

Windows / Skylights Information Sheet



Window Materials

All new and replacement windows require a Design Study Application to be submitted to the Planning Department. Wood windows are the most typical in Carmel and are recommended by the Residential Design Guidelines. Applications for new unclad wood windows can be approved administratively. Materials other than unclad wood are strongly discouraged and require approval by the Planning Commission.

Styles

Divided light windows are encouraged. Divided light windows should appear to be true divided light, including the use of internal and external mullion and muntin bars on insulated windows. Removable or "snap in" or internal-only mullion and muntin bars are unacceptable.

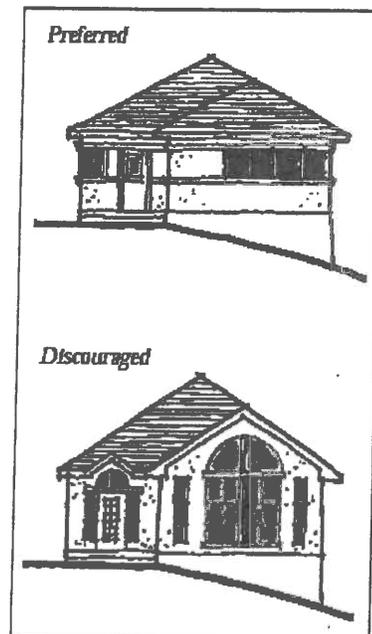
The use of bay, oriel and other projecting windows should be considered if they are appropriate to the structure's architecture. Overuse of these types of windows is discouraged.

Privacy

New windows should avoid potential privacy impacts. Avoid positioning large windows along a side wall that would impact the privacy of an adjacent neighbor.

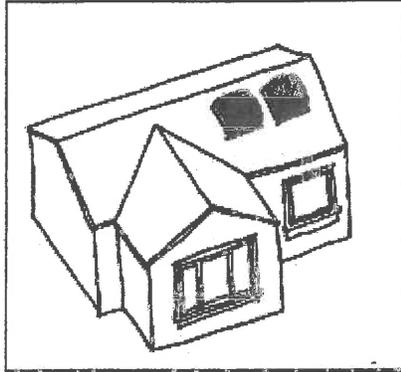
Skylights

Skylights are often a relatively modern design element and may conflict with the authenticity of older architectural styles. Skylights should blend with the overall building design and their visual impacts should be minimal.

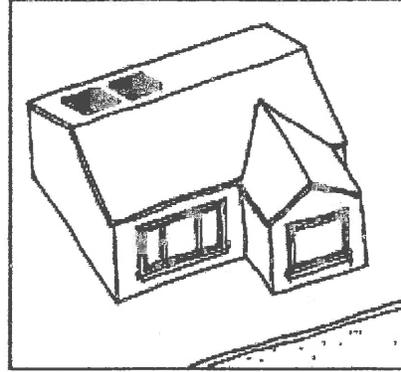


Fenestration should not overwhelm the architecture. Where views are desired, architectural styles which accommodate wider window configurations should be considered.

Skylights that have a dome shape, or are very large, or that are visually prominent as viewed from the street should be avoided.



The location of skylights on the front of the roof is discouraged.



Minimize the visual impacts of a skylight by locating them on the back of the roof.

Building Permits

Replacement windows do not require a building permit if the new windows match the size of the existing windows and no cuts into the wall are required. If the size of the opening is being altered a building permit is required.

For more detailed information on windows and skylights please refer to the Residential Design Guidelines section 9.11 – 9.14. This information sheet is just a summary of the City's policies and guidelines. It is intended to alert owners, builders, and contractors to issues that affect house design. If you have any questions or would like additional information please ask City staff at the Community Planning and Building Department before ordering or installing materials.