



CITY OF CARMEL-BY-THE-SEA

Workshop Zoning Code/ Design Guidelines

June 27, 2019



Background

- Zoning Code adopted in - 2004
Residential Design Guidelines - 2001
- In January 2018, the City Council authorized an update of the Zoning Code and Design Guidelines.
- Residential Subcommittee – Chair LePage and Commissioner Bolton





Residential Topics

- Incentivize Existing Homes
- Volume Requirements
- Bonus Basement
- Slope and Buildable Area
- Detached Garages in Front Setback
- Parking Standard/Floor Area
- Garage Addition Plate height
- Trash Enclosures
- Lighting Standards
- Site Coverage Regulations



Incentivize Existing Homes

Goal: Promote maintaining existing homes rather than demolishing.

Home Improvement Exception

- **When the project retains at least 75% of the existing exterior walls and siding is either retained or replaced with wood siding.**
 - Additional 100 square feet of bonus basement floor area.
 - Waiver of composite setback.
 - Exception to plate height when necessary to match the floor level.

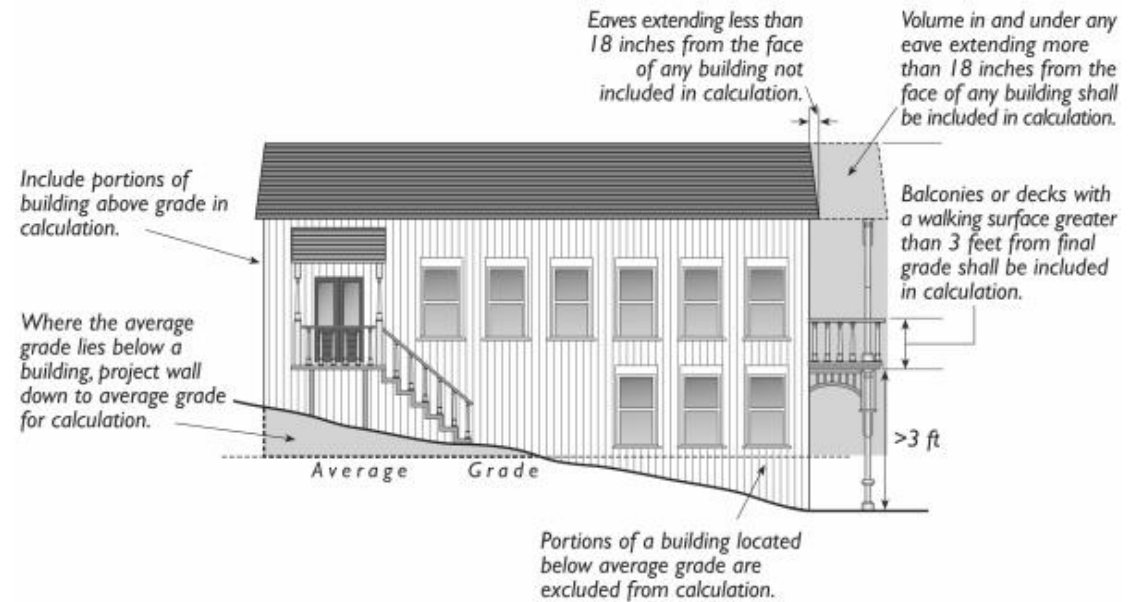




Volume Standards

- Can heavily penalize a modestly sized residence based on topography of the lot.
- Encourage complete demolition and rebuild.
- Limit architectural diversity.

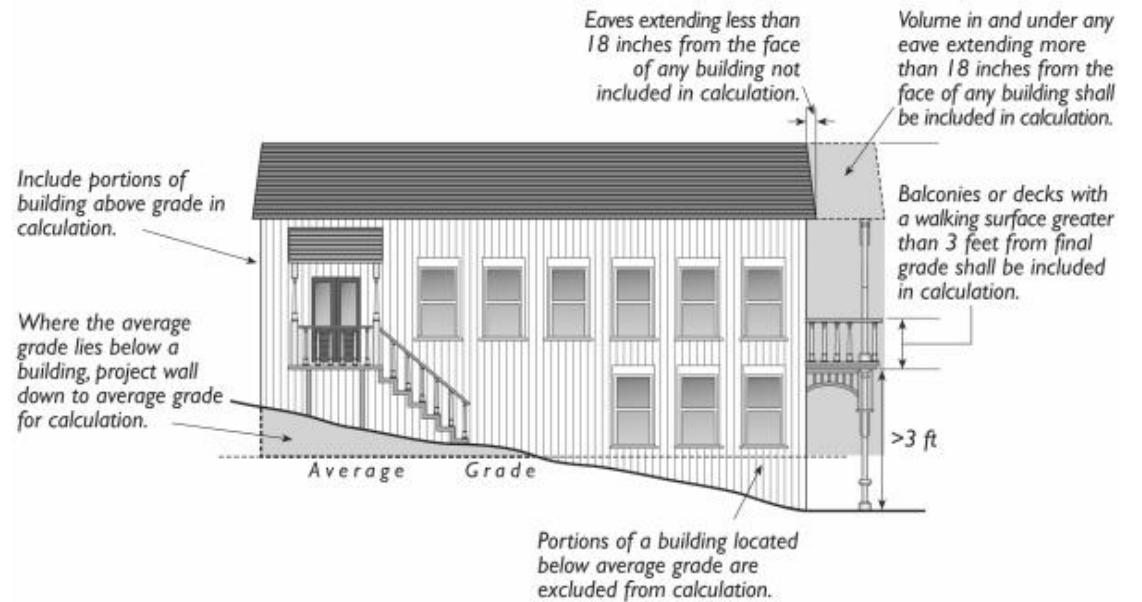
Goal: Greater flexibility for existing residences and promote in architectural diversity.





Volume Standards

- Greater flexibility in volume when modifying the roof of an existing residence, so long as it complies with height limits.
- Would exempt 150 square feet of an unenclosed structure (e.g. covered deck, pergola, etc.).
- Home Improvement Exception.





Basement Bonus

- A standard recognizing that maximum basements floor area cannot always be achieved due to on-site trees
- Setbacks are determined by the Forestry Department.

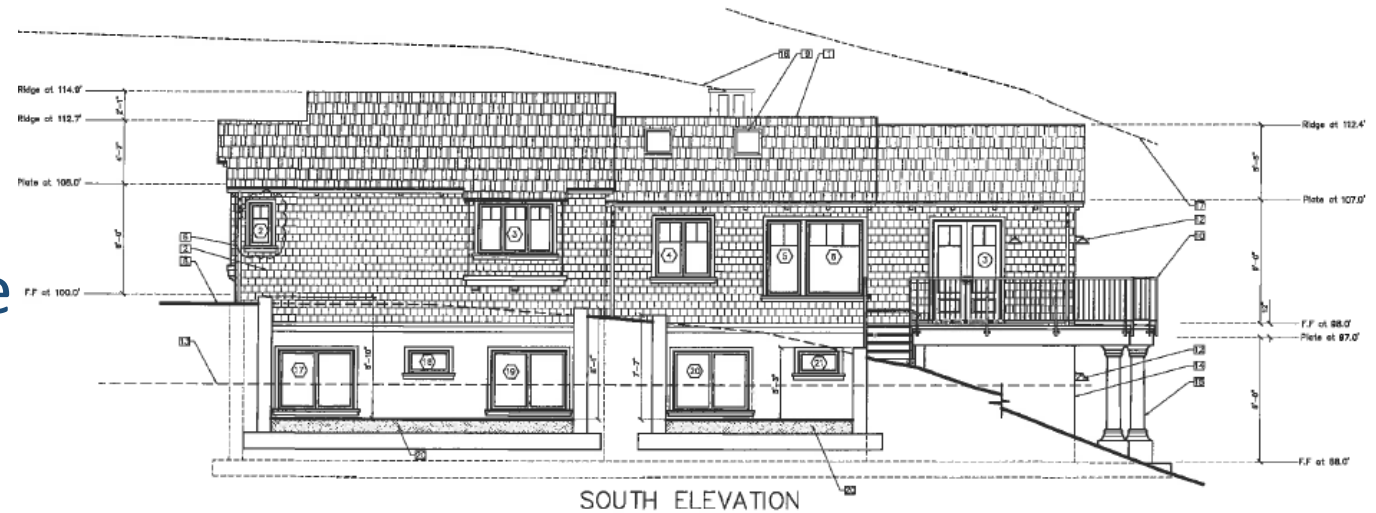




Slope

Goal: Greater flexibility and consistency.

- “Continuous portions of the site, occupying at least 10 percent of the site area, with a slope greater than 30 percent.”
- Municipal Code is much more lenient when the average slope of the entire property is $\geq 30\%$.





Detached Garage/Carport



Goal: Consider permitting primarily based on necessity and not convenience.

- New Standard - Site constraints such as trees, topography and existing structures make it impractical to locate the parking structure in conformance with general setback standards.



Garbage Enclosures



Standards:

- Based on site constraints
- Set back from the front property line to the extent feasible
- Incorporated into design features such as a wall or fence
- Made of natural materials such as wood



Site Coverage



- First 100 square feet of spaced deck is exempt from site coverage calculations
- Note: 4,000 sq.ft. lot only allowed 556 sq.ft. site coverage



Other Items

- Plate Height Relief

- Plate height may exceed this maximum along a single continuous segment of the exterior wall not exceeding 10% of the total exterior wall length.

- Outdoor fireplaces/fire pits must be gas-fueled only

- Storage sheds exempt from floor area if 120 sq.ft. or less, and less than 8 feet tall

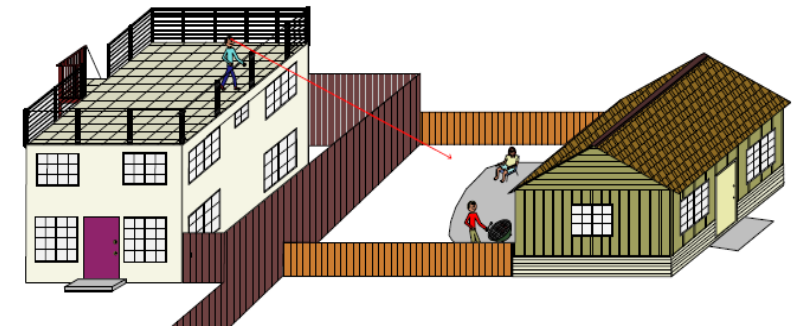
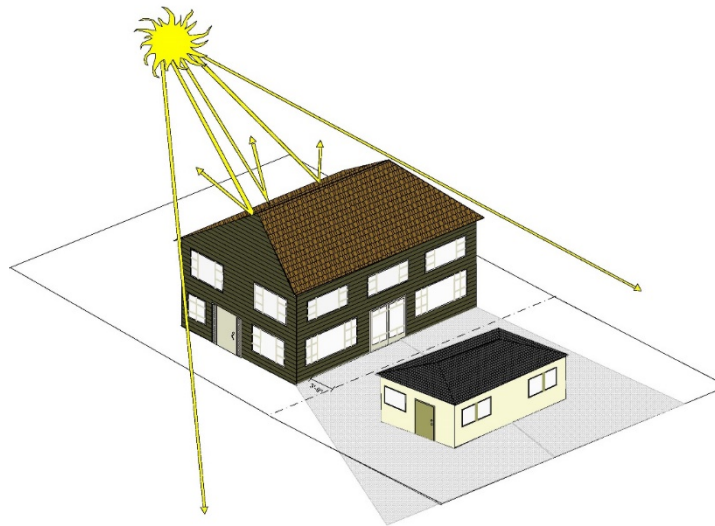
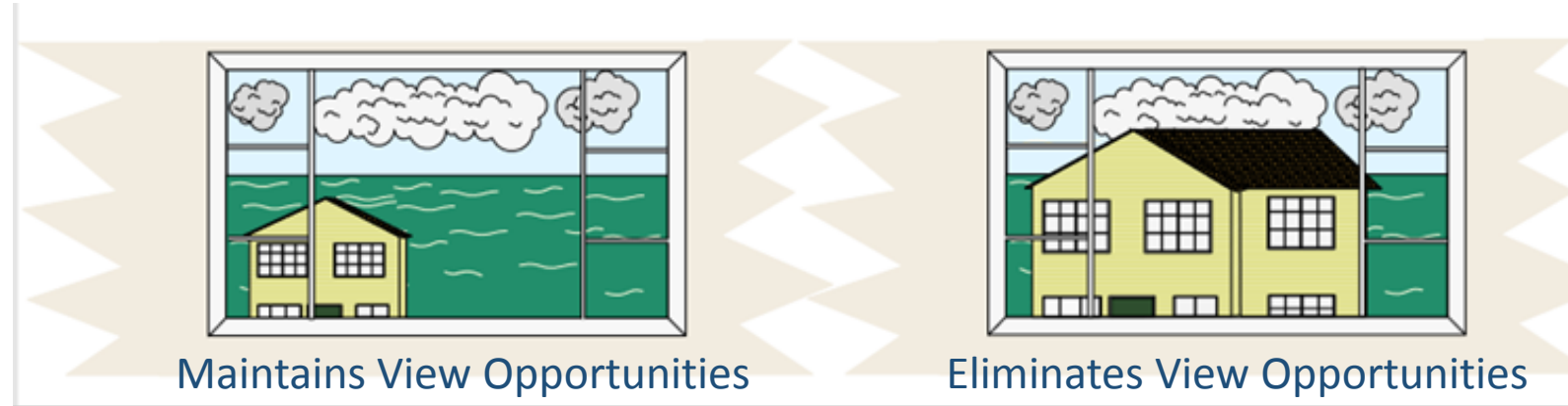
- Exterior Lighting Code Chapter





Design Guidelines - Neighbor Impacts

- Definition of “significant view”
- Quantify the maximum view can be blocked
- Recognizes that second-story decks are permitted, but should be sized and located in order to provide reasonable privacy to neighboring properties.
- A new guideline has been added that discourages rooftop decks above second stories.
- Requires applicant provide solar study when necessary.





Design Guideline – Contemporary style





Contemporary Architecture

- In the 21st century, Carmel experiences a wide variety of architectural styles, including Contemporary architecture, which is a form of construction that embodies the various styles of building design stemming from a wide range of influences including modernism. Similar to Modern architecture, the building design often includes geometric simplicity, clean architectural lines, cubicle forms, flat roofs, and open interior spaces. Contemporary architecture may incorporate unconventional building materials such metal and composite organic materials, as well as large glass windows and in some cases glass walls.



Contemporary Architecture

Contemporary architecture should achieve a balance between 21st century building practices and the design traditions that characterize Carmel.

- Contemporary architecture should be sensitive to neighborhood context while promoting architectural diversity.
- A design that incorporates the use of natural finish materials, such as stone and wood, is encouraged.
- When appropriate, consider the use traditional roof forms, such as gables, into the design.
- The use of earth-tone colors is encouraged. High gloss and polished metallic finishes are inappropriate.
- Metal windows and roofs are appropriate when consistent with building style.



Design Guideline – Finish Materials



Cement Fiber Board



Aluminum Clad Windows



Composition-Shingle Roofing