3.1 Single-Family Residential

I. GOALS

A. To promote single-family projects that support the neighborhood concepts discussed in Section 1.1 - Neighborhood Design.

B. To encourage new single-family projects to take advantage of existing natural features and blend in with existing development.

C. To promote single family projects that feature a variety of: lot types, home sizes, housing types, designs and building materials.

D. To encourage single-family projects that include housing for diverse income ranges and which include some rental units, whether second dwelling units, duplexes or triplexes.

E. To encourage single-family projects which are safe, contribute to safer neighborhoods, and support Police and Fire Department efforts to promote public safety.

F. To promote single-family projects that include pedestrian oriented streetscapes that are not dominated by garages and street systems that are designed for pedestrians and bicyclists as well as for automobile use.

Fig. 3.1.1 The Fairway Estates development worked around many existing Oak trees as in this case.

Fig. 3.1.2

Fig. 3.1.3 This new subdivision off Peterson Lane preserved many mature trees.

G. To encourage single-family developments that incorporate interconnected, short blocks that diffuse traffic and provide easy, direct routes for pedestrians, bicyclists and drivers around the neighborhood.

H. To encourage single-family projects that promote water efficient landscapes.

I. To encourage single-family developments that conserve energy.

II. SITE DEVELOPMENT GUIDELINES

A. EXISTING CONDITIONS/ SITE CONSTRAINTS

1. Incorporate existing natural features such as trees, topography, creeks and riparian vegetation into the site plan. Every effort should be made to preserve dominant elements, such as mature trees, for example. When trees must be removed mitigation may be required. See the Appendix for Chapter 17-24 of the City Code which governs tree removal and replacement issues.

2. Integrate new development carefully into existing neighborhoods.

3. For purposes of noise attenuation, early acoustical site planning is encouraged. State law and the General Plan regulate acceptable noise levels for both interior and outdoor environments. Mitigate noise to stipulated levels. Use the structure of the home to shelter the private yards from noise. Use the building skin to reduce noise within homes to acceptable levels. The use of frontage roads and side-on treatment are all preferable to back-on treatment with walls or fences used to block noise. Sound walls should be considered only after all other options have been exhausted.

4. When sound walls are found to be necessary along a street, locate them a minimum 25 feet from the edge of the road and provide a significant landscaped buffer. Earth berms are encouraged to minimize the perceived height of the wall. Extend walls between buildings to create pockets of protected common space, or protect individual backyards, avoiding long, continuous walls for the entire length of a project site.

Fig. 3.1.4 This heritage oak was preserved with a large island.

Fig. 3.1.5 Back-on treatment with sound walls should be avoided. They create inhospitable pedestrian environments and encourage traffic to increase speeds.

Fig. 3.1.6 Front-on or side-on treatment is preferred to back-on. This side-on treatment permits pedestrian and bike access and creates a more pleasing streetscape.

Fig. 3.1.7 These homes which are served by an alley create a streetscape without garages.

B. BLOCK AND STREET PATTERN

Refer to Section 1.1 - Neighborhood Design for general guidelines relating to overall neighborhood concerns. The General Plan incorporates the concept of neighborhoods centered around mixed use "Neighborhood Shopping Center", particularly in Southwest and Southeast Santa Rosa. These areas, where the majority of residential growth will occur in Santa Rosa over the next 20 years, is the location where most larger single family projects will be developed. These big projects will be expected to largely incorporate the concepts described in Section 1.1 - Neighborhood Design. Smaller projects and infill projects will be expected to strengthen the neighborhood pattern contained within Section 1.1, to the extent permitted by the General Plan.

1. Refer to Section 1.1- Neighborhood Design, for more general neighborhood related guidelines.

2. Refer to subsection 1.1(II)B for Block and Street Pattern guidelines.

3. Design single-family projects such that homes orient the front door toward new and existing streets. When circumstances prohibit "front-on" orientation, "side-on" treatment is preferable to homes locating backyards and privacy fences adjacent to the street, with a fence and "back-on" landscaping.
   "Back-on" treatment creates an unpleasant streetscape. See Figures 3.1.5 and 3.1.6.

Figure 3.1.8 This pocket park in the Courtside Village neighborhood of Santa Rosa is one of several that provide a small area for passive use. It is maintained by a Homeowners Association.

C. PARKS AND COMMON OPEN SPACE

Each major subdivision must provide for its share of public parks to serve Santa Rosa's population. This requirement will be met in most cases by payment of fees. This will allow the City to assemble land and develop local park facilities. Alternatively, park lands may be dedicated within a subdivision as provided for within the Subdivision Map Act or the Quimby Act. Smaller subdivisions, less than 50 lots are required to pay an in lieu fee rather than dedicate land as a simple method for contributing to Santa Rosa's recreational needs. The City takes the lead in the design of parks, these guidelines address park placement and integration within single family developments.

1. Locate parks and common open space where they are adjacent to streets, and neighborhood or community facilities. Design parks to provide an open quality. Front neighborhood parks within residential neighborhoods on at least two streets.
   Visibility and exposure are critical elements which diminish the likelihood that illicit activities will take place in a neighborhood park. When portions of the park are not observable by neighboring residents the possibility for such activities is greater.

2. Locate and design parks such that they are centrally located in a neighborhood within comfortable walking distance for the majority of local residents and are easily accessible by strongly integrating with streets, pedestrian and bicycle circulation systems.

3. In larger developments, consider incorporating small, pocket parks within a short walk of homes to permit neighbors to interact. Developers need to explore options for ownership and maintenance such as Homeowner Associations, Landscape and lighting districts, or the City. See Figure 3.1.8

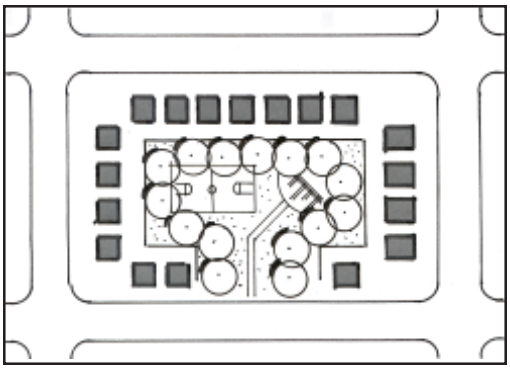

Fig. 3.1.9 This park, located mid-block, would suffer from poor visibility. In addition, conflicts can occur when residential back yards are adjacent to parks This type of design is discouraged.

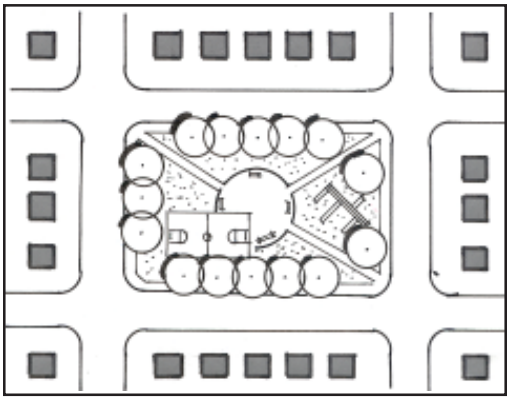

Fig. 3.1.10 This park, with public street frontage on all sides, is very open and will be monitored by all of the surrounding homes. This layout is preferred to Figure 3.1.9.

D. PRIVATE OPEN SPACE

1. Provide each home with a private yard.

2. Design the home and private yard to work together with easy access between the interior and exterior space.

E. LOT TYPE VARIETY

1. Provide a variety of lot types and/or sizes on blocks with more than five lots. Lot sizes should vary enough to create a perceptible difference.

2. Consider using corner lots to provide different lot types.

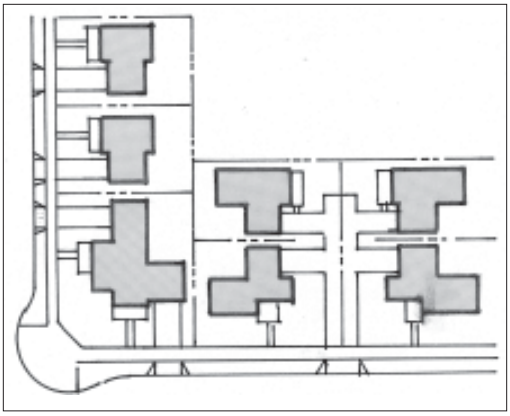

Fig. 3.1.11 A variety of lot widths will allow for a greater diversity of homes.

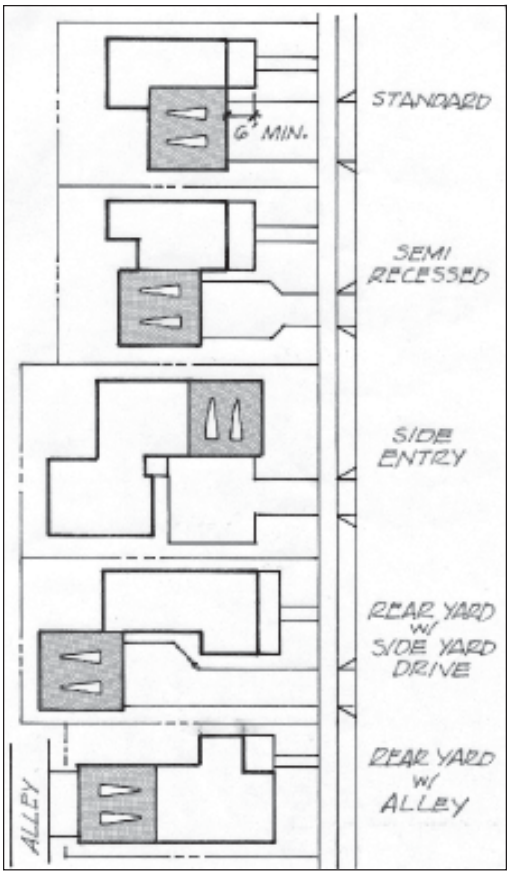

Fig. 3.1.12 Garage Placement

Fig. 3.1.13 This project on Old Redwood Highway in Windsor incorporates several features to minimize the impact of the garage: It features a side entry which takes the garage door off the streetscape and allows for windows along the street side; decorative garage doors are used with glass lites to add interest; a studio with balcony is added above the garage; and a low wall is features to create a semi-private parking court.

F. GARAGES

As garages and the parking apron in front of them can have the single most important impact on the appearance of the neighborhood, lot plans and building designs which minimize the impact of garages and parking aprons on the streetscape are strongly encouraged. To that end and to provide variety, a mixture of garage placements should be provided.

1. Provide no more than one half of the lot widths with a standard 18 foot curb cut with a 16 foot wide driveway and a 20 foot deep parking apron behind the sidewalk. Note that the garage should be set back from the front of the home or porch a minimum of 6 feet.

2. Provide the remainder of the lots with either:
   a) a rear yard garage either accessed by a side yard driveway or an alley. The garage may be attached or detached;
   b) a semi-recessed front yard parking apron. The maximum curb cut is 14' wide with a 12' driveway. There should be a landscaped planting area with a minimum depth of 4' of before the 12' driveway flares to the 16' width; or
   c) a side entry garage.

4. Consider the use of tandem car garages, which reduce the number of garage doors.

5. Consider the use of "Hollywood" driveways with a center strip of permeable paving materials such as turfstone or cobbles. See Figure 2.4.6.

6. Refer to section III F below for additional information on the design of garages.

G. PRIVACY

1. Give consideration to placement of the house on the lot and locations of windows in terms of maximizing privacy between adjacent homes.

2. Offset windows in adjacent homes to maximize privacy.

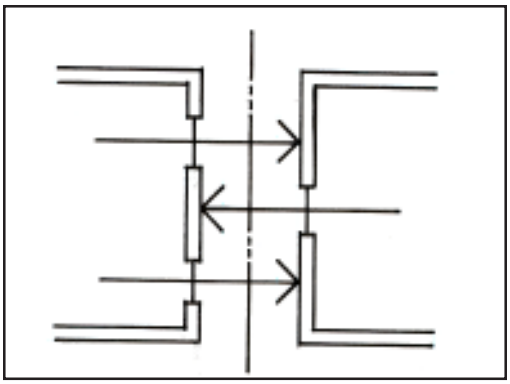

Fig. 3.1.14 Offset windows across side property lines can minimize privacy concerns.

H. LANDSCAPING

1. Typically provide a five foot wide planter with ground cover and street trees. See section 1.2 and 1.3 for additional information on streets and sidewalk configuration.

2. Locate street trees typically at 30 feet on center. Refer to section 1.3(111)B for street trees.

3. Refer to Section 4.1 and Appendix B - Landscaping for general information and information on the City's water efficient landscaping requirements.

I. LIGHTING

Lighting levels should be such to provide adequate illumination for visibility at night as well as safety and security.

1. The pedestrian scaled street light, Standard 615D, should be installed as part of all new residential developments. The height should not exceed 17 feet. Refer to Section 1.3(II)D.4.

2. When alleys are used, provide illumination at night with either pole mounted fixtures or with garage mounted fixtures that are controlled by photocell, not manually operated.

Fig. 3.1.15 City street light Standard 615D.

Figure 3.1.16 A garage which extends closer to the street than the front of the house as illustrated here is discouraged by the City. It moves the living portion of the home to the rear and provides little sign of habitation along the street. See Section II.F and III.G for additional information.

Fig. 3.1.17 Locating living spaces on the front of the home is preferred.

III. BUILDING DESIGN GUIDELINES

A. ORIENTATION TO STREETS AND PUBLIC SPACES TO CREATE SAFE NEIGHBORHOODS

1. Orient the elements of the house which provide outward signs of habitation, such as the front door, windows, porches and balconies, towards the street. *This allows homeowners to watch over the street as well as signal visitors or people passing through that the neighborhood is being watched over by residents.*

2. When homes are adjacent to a public space such as a park, plaza or creek corridor, orient the front of the home toward the public space. Avoid back-on treatment. Provide a single loaded frontage road between the houses and the public space so that the fronts of the homes can be oriented towards and "watch over" the public space.

Fig. 3.1.18 These homes "front on" the De Turk Round Barn Park. This is preferred.

Fig. 3.1.19 This home "backs on" to the creek. This is discouraged.

B. VARIETY

While traditional neighborhoods generally had many builders with different home styles creating a varied streetscape, the homes in subdivisions today are typically created by a single designer and constructed by a single builder. Additionally, there has been a tendency within the building industry to produce a relatively narrow range of home sizes/ prices along a given block. Coupled with smaller lots due to high land costs, and larger homes due to higher sales prices, many recent projects exhibit repetitive streetscapes, dominated by large two story homes on small lots. While the extent of variety that exists in our older neighborhoods may be a thing of the past, the City would like to see greater variety along our new streetscapes.

1. Provide one story homes or very strong one story elements along each block.

2. Vary roof forms and pitches when a project includes five or more homes. Incorporate home designs that rotate ridge lines both parallel and perpendicular to the street and utilize a variety of hips and gables. Other elements which add variety and break up the roof, such as dormers and turrets are encouraged

3. Include single story elements such as porches, covered entries, and second stories that are set back from the first floor on two story homes. These elements should be varied along the streetscape.

4. See section II-F above for variety of garage placement.

5. Provide a second primary siding material on developments of more than five homes. Primary materials for homes should be: horizontal siding, stucco, board and batten style (battens over panel siding) vertical wood siding, and wood shingles.

6. Vary the roofing colors on developments of more than five homes.

Fig. 3.1.20 Developments which feature repetitive "cookie cutter" homes are discouraged.

Fig. 3.1.21 This small lot subdivision in Healdsburg has variety both in the forms of the homes as well as use of materials. These three homes feature wood shingles, horizontal siding, and stucco. Additionally, the single story porch and steep pitched roof with dormers creates a two story home, but with the look of a single story. Variety of this type is encouraged.

Fig. 3.1.22 This subdivision has several problems. The garage doors are too dominant. The front door and the living spaces are too far from the street. Although there was some effort made to vary the roof forms, the homes are too repetitive. Designs such as this are discouraged.

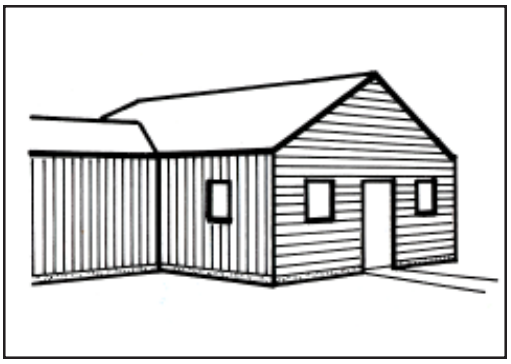

Fig. 3.1.23 False front materials that end at the front corner are discouraged.

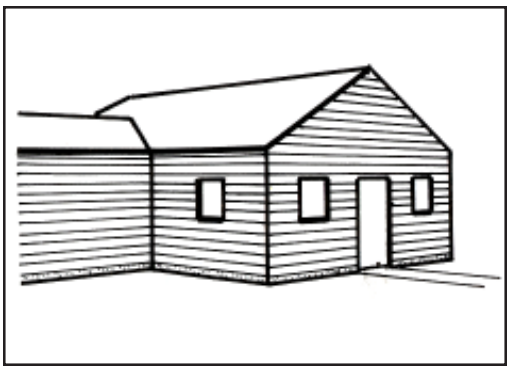

Fig. 3.1.24 Siding material should be wrapped on all four sides.

C. MATERIALS

1. Primary materials for homes should be: horizontal siding, stucco, board and batten style (battens over panel siding), vertical wood siding, and wood shingles. Accent materials should include real or cultured masonry materials (such as stone, brick and block), horizontal siding and wood shingles.

2. Use of plain panel siding (i.e., T1-11) is discouraged as a primary siding material. When panel siding is used, battens should be used for a board and batt appearance.

3. Design all four sides of homes. Wrap the siding material from the front on all sides. The common practice of an upgraded material on the front of the home such as horizontal siding with panel siding on the sides and rear is discouraged. Provide consistent window and door trim.

4. Provide door and window trim or stucco surrounds on all sides of the home.

5. 2x wood trim is preferred over 1x wood trim as it stands up to the sun in our climate better. Of particular concern is 1x trim that is wider than 6 inches as it tends to cup over time.

Fig. 3.1.25 This home on Spring Street provides a strong sense of entry with a trellised gateway and generous front porch.

D. ENTRANCES

The main entrance to a home should be part of a clear entry sequence extending from the public sidewalk to the front door. Orient the main entrance to the public street in order to promote an active street. Porches and covered entries improve the neighborhood streetscape by breaking down the scale and mass of the home. Porches also provide a transition zone from the public space to the private space and provide for informal socializing with neighbors without entering the home.

1. Consider including a front porch. Front porches should be a minimum of 6 feet deep in order to be functional. This depth will accommodate outdoor seating.

2. If a porch is not included provide a covered entry where one can wait at the front door out of the weather. Additionally, this covered entry should provide a strong visual signal to visitors as to the location of the front door.

3. Consider the use of a low hedge, fence or curb at the back of sidewalk to define the division between the public and semi-private front yard.

4. Include lighting at the front porch or entry for nighttime safety and security.

Fig. 3.1.26 Porch on 14th Street.

Fig. 3.1.27 This home on Proctor Avenue featuers a recessed covered entry.

E. DOORS AND WINDOWS

1. Locate doors and windows on the wall facing the public street. See Guideline III.A.(1) above.

2. Make an effort to select window types and locate doors and windows such that they present a pleasing arrangement to the public.
Often, small adjustments in window types, heights and locations can greatly improve the exterior appearance without compromising the interior function of rooms.

Fig. 3.1.28 The homes in this subdivision on Old Redwood Highway in Windsor has well organized doors and windows.

Fig. 3.1.29 These windows are poorly arranged.

F. MASSING / ARTICULATION

Fig. 3.1.30 These homes on Petersen Lane are well articulated.

1. Incorporate a variety of features such as overhangs, dormers, bay windows, cantilevers, porches, entries, accent materials, etc. to provide articulation and interest.

2. Provide wood trim or stucco surrounds at window and door openings. Windows set in stucco without any trim or surround are strongly discouraged unless the windows are recessed.

Fig. 3.1.31 Windows set in stucco with no trim or detail are discouraged. This is not superior design.

Fig. 3.1.32 Detail, such as this, adds character and interest to homes, and is encouraged.

G. GARAGES

1. Place the face of the garage a minimum of six feet behind the front of the house or porch. Refer to Section II.F above for additional information on garages.
   When garages dominate the streetscape they displace the "living" spaces within the home and disconnect the residents from the streetscape and their neighbors.

2. Design homes so that garages compromise no more than 50% of the width of the lot along the street.

3. Incorporate second dwelling units or studios above the garage along alleys in order to provide rental housing in the neighborhood as well as provide a presence along the alley.

4. Use of two single car garage doors versus a single two car garage door is one method to mitigate the impact of the garage.

5. Windows and panels are encouraged to add visual interest to the garage door.

6. Tandem car garages or one car garages are encouraged as they reduce the visual impact of the garage by utilizing a one car garage door.

Fig. 3.1.33 Garage forward homes are discouraged.

Fig. 3.1.34 Garages that are setback from the front of the homne create a more neighborly streetscape.

Fig. 3.1.35 Second dwelling units above garages in rear yards are encouraged.

Fig. 3.1.36 Garages that are set back from the front of the home create a more neighborly streetscape.