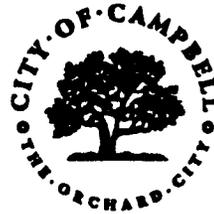


DESIGN GUIDELINES FOR SINGLE FAMILY HOMES
City of Campbell Community Development Department



November 1994



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FOR
SINGLE FAMILY HOMES**

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PREPARED BY:

**CITY OF CAMPBELL
COMMUNITY DEVELOPMENT DEPARTMENT**

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INTRODUCTION

These guidelines were developed to provide guidance to applicants and consistency in design review. The guidelines apply basic design principals which are general in nature and reflect the major concerns of neighborhood compatibility and site planning, including the relationship between residential structures within the neighborhood. Well designed neighborhoods uphold their appearance, adds to the value of homes upon resale, and remain viable places to live over longer periods of time.

Campbell requires design review on all residential construction. The majority of design review is performed by Planning Department Staff. Applications for new homes on lots with a minimum lot size requirement of 8,000 square feet or greater require Site and Architectural Approval from the Planning Commission. Homes in Planned Development Zones also require approval from the City Council.

These guidelines implement criteria for project review contained in the City's Site and Architectural Review Ordinance. As such, it serves as a basis to provide consistent design review from neighborhood to neighborhood across the City.

The policies contained in these guidelines are not meant to discourage innovative designs nor promote a specific style or design type, but to further illustrate the intent of the zoning ordinance. Innovation and creativity are encouraged within the context of the surrounding neighborhood.

The guidelines are intended to assist property owners, architects, and developers in reaching successful solutions to their design needs. It also provides a framework for development which meets the City's goals and objectives for high quality development, and maintaining the positive qualities of Campbell neighborhoods.

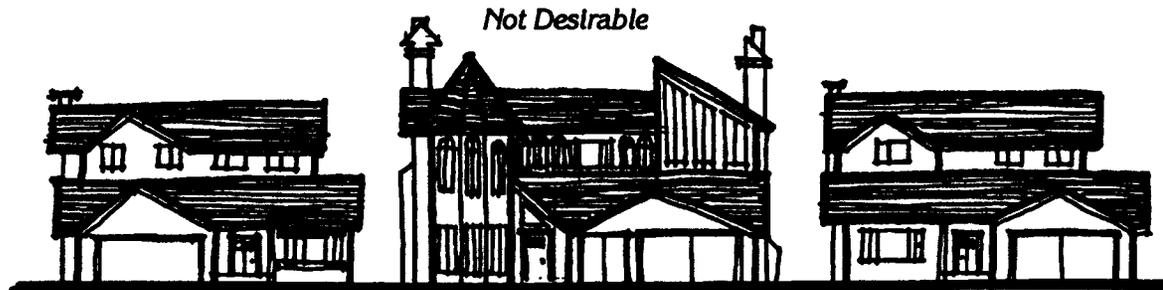
It is recognized that these guidelines do not encompass the full range of possibilities for excellence. For this reason variation from these guidelines will be considered when compensated by a related improvement which contributes to the excellence of the project.

It is important to remember that these guidelines must be used in conjunction with the Zoning Ordinance. The Zoning Ordinance contains precise rules with respect to setbacks, height, lot coverage, open space, and general design principles. Applicants are encouraged to contact the Community Development Department prior to submitting an application to discuss the preliminary design of the project. This will help the applicant determine if the proposal is consistent with the design guidelines and zoning ordinance requirements.

If you have any questions regarding the information in this guidebook, or about a specific project, please do hesitate to contact the Planning Division of the Community Development Department at 866-2140. The Community Development Department is located at City Hall, 70 North First Street.

A. RELATIONSHIP TO ADJACENT HOMES

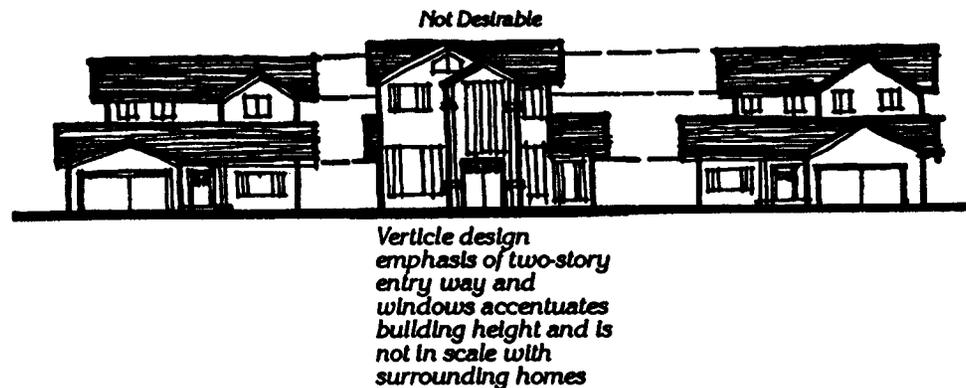
1. New single family homes in existing neighborhoods should be integrated with the existing housing in the neighborhood.
 - a. New projects should avoid abrupt changes that result from introducing radically different designs, design elements, or sizes of structures.
 - b. The design of the home should be visually compatible with adjacent homes. Incorporate distinctive architectural features of homes found in the surrounding area such as shape, finished floor height, porches, bay windows, roof style and pitch, materials, etc.
 - c. Use exterior materials compatible with homes in the surrounding area.
2. Entry features, such as front doors and porches, should be visible as viewed from the street. High walls and fences that block entry features should be avoided.



- Architecture out of context with surrounding area.
- Mixes elements from different architectural styles such as:
 - roof styles
 - chimney element
 - turrets

B. SCALE & MASS

1. Building scale refers to the proportional relationship of a structure to objects next to it, such as other buildings or people. Building mass refers to the overall size of a structure.
2. The perceived scale and mass of new homes should be compatible with homes in the surrounding area. Minimize the use of design features that accentuate the size of new houses so that they do not appear significantly larger than the adjacent homes.

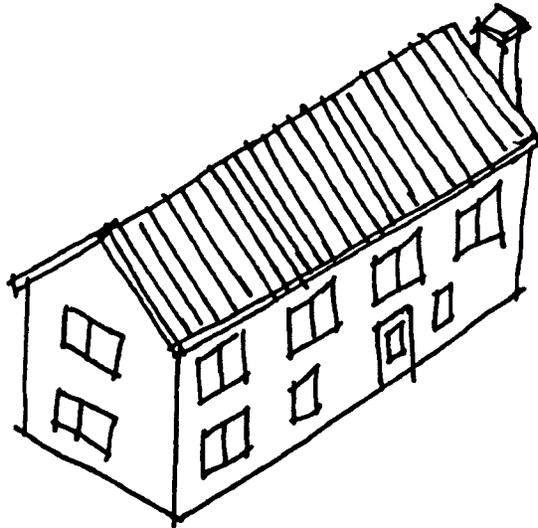


C. SURFACE ARTICULATION (CHANGES WITHIN WALL AND ROOF PLANES)

Houses should be designed with relief in building facades. Long unarticulated wall and roof planes should be avoided, especially, on two story elevations.

1. Changes within the wall and roof planes can be accomplished when one of the forms is setback several feet or when a gable end fronts the street, and through the use of porches that run across the front of the house.

2. Changes within the wall and roof planes can also be accomplished through the use of various materials and textures. This is seen in the use of horizontal wood lap siding, wood trim around windows and doors, and shingle textures on the roofs.



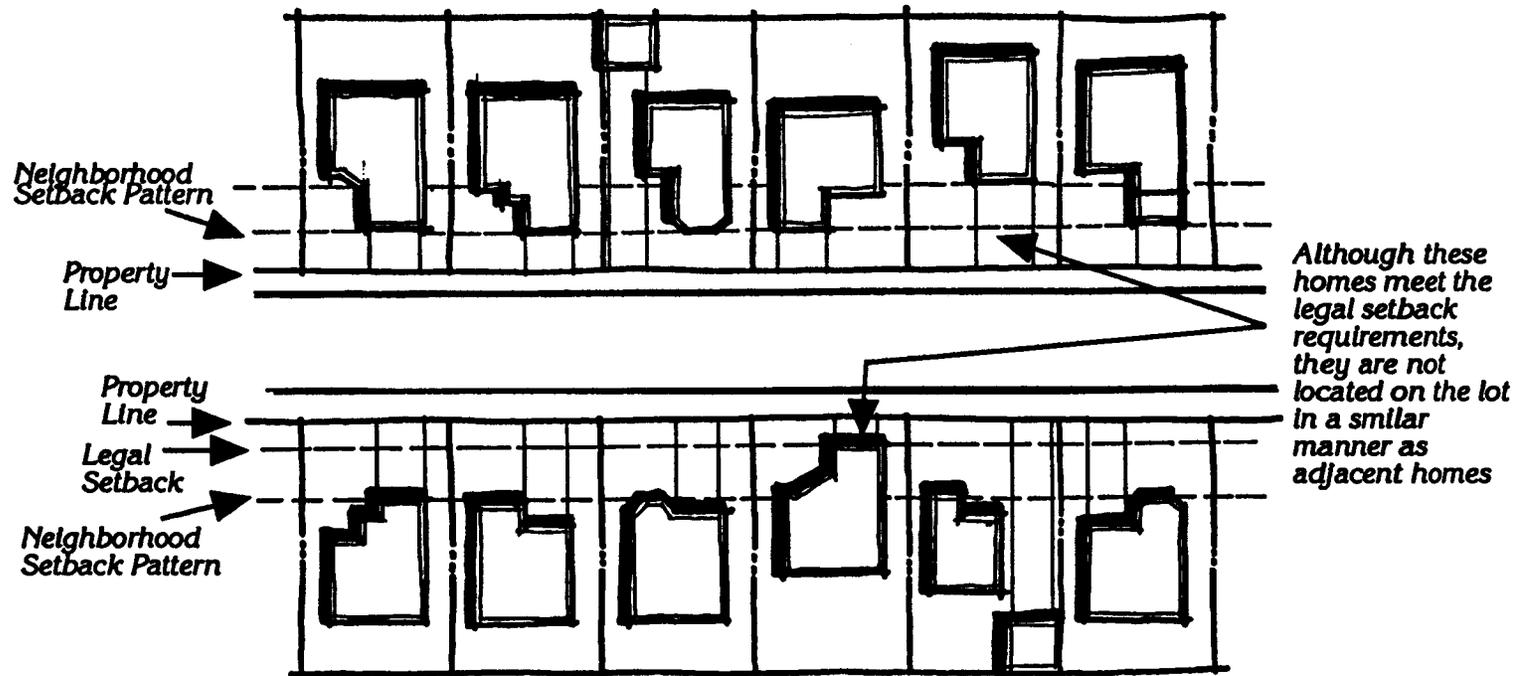
Long Unarticulated Massing



Articulated Massing

D. BUILDING ORIENTATION

1. Houses should have visible front entry ways oriented toward the public street. Rear property lines should not be oriented toward public streets (except for homes along streets classified as arterials).
2. New homes should be located on the lot in a similar manner as adjacent homes within the current setback requirements.

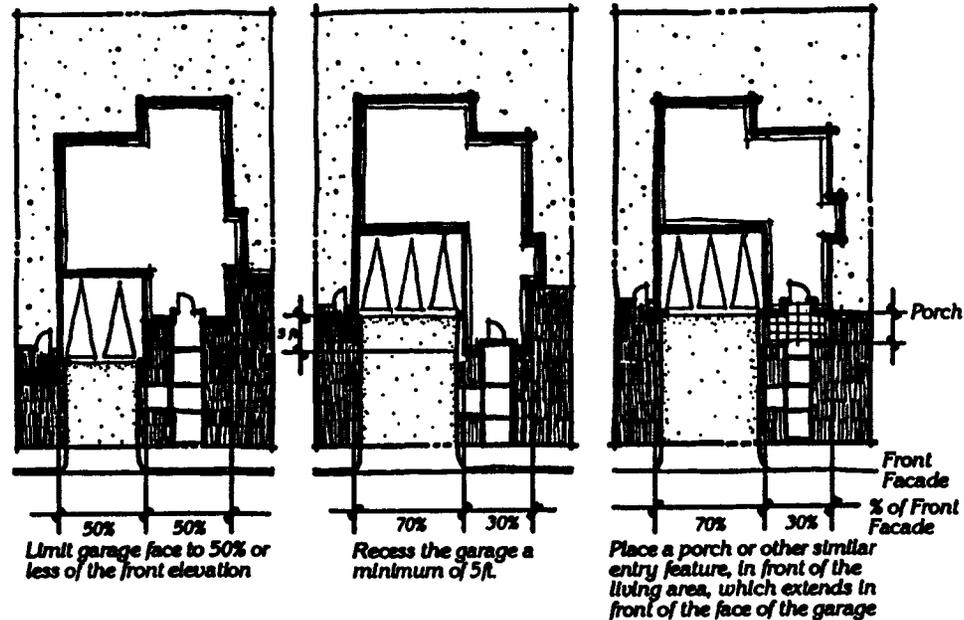


Although these homes meet the legal setback requirements, they are not located on the lot in a similar manner as adjacent homes

E. GARAGE PLACEMENT

The living area of homes should be the most prominent feature of the front facade. To reduce the prominence of garages, house designs should incorporate at least one of the measures below:

1. Garages placed in front of the houses should not exceed 50% of the linear front elevation with the remainder of the elevation devoted to living area or porch.
2. Garages exceeding 50% of the linear front elevation should either:
 - a. Recess the garage from the front wall of the house a minimum of five feet.
 - b. Provide an porch or other similar entry feature, in front of the living area, which extends beyond the face of the garage.
3. Orient the entry to the garage away from the street.
4. Other similar features as approved by the Community Development Director.



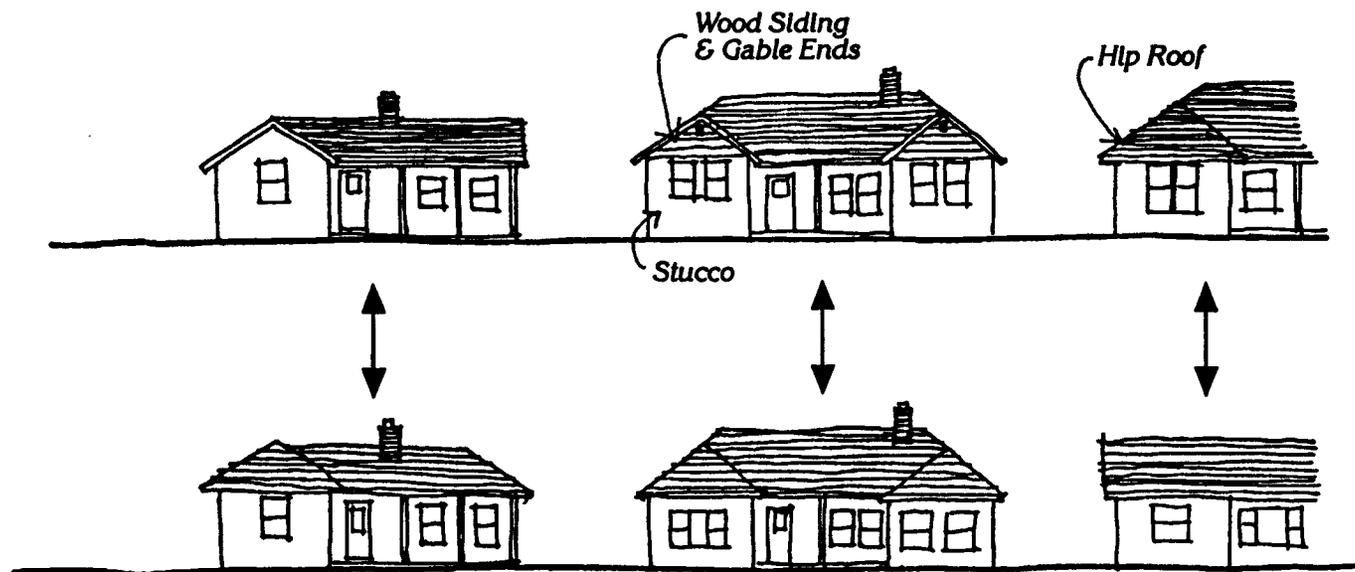
Design features to reduce the prominence of garages

F. FRONTYARD PAVING AND DRIVEWAY CUTS

1. A minimum of 50% of the required front yard area should remain unpaved and not designated for automobile use. Therefore, a maximum of 50% of the front yard area may be paved.
2. Single family homes are limited to one driveway cut. The maximum width for a single family driveway cut is 25'.
3. Increases in the amount of allowable front yard area paving or the number of driveway cuts may be approved by the Community Development Director and the Traffic Engineer if necessary to provide safe ingress or egress from the site or to address special circumstances.
 - a. If additional driveway cuts are approved, the total width of all driveway cuts should not exceed 40% of the lot width.
 - b. When ever possible new driveway cuts should be at least 25 feet from existing driveway cuts. The intent is to retain on-street parking.

G. EXTERIOR DESIGN VARIATION

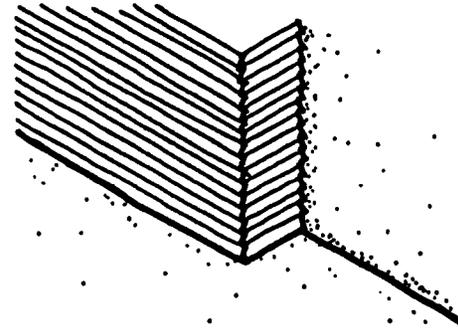
1. Exterior elevations should be significantly varied within a development of two or more units. To accomplish this:
 - a. No two identical elevations should be adjacent to one another nor directly across the street from one another, including mirror image elevations.
 - b. No more than 25% of the homes on a block should have the same elevation.
2. Significant varied exterior elevations means substantial changes in the shape, mass, roofline, front entry treatment, window usage, and materials that can be seen in the designs.



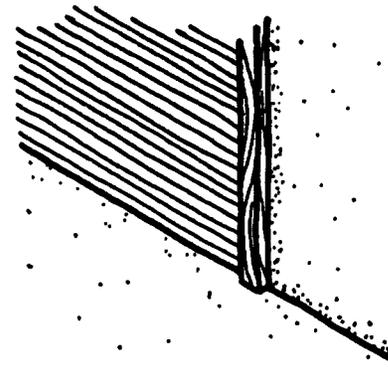
Variations on Designs (same floor plan)

H. BUILDING MATERIALS

Building materials shall be consistently applied and should be harmonious with adjacent materials. Changes in materials or colors should not occur on the same wall plane. Piecemeal and frequent changes in materials should be avoided.



Change of materials or colors should occur with changes in wall plane

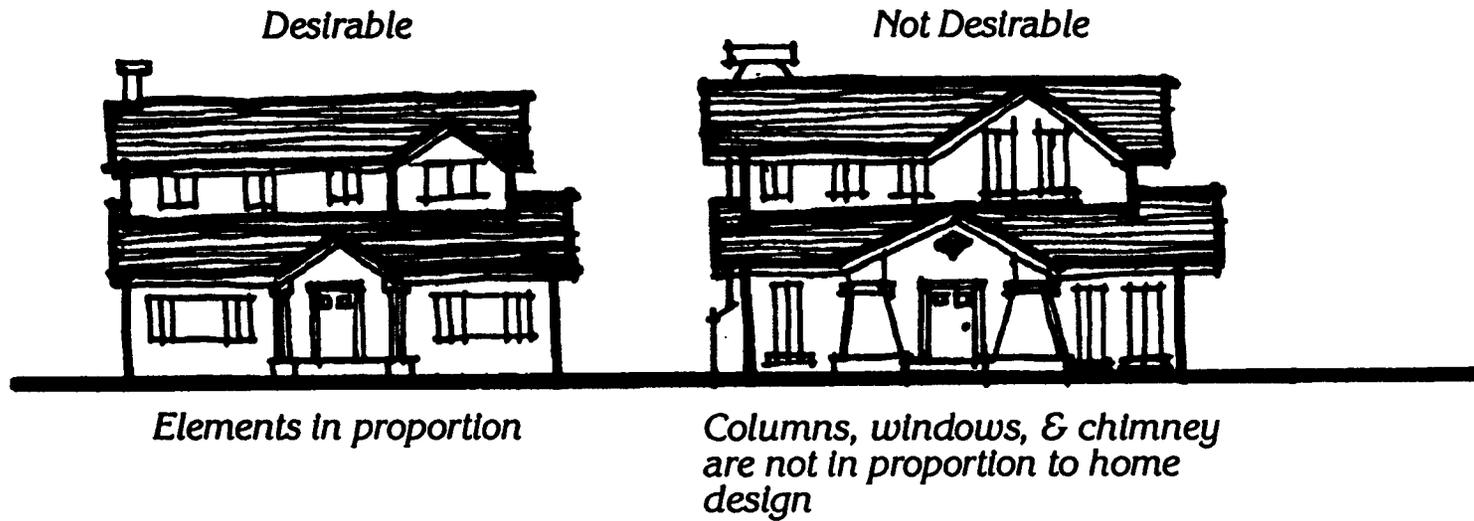


Change of materials or colors should not occur on the same wall plane.

I. ARCHITECTURAL ELEMENTS

The architectural elements of buildings include building openings, doors, windows, and architectural features such as roof elements, columns, and dormers.

1. Architectural elements within the design should be in proportion to the overall home design.



2. Architectural elements should also be balanced on the building elevation. This can be accomplished by vertically and horizontally aligning the elements.

3. The type and style of architectural elements should be compatible with each other and the design of the home.

Desirable



Elements are balanced on the building elevation and are architecturally compatible

Not Desirable



Architectural elements are out of balance and window styles are incompatible

J. PRIVACY

Most privacy impacts are due to the number, placement, and size of second story windows. While it may not be possible to ensure complete privacy between homes, designs should attempt to lessen the impact as much as possible.

- To the extent possible, offset or stagger windows to prevent looking directly into a neighboring room.
- Use smaller windows to help minimize the perception of privacy invasion.
- Place sills as high as possible.
- Provide appropriate landscape screening.
- Use of alternative materials such as glass block or translucent (frosted) windows.

K. GRADING

To avoid accentuating the height of buildings and to ensure the privacy of existing adjacent homes, grading should be limited to the minimum amount necessary to provide adequate drainage.

