

DRAFT 7/28/25

SECTION 8.256.143 DESIGN REVIEW STANDARDS APPLICATION TABLE

General Design Recommendations: In addition to the requirements listed in the table below, project proponents are encouraged to consider the following recommendations:

1. Consider neighbor view blockage from primary windows, as defined in Section 8.256.250.
2. Consider neighbor privacy (as experienced from their primary windows and main outdoor areas), as defined in Section 8.256.250, when constructing new windows and outdoor areas (patios, decks, and balconies).
3. Consider the architectural style of the main entry as a method of "way-finding", but other methods of way-finding are acceptable (e.g., pathways, porches, lighting, landscaping).
4. When feasible, face garages away from or set back from the street. (See Figure 28 in Section 8.256.141)

Applicability of County Regulations: In addition to the requirements listed in the table below, project proponents shall design projects to comply with other regulations, not limited to the preservation of protected trees in accordance with Chapter 8.400 of the County Ordinance Code, protection of sensitive habitat and minimization of hazard per the County's General Plan and Local Coastal Program, and applicable fire codes in Wildland Urban Interface (WUI) zones.

No.	STANDARD	ADUs	ELH, Oak Knoll, Palomar Park, Devonshire (Residential Only)	MidCoast (Residential Only)	All Other DR Areas (Coastal Zone)
	<i>Blue Highlight = Added to standards for area Modified to be objective (shown in tracked changes)</i>				
A	Building Siting				
1	Single story and low eave design shall be used in the transition area between the development and any adjoining areas designated for agriculture, recreation, or open space. The transition area for side-abutting development is defined as within 15 feet from both sides of a shared lot line. The building eave facing the shared lot line shall be no higher than 12 feet or, when the adjoining open space area contains buildings within 15 feet of the shared lot line, the eave shall be no higher than 10% higher than the height of the adjoining building(s). (For low eave design, see Figures 16, 21, and 22).	X (Montara Only)		X (Montara Only)	X
2	Structures are set back from the edge of bluffs and cliffs located in areas of the property that are not visible, as viewed from scenic areas below (See Figure 10).	X		X CDM; other areas	X

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3	If development is proposed on a ridgeline because there is no other developable building site on the parcel, ensure construction maintains and blends with existing vegetative masses and landforms and does not extend above the height of the forest or tree canopy. Please refer to LCP Policy 8.7 for development on skyline and ridgelines. (See Figure 8)	X		X	X
4	Streams, creeks, and other natural drainage systems shall not be altered (e.g., re-directed, channeled) including removal of native, non-invasive vegetation on creek banks. Culverts and bridges over streams may be allowed if necessary to provide access and found not to significantly impact sensitive habitat. (See Figure 7)	X	X	X	X (C)
B Compatibility with Surrounding Buildings					
1	The exterior design of the ADU shall be made compatible with an existing or proposed single-family residence on the same property through the common use of one of the following design elements: building and/or roof form, materials, or color.	X			
2	The design of new buildings shall incorporate building and/or roof forms, colors, and/or materials of the neighborhood, including buildings and natural environment. (See Figures 14, 31 and 32)		X	X	X (Rural area only)
3	An addition to an existing structure shall be made compatible with the existing structure through the use of building and/or roof forms, and color and/or materials.	X	X	X	X
C Building Shapes and Bulk					
1	For the portion of the house above the existing grade, design buildings with shapes that step up or down hillsides in the same direction as the natural grade. (See Figures 5, 6, and 15).		X	X	X
2	Prohibit buildings with an extension built out over a slope supported on stilts higher		X	X	

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	than 10 feet.				
3	Daylight Plane - The daylight plane shall be established on two opposite house sides (i.e., either from the front and rear setback lines, or from the side setback lines, as determined by the project applicant). The daylight plane shall be measured from the setback line at existing grade, upward a vertical distance of 20 feet, and then inward at an angle of 45 degrees until the maximum building height is reached. (See Figure 23)			X	
D Building Articulation					
1	Wall or Facade Articulation: Require Wall or Facade Articulation for walls over 20 feet in length for ADUs; and over 40 feet for houses. One articulation detail is required for every 20/40 feet of the wall length for each story.	X	X (ELH E3; PP F3)	X	
1a	Wall Articulation: Step or off-set extending to grade, with a minimum depth of 4 inches. (See Figure 24)				
1b	Facade Articulation: Architectural detail (decks, bays, windows, balconies), ornamentation, or change in building materials or colors.				
2	Prohibit designs where upper-story walls overhang or cantilever out over lower-story walls by more than 5 feet. Larger wall overhangs and/or cantilevers may be utilized in a modern architectural design to provide a unified design.	X	X	X	
E Entries					
1	Prohibit use of entry towers or singular protruding entry features, with roof/ceiling heights that are more than half of the height of the second floor. (See Figure 27)	-	X	X	-
F Windows, Doors, and Decks					
1	For additions, use the same size (or proportional size) and shape, of the existing windows and doors.	X	X	X	X

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2	<p>Accessory dwelling units Buildings that do not meet the setback requirements that would apply to a primary residence in the same district shall have no windows located above or extending above ten (10) feet on the accessory dwelling unit, measured from finished grade, except on: (1) the side(s) of the building accessory dwelling unit facing the primary residence, and <u>interior of the parcel</u> (2) the side(s) of the accessory dwelling unit that comply with the normal setback requirements of the district. On the sides of the building accessory dwelling unit that do not meet the normal setback requirements of the district, clerestory windows located above ten (10) feet on the building accessory dwelling unit shall be allowed, if they have a lower sill height of no less than six feet from the nearest interior floor of the building accessory dwelling unit, and a total window height no greater than twenty-four (24) inches. Skylights shall be allowed.</p>	X	X?	X	
3	<p>Buildings Accessory dwelling units that do not meet the setback requirements that would apply to a primary residence in the same district shall have no rooftop decks, and no portion of any balcony or deck shall be located above ten (10) feet in height, exclusive of railings, measured in the same manner as height in Section 6439.7, except on the side of the building accessory dwelling unit facing the interior of the property. Buildings Accessory dwelling units that meet the setback requirements that would apply to a primary residence in the same district may have rooftop decks and balconies to the extent otherwise allowed in the relevant district.</p>	X	X?	X	
G	Roofs				

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1	White roofing is prohibited (however, non-white light colors such as pale gray and beige are allowed). Metal roofs are allowed but metallic treatments (silver, copper, galvanized steel) are prohibited.	X	X (ELH/PP G)	X	X
2	Design buildings using primarily pitched roofs where more than 50% of the roof area is pitched.	X (ELH/PP/DEV ON Only)	X		
H Exterior Lighting					
1	All exterior, landscape, and site lighting shall be designed and located so that light is the minimum necessary to support the activity designated for that area, where light bulb is shielded, and light is downward-directed, away from neighbors, and confined to the site. Soffit lighting shall be limited to covered entry areas and outdoor covered patios (limited to a maximum of 1 soffit light for every 5 linear feet of these areas). Flood lights are not allowed. (See Figure 39)	X	X (PP J)	X	X
2	For areas visible from and within 50 feet from scenic and public view corridors, limit the number of light fixtures to the minimum required by Building Code.		X	X	X (Residential Only)
3	Use warm, yellow light tones.			X	X (Residential Only)
I Grading and Hardscape					
1	When an existing on-site driveway can be used to access the site of an ADU, an ADU shall utilize the existing driveway (making alterations as needed) for vehicular access.	X			
2	Prohibit raised building pads of more than 8 inches ² above the existing grade, unless required for technical or engineering reasons identified by a registered civil engineer, licensed architect or geotechnical consultant.	X (ADUs over 500 sf on ground floor)	X (ELH/PP A2)	X	X
3	For lots where the front half of the lot slopes upward an average of 15% or more from the street, do not place more than	X	X	X	

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	30% of the height of the garage below existing grade, unless necessary to meet maximum slope and driveway elevation requirements of the Department of Public Works or applicable fire district, in order to minimize project grading for garage and driveways and alteration to the natural topography.				
4	On sloped sites of 20% or more, no more than 50% of the exterior areas (excluding buildings) may be excavated to provide for a flat terrain for accessory areas, including but not limited to patios, pools, and walkways (excludes driveways).	X	X (ELH/ PP A2)	X	
5	Driveway length and associated parking areas shall not exceed 50% of the length of the property (as measured from the street) except to access a detached garage or carport or ADU located at the rear of the lot. (See Figure 36)	X	X (PP L)	X FROM ILLUS.	
6	Limit the amount of hardscape areas for non-driveway and non-walkways areas (e.g. uncovered patios, non-required uncovered parking areas, outdoor storage areas), to a maximum of 30% of exterior areas (excluding buildings) of the property, unless hardscape areas will be screened by landscaping to reduce visual impact from residential areas and from roadways.	X	X (PP L)	X	X
J	Utilities and Ancillary Structures				
1	Utilities: Install all new service lines underground for the segment extending from the nearest existing distribution point/pole to the new residence or new detached ADU. Applies to residential major remodel/addition where electrical panel will be replaced.	X	X	X	X (Scenic Corridor or Areas Only)
2	When located in areas that are visible from a street or neighboring property, new wells, storage tanks, exterior trash and storage areas, irrigation backflow prevention devices, transformers, air conditioning units, heat pumps, generators, and other ancillary structures shall be screened from view. Screening	X	X	X	

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	materials used shall be durable and compatible with the materials of on-site building(s).				
K	<u>Garages and Carports</u>				
1	A new garage/carport to serve an ADU must not exceed 250 sf.	X			
2	When a prominent garage is unavoidable, use decorative garage door(s) with careful selection of door style, window design, material, color, type (single or double door) to be consistent with architectural style of the house. When feasible, conform to the existing pattern in the size, position, or appearance of the garages in the neighborhood, provided that the pattern conforms with the Design Standards. (See Figure 29)		X	X	
L	<u>Exterior Colors and Materials</u>				
1	Use a minimum of 2 colors or textures on every side of the structure(s).	X	X	X	
2	For the main body color of a house, use colors such as warm grays, beiges, natural woods, and muted greens. The use of cool grays and cool whites, blues, pinks, and yellows for the main body color of the house is prohibited.	X (ELH, PP, Devon only)	X		X Residential Only
3	Prohibit reflective materials, with the exception of architectural copper trim details (roof gutters, downspouts, etc).	X (ELH, PP, Devon only)	X	X	X (A)
4	Use wood (or wood-like) or stone building materials such as board and batten, wall siding or shingles, fire-resistant roof shingles, flagstone, and rock. Use of T-111 plywood is prohibited. In Emerald Lake Hills, Devonshire, and Palomar Park, stucco may only be used as a secondary material occupying less than 50% of the surface area of each building side elevation, with the exception of areas covered by an overhang wider than 5 feet.	X (Detached ADUs only; in ELH, DVON, PP only)	X		
M	<u>Landscaping and Fences/Walls</u>				

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1	Chainlink fences are prohibited in residential areas.	X	X	X	X
2	Non-wood retaining walls shall be surfaced, painted, landscaped or otherwise treated to blend with their surroundings.	X	X (PP K)	X	X
3	Landscaping shall be placed in an organic, natural pattern, and shall avoid linear planting patterns. Linear patterns may be acceptable within an overall modern design concept.		X	X	X
4	Any new landscaping shall give remaining trees adequate space and light.		X	X	X
5	Landscaping along retaining walls is encouraged using planted areas along the bottom and top of the walls to reduce their apparent height and blend with their natural surroundings. Landscaping is required for retaining walls (or tiered wall) with a total height over 10 feet in height from grade.		X (PP J)	X	X
6	All landscaping shall be drought-tolerant, native, and non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be planted. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be planted. Landscaping plan shall comply with Water Efficiency Landscape Ordinance.		X	X	X
N	Multiple Lot Development				
	<i>Multiple contiguous or nearby (within the same block) projects developed concurrently by one owner, applicant, developer, or builder, shall comply with the above standards applicable for residential development for the project area as well as the following additional standards:</i>				
1	Do not use the same, or same but reversed, building elevations and/or floor plans located directly across the street from each other or on adjacent parcels.		X	X	
2	Vary design style, exterior detail, rooflines,		X	X	

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	finish materials, and landscaping so that appearance is not repetitive. (See Figures 15 and 35)				
O	<u>Signs and Parking Lots</u>				
1	Paved areas such as parking lots, driveways, sidewalks, should be secondary to buildings in visual prominence from the street and landscaped to reduce visual impact. (See Figure 37)				X CDM
2	Parking areas shall be screened from residential areas and from scenic roadways.				X CDM
3	On-premise signs should be integrated with the design of the structure and should not extend above the roof line of the structure.				X CDM
4	Brightly illuminated, rotating, reflective, blinking, flashing or moving signs, pennants or streamers are prohibited.				X CDM

Notes for application of standards:

- For figures, see Section 8.256.141.
- When the terms “to the extent feasible” or “when feasible” are used, it shall mean that if a project can be designed to comply with that standard, without conflicting with other applicable design and zoning requirements, the project shall comply with the standard. If a project cannot be designed to comply with the standard and other applicable regulations, it shall be designed to substantially comply.
- ADUs: This section applies to new ADU construction (detached and attached ADUs) in all design review districts. This section does not apply to existing buildings that will be converted to an ADU or to any ADUs outside of design review districts.
- All Other Areas: These design standards shall apply to areas within the Design Review Zoning District that are located in: 1) a non-residential zoning district of the Midcoast Project Area and 2) areas in the Coastal Zone outside of the Midcoast Project Area.