Low fences and hedges, if used, should be maintained so that their organic height does not exceed City requirements.
- 2. At Street-Facing Side Yard** When proposed, fences and walls should be set back from the back of sidewalk to provide for plant materials including climbing vines.
- 3. Retaining Walls, at Front Yards and Street-Facing Side Yards.** Retaining walls in front yards and at street-facing side yards are discouraged and when provided should be set back from the back of sidewalk to allow for landscape including low shrubs and climbing vines.

K. Landscape

- 1. Landscape Design.** Landscape design and materials, both plant materials and hardscape, should be integral and related to the architectural design of the project and additionally meet City and State requirements for irrigation and low water use.
- 2. Landscape Along Street Frontages.** Landscaping along the street sides of residences should maintain a sense of continuity and openness along the block face and at adjoining properties along the same street. Continuity and openness conserve the traditions and views of continuous open planting areas along streetscapes, avoidance of dividing walls and hedges between properties at front yards, and limiting of fences and walls at the backs of sidewalks. Hedges should be considered as the equivalent of walls and meet City requirements with

regard to height at mature growth and will need ongoing maintenance to maintain these limiting heights.

- 3. Lawns and Turf Substitutes.** Grass lawns still characterize the majority of Burbank front yards and establish a key component of the typical residential streetscape experience, especially in the Rancho neighborhoods. Maintenance of substantial front yard areas utilizing drought resistant grasses, turf substitutes, or ground covers that maintain a living, organic, and continuous sense of a green carpet are encouraged.
- 4. Artificial Turf, Front Yards.** Use of artificial turf at front yards is discouraged.
- 5. Hardscape, Front Yards.** Hardscape at front yards should be minimized and never constitute a majority of the available landscape area.
- 6. Trees.** Additional trees should be planted at front yards and/or parkways and street-facing side yards to enhance the City's shade canopy.
- 7. Landscape at Buildings.** Base plantings including shrubs should be planted along building perimeters at street-facing facades.
- 8. Side Yard Landscape.** Landscape, including plant materials, hedges, and trees should be proportioned to the depth of the side yard and designed to enhance privacy between adjoining properties. Hedges should be considered as the equivalent of walls and meet City requirements with regard to height and be maintained at this limiting height.
- 9. Rear Yard Landscape.** Landscape including plant materials, hedges, and trees should be provided and proportioned to enhance privacy between adjoining properties. Hedges should be considered as the equivalent of walls and meet City requirements with regard to height at mature growth and be maintained at this limiting height.



Figure 54 - *Trees in front yards create additional shade along streets.*



Figure 55 - *Foundation plantings at the front façade create a natural transition from the lawn to the home. Low bushes and ground cover maintain views across the front yard, reduce the area of the traditional turf lawn, and save water.*



Figure 56 - *Low hedges at the back of sidewalk, low walls at the entry, foundation plantings, and a traditional turf lawn maintain the appearance and character of this home.*

10. Exterior Lighting. Exterior lighting should enhance safety between streets, sidewalks, and residential entries, and additionally utilize shielded fixtures to avoid glare and light intrusion between adjoining and adjacent residences.

11. Landscape at Views. In Hillside neighborhood, landscape should be designed to minimize impacts on views. Trees should be carefully selected and located to avoid interference with existing view corridors from both private properties and public rights-of-way.

L. Use of Characteristic Residential Architectural Styles

1. Use of Characteristic Residential Architectural Styles. Characteristic residential architectural styles observed in Burbank neighborhoods includes but are not limited to the Craftsman, Spanish Revival, Tudor, Minimal Traditional with Colonial Revival, Ranch, Split-Level, and Storybook styles (For more information on characteristic architectural styles see Section 5 above).

Use of Burbank Characteristic Architectural Styles in residential design is encouraged. When a characteristic architectural style is utilized the design character, rooflines, components, proportions, details, materials, and typical color palettes should be extended to all exterior portions of the structure.

M. Use of Other Architectural Styles

1. Use of other architectural styles and expressions including contemporary architecture is encouraged. When other architectural styles are used, these Neighborhood Compatibility Review Design Guidelines shall be complied with and the design character, rooflines, components, proportions, and details of the architectural expression should be extended to all exterior portions of the structure.

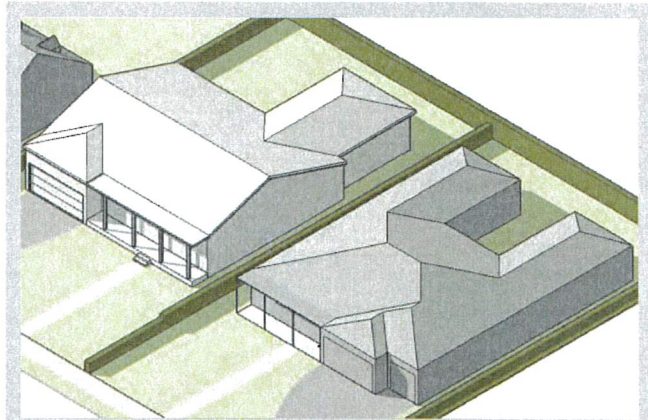


Figure 58 - *Street by street, consistency in the character of residential architecture is often observed in Burbank.*



Figure 59 - *In addition to the characteristic Burbank architectural styles noted, the Design Guidelines encourage other well-executed and high-quality design languages, such as seen in this post and beam Mid-Century Modern residence.*

9. City of Burbank

Neighborhood Compatibility Review - Design Guidelines Checklist

The purpose of these design guidelines is to ensure that new homes and alterations and additions to existing homes, enhance the character of Burbank's residential neighborhoods, while allowing flexibility in design. Standards on maximum allowable building mass and building form, coupled with a neighborhood compatibility review process, are established to implement this policy.

Compliance with the Design Guidelines shall be determined by the Director or his/her designee or Planning Board or City Council through use of the following checklist. Compliance with the design Guidelines may also be required for projects that are required to secure a Single Family Development Permit or a Hillside Development Permit. The design Guidelines for a description of the Neighborhood Compatibility Review and Approval Process, Section 2.G for an understanding of the appeals process, and Figure 3 for an illustration of the review and approval process.

Design Guidelines	Description	In Compliance
DWELLING SETBACKS		
<i>Table A. Must meet all 3 below.</i>		
1. Front Yard Setbacks	A project design should follow the prevailing front yard setback and in those cases where adjoining dwellings have different setbacks, the project design should establish transitions in the front building plane that average and blend the different front yard setbacks. (see Section 6.A.1).	
2. Side Yard Setbacks	A project design should provide sufficiently proportioned side yard setbacks to provide for buffering and privacy between adjacent dwellings. Privacy may be achieved through use of landscape buffering such as hedges, the alternating of windows such that they do not look directly into each other, or increased side yard setbacks along all or a portion of the side yard building face. When a second story adjoins a side yard, all or portions of the side yards should be increased in size to provide for privacy between adjoining properties. (see Section 6.A.2).	
3. Rear Yard Setbacks	Accessory buildings should be setback from rear property lines to ensure adequate space for landscape buffers along rear property lines that enhance the sense of openness and privacy between adjacent homes. (see Section 6.A.3).	
DWELLING ORIENTATION		
<i>Table B. Must meet minimum 1 of 4 below.</i>		
1. Dwelling Frontage Orientation	Incorporate secondary and minor elements and visual interest (see Section 6.B.1).	
2. Front Entry Orientation	Visible and accessible from front yard and sidewalk (see Section 6.B.2).	
3. Front Entry Design	Lead eye and person to entry (see Section 6.B.3).	
4. Front Entry Height	When placed within secondary mass, subordinate to overall height (see Section 6.B.4).	
<i>Table C. Must meet minimum 1 of 2 below.</i>		
1. Garage Orientation, General	Generally should be placed behind main dwelling; EXCEPT - <ul style="list-style-type: none"> When garages are attached to front building elevation, the garage should be subordinate to the bulk and mass of primary dwelling (see Section 6.B.5). Where there are alleys, it is preferable to provide alley access to garage (see Section 6.B.6). 	
2. Garages, Design	Subordinate to bulk of building and utilize similar character, when not visible to street may utilize simpler mass and detail (see Section 6.B.7).	

ROOFLINES

Table D. Must meet minimum 1 of 3 below.

1. Pitched Roofs	Utilize pitched roof, intersecting and multi-level ridgelines and transitions to lower adjoining dwellings (see Section 6.C.1).	
2. Flat Roofs	Utilize where there is precedent at block face at same side of street; modulate flat roofs with major and minor masses and different heights (see Section 6.C.2).	
3. Skyline Interest	When utilizing a Characteristic Residential Architectural Style or other design expression, design components typical to the style or consistent to the expression should be utilized (see Section 6.C.3).	

MAJOR & MINOR MASSING & MODULATION

Table E. Must meet minimum 2 of 4 below.

1. Major & Minor Massing	Utilize major and minor massing and variety of heights (see Section 6.D.1) and subordinate minor massing to major massing (see Section 6.D.2).	
2. Residential Modulation, Front Yards	Modulate and break front building plane (see Section 6.E.1.)	
3. Residential Modulation, Side Yards	At both the first and upper stories, modulate along both length and/or height (see Section 6.E.2)	
4. Residential Modulation, Minor	Use minor massing components such as bay windows, dormers, porches, recessed entries, one-story wings, awnings, etc. (see Section 6.E.3)	

RESIDENTIAL DWELLING HEIGHT, UPPER STORIES & HEIGHT TRANSITIONS

Table F. With one story only, must meet minimum 1 of 2 below and then do not complete Table G; OR With two or more stories, skip Table F and complete Table G.

1. Residential Height, One Story	One story in height dwellings and additions are encouraged (see Section 6.F.1).	
2. Alterations, Under Existing Rooflines	Place additional upper-level area under existing roof with no changes to rooflines (see Section 6.F.2).	

Table G. With two stories or more, must meet minimum 3 of 4 below.

1. Residential Height and Upper Levels, Adjoining Existing One-Story Dwellings	Provide one-story component and/or minor massing at front yard and/or side yard when adjoining existing single-story dwelling(s) (see Section 6.F.3).	
2. Upper Stories, New Construction	Provide upper story footprint(s) smaller than the first story (see Section 6.F.4).	
3. Window, Balcony, and Roof Terrace Placement, at Upper Stories Overlooking Side Yards	Locate to avoid direct views into windows of adjoining residences; provide landscape screening that meets City standards (see Section 6.F.5).	
4. Window, Balcony, and Roof Terrace Placement, at Upper Stories Overlooking Rear Yards	When present, provide landscape screening that meets City standards (see Section 6.F.6).	

Table H. With third story, must meet the following.

1. Third Stories	Discouraged except when placed within roof pitches (see Section 6.F.8), or where view corridors not impacted at Hillside lots (see Section 6.F.9).	
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WINDOWS & 360° ARCHITECTURE

Table I. Must meet minimum 1 of 4 below.

1. Window Quality and Design	At alterations and additions provide windows similar to original, and/or similar to existing in neighborhood, and/or windows representative of Characteristic Burbank Architectural Style (see Section 6.G.1).	
2. 360° New Construction	Extend to all building frontages visible from street and adjacent and adjoining dwellings (see Section 6.H.1).	
3. 360° Additions	Similar to and complimentary in character to the proportions, massing, and details of existing residence (H.2)	
4. 360° Alterations	Utilize in-kind proportions, massing, and details (see Section 6.H.3).	

ACCESSORY STRUCTURES

Table J. If provided, must meet the following.

1. Accessory Structure Design	Similar in character and intensity of detail to main dwelling when visible to the street; when not visible may be of simpler design (see Section 6.I.1).	
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FENCES & PROPERTY LINE WALLS

Table K. If provided, must meet all 3 below.

1. At Front Yards	Walls are discouraged; utilize low hedges and fences only that meet City requirements. Set back from sidewalk; landscape both sides (see Section 6.J.1).	
2. At Street-Facing Side Yards	Set back from sidewalk to allow for landscape (see Section 6.J.2).	
3. Retaining Walls, at Front Yards and Street-Facing Side Yards	Set back from back of sidewalk to allow for landscape (see Section 6.J.3).	

LANDSCAPE

Table L. Must meet minimum 2 of 4 below.

1. Landscape Design	Integrated and related to architectural design; provide landscape design (see Section 6.K.1). (A landscape plan is only required for construction of new homes, not for additions)	
2. Artificial Turf, Front Lawns	Not utilized (see Section 6.K.4).	
3. Hardscape, Front Yards	Less than majority of available landscape area (see Section 6.K.5)	
4. Trees	Place additional trees at front yards and/or parkways and street-facing side yards (see Section 6.K.6).	

Table M. Must meet minimum 3 of 7 below.

1. Landscape along Street Frontages	Maintains continuity and openness along block face at front yards (see Section 6.K.2).	
2. Lawns and Low Maintenance Lawn Alternatives	Low Maintenance Lawn Alternatives and ground covers encouraged (see Section 6.K.3).	
3. Landscape at Buildings	Use base/foundation plantings and shrubs at visible street-facing building perimeters (see Section 6.K.7)	
4. Side Yard Landscape	Utilize to enhance privacy between adjoining dwellings (see Section 6.K.8).	
5. Rear Yard Landscape	Include trees to enhance shade and privacy (see Section 6.K.9)	
6. Exterior Lighting	Enhance safety and use shielded fixtures (see Section 6.K.10)	
7. Landscape at Views	Avoid interference with existing view corridors (see Section 6.K.11).	

USE OF CHARACTERISTIC OR OTHER ARCHITECTURAL STYLES		
Table N. Meet 1 of 2 below.		
1. Use of Characteristic Style	Character defining features utilized at all exterior elevations (see Section 6.L.1)	
2. Use of other architectural styles	Character defining features utilized at all exterior elevations (see Section 6.M.1)	

YESNO

Overall Compliance Finding

by _____
(printed name here)