



CITY OF CARMEL-BY-THE-SEA

Residential Zoning Code Workshop

December 18, 2018



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
- New Addition Plate height
- Trash Enclosures
- Lighting Standards
- Site Coverage Regulations



Incentivize Existing Homes

Goal: Promote maintaining existing homes rather than demolishing.

- Home Improvement Exception

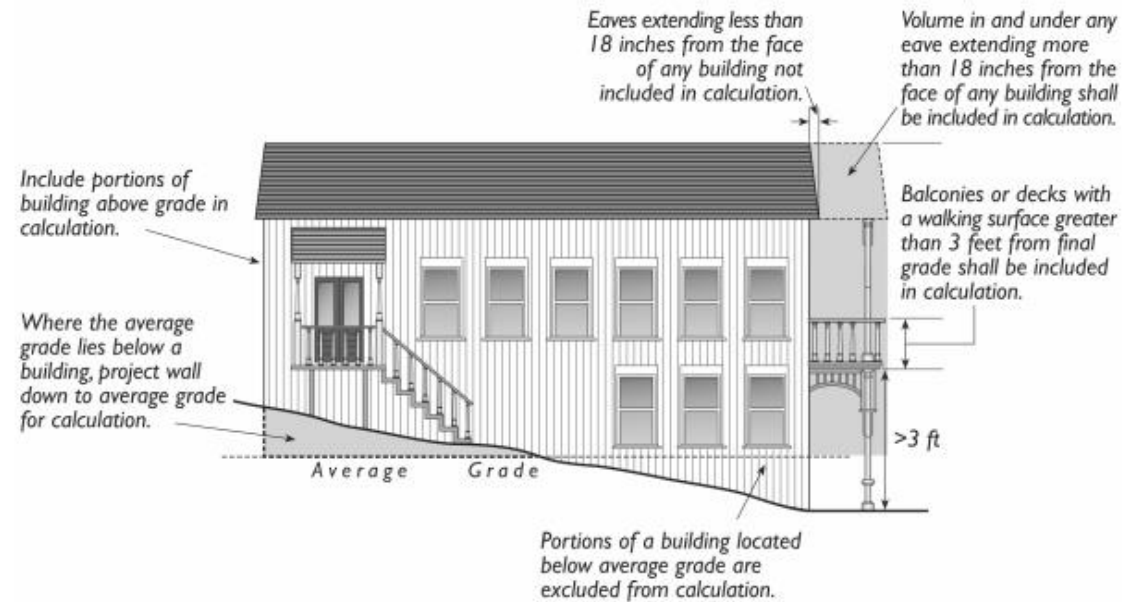




Volume Standards

- 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.





Basement Bonus

- Bonus floor area
- Many new residences capitalize on this program by including large basement spaces.
- One potential issue with this is that it causes properties to be extensively excavated.
- Potentially impact on-site trees and increases the scope of construction.

Goal: Evaluate to determine if it needs to be curtailed to some extent or draft new development standards.

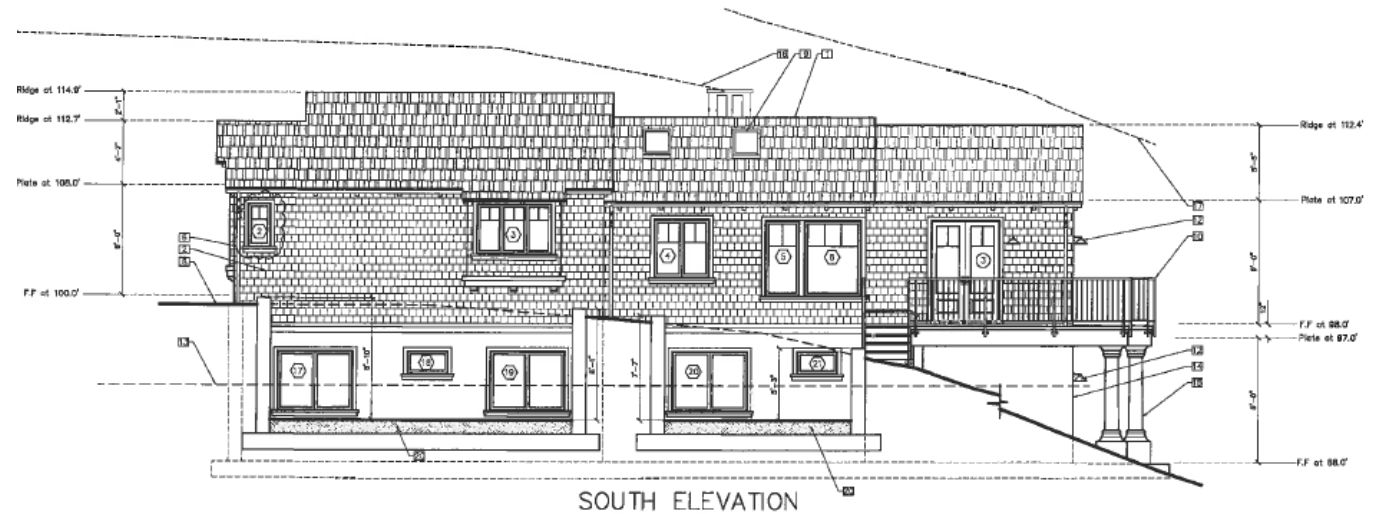




Slope

- “Continuous portions of the site, occupying at least 10 percent of the site area, with a slope greater than 30 percent.”
- Properties are not given credit for unbuildable portions of a lot.
- 30% slope is buildable.
- Municipal Code is much more lenient when the average slope of the entire property is $\geq 30\%$.

Goal: Greater flexibility and consistency.





Detached Garage/Carport

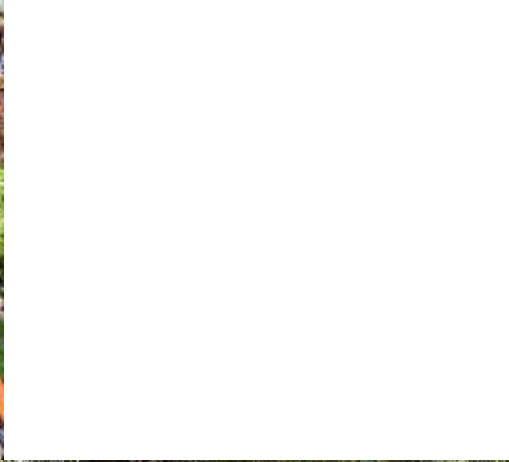


- Detached parking structures are permitted in the front and side-yard setbacks subject to design standards.
- Front-yard setback is generally intended to be a natural open-space area that is free of site developments.
- A large number of designs include detached garages in the 15-foot front-yard setback.
- Could have a negative impact on residential district over time.

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



Site Coverage





Other Items

- Plate Height Relief
 - All a percentage (i.e. 10%) to exceed 18 ft. plate height.
- Trash Enclosures
 - All in the setback subject to design standards and necessity.
- Lighting Standards
 - Dark Sky Standards
 - Correlated color temperature (CCT) of 3,000 and lower
 - Codify the requirement for opaque glass or shielded fixtures



Design Guideline – Finish Materials



Cement Fiber Board



Aluminum Clad Windows



Composition-Shingle Roofing



Design Guideline – Contemporary style





Contemporary Guidelines

- Incorporate natural materials.
- Use of some traditional building forms.
- Earth-tone colors.
- Sensitivity to neighborhood context.