

ADMINISTRATIVE DRAFT

Article 90: Local Area Development Guidelines

Sec. 26-90-005- Purpose

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Sec. 26-90-050- Sonoma Mayacamas Mountains Development Guidelines

Sec. 26-90-050- Sonoma Mayacamas Mountains Development Guidelines

- A. Purpose.** These standards are intended to reduce the visual impact of residential related development within the Scenic Landscape Units of the Sonoma and Mayacamas Mountain area as visible from public roads.
- B. Applicability.** These standards apply to properties within the Scenic Landscape Units of Taylor Mountain, Sonoma Mountain, and Maycamas Mountain designated in the Open Space and Resource Conservation Element of the General Plan and classified with a Scenic Resource Combining Zone. These standards apply to single family dwellings, second dwelling units, residential accessory structures, and related roadways, site grading and utilities (collectively referred to in this Section as "site development"), except as otherwise exempt, that are or would be visible from public roads.
- C. Use of standards.** These standards shall be utilized by the Department and applicable local citizen's committees having jurisdiction to conduct Design Review (Section 26-82-050 and 26-64-050) to evaluate any Building Permit application for a proposed single-family dwelling, and/or an appurtenant structure.
- 1. Effect on existing structures.** A legal single-family dwelling or appurtenant structure existing on the effective date of this Section shall be deemed to comply with this Section. Expansions to an existing single-family dwelling and/or appurtenant structure shall be required to comply with this Section.
 - 2. Exempt structures.** The requirements of this Section shall not apply to:
 - a. An accessory structure that does not require a Building Permit;
 - b. An agricultural structure or use;
 - c. Farm family, agricultural employee and seasonal or year round farmworker housing; and
 - d. A structure that is not or would not be visible at the time of construction from public roads. Nothing in this Section shall apply

to the appearance of a single-family dwelling or appurtenant structure where viewed from a non-vehicular pedestrian, bicycle, or equestrian trail open to the public.

3. **Exemption for sites rendered unbuildable.** One or more of the requirements of this Section may be waived where the Decision Maker determines that strict compliance with these standards would render a legal parcel unbuildable, provided that the Decision Maker shall first find that:
 - a. A single-family dwelling or second dwelling unit and each appurtenant structure, road, driveway and utility line will be located where the least visual impact would result; and
 - b. The proposed development is not in conflict with Section 26-64-050 (Scenic Resources Combining District).
4. **Effect on residential density.** Nothing contained in this Section shall reduce the residential density allowed under this Chapter.
5. **Conflicting provisions.** Where a provision of this Section conflicts with any design standard or guideline of the General Plan, an applicable specific or area plan, or this Chapter, the more restrictive provision shall control; provided that the application of the more restrictive provision shall be limited to only those provisions which address the construction of a single-family dwelling and/or appurtenant structure that is subject to these standards.

D. Site planning standards.

1. **Applicability.** The provisions of this Subsection apply to all proposed site development which, for the purposes of this Subsection includes each proposed dwelling, appurtenant structure, and any related utility line, access road, and driveway except:
 - a. On a site where a building envelope was previously established by way of a Final Map or recorded open space or conservation easement, in which case the structure shall be located within the established building envelope; and
 - b. Where strict compliance with this Subsection would result in a structure being sited contrary to the provisions of Section 26-90-050 (Scenic Resource Combining District), in which case the structure shall be located in compliance with the Scenic Corridor Combining District.
2. **Siting criteria.** All features of site development that are subject to these standards shall, to the extent feasible, be located to be substantially screened when viewed from public roads. The term "viewed" shall mean what is visible to a person of normal eyesight from public roads.
3. **Alternative Siting.** The location of site development in compliance with this Section must be feasible based on the factors of fire, safety, on-site sewage disposal, drainage, geologic and other constraints. Where these constraints make it infeasible to substantially screen the structures, they

shall be located in the least visible location on the parcel, all these factors considered, and shall be subject to the architectural and landscaping standards in Subsections E. and F.

4. **Use of existing vegetation and site features.** Existing vegetation or existing topographic features shall be used, where feasible, to substantially screen site development as seen from public roads. The grading and removal of woody vegetation to accommodate the construction of a single-family dwelling and related non-agricultural improvements shall be limited to only that necessary to accommodate the construction consistent with these standards. The applicant shall provide the Department a site plan indicating any vegetation or topographic features proposed to be used to substantially screen the site development.
 5. **Ridge-line development prohibited. On hills and ridges,** no portion of a single-family dwelling, appurtenant structure, or any portion thereof shall appear against the sky when viewed from public roads.
 6. **Roads and driveways.** The grade and alignment of each new access road, including any driveway, related to the construction of any single family dwelling and/or appurtenant structure shall be located and designed to minimize the visibility of each road and road cut, as viewed from public roads.
 7. **Grading.** All exposed slopes and disturbed soil resulting from site development shall be graded so as to be gently sloping and blend with the natural topography. Regraded slopes and disturbed soils shall be revegetated with indigenous plants, or other plants with similar massing and coverage characteristics suitable to minimize soil erosion.
- E. Architectural standards.** Each single-family dwelling and appurtenant structure shall comply with the following standards, except as may be exempted pursuant to Subsection C.2. (Exempt Structures).
1. **Rural Character.** All new structures shall be designed to enhance the rural character of the surrounding environment.
 2. **Building Materials and Exterior Colors.** The exterior colors of the structure shall be local earth tones blending with the natural environment of the site with a low reflectivity value. An exterior color may be changed to another new color, provided that the new color is consistent with these standards. Building materials such as bricks, natural wood, or stone may be acceptable provided the material used has a low reflectivity value.
 2. **Windows.** Window glazing shall be nonreflective on west-facing slopes with a high potential to result in glare due to direct exposure to the setting sun, or as otherwise required for windows that can be seen from public roads.

3. **Lighting.** Exterior lighting shall be low mounted, low wattage, downward casting with fully shielded fixtures to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking and driveway lights shall be low profile utilizing full cut-off fixtures. Security lighting shall be motion-sensor activated.
- F. Landscaping.** Site development in compliance with this Section shall require landscaping as follows, consistent with Section 7D-3 (Water Efficient Landscape Regulations), Sonoma County Code Chapter 13 (Fire Safety Ordinance), and Emergency Services Department Vegetation Management Guidelines, except as provided by Subsection F.3.
1. **Size and density of plant materials.** Landscaping necessary to accomplish substantial screening shall be of sufficient size and density to screen the structure within 10 years following installation.
 2. **Plant species.** Plant species used for any screening and revegetation required by these standards shall be indigenous, or of a similar character as determined by the Decision Maker. Planting shall also comply with the fire safe standards.
 3. **Waiver of landscaping requirements.** Where the Director determines that because of soil or climatic conditions, the landscaping otherwise required by this Subsection would not be feasible, the Director may waive the landscaping requirements provided that the dwelling and/or appurtenant structure is constructed in the least visible location on the building site. The Director shall not waive the landscaping requirements unless the Director has first determined that the applicant has:
 - a. Explored all reasonable alternative measures to screen or otherwise reduce the visibility of the structures to the same degree as the landscaping requirements that would be waived; and
 - b. Either proposed such an alternative or demonstrated that none is feasible for the particular structure at issue.
- G. Implementation of requirements.** Where a single family dwelling unit or appurtenant structure is subject to the site planning, architectural and landscaping standards set forth in this section, compliance with said standards shall be a condition of approval of a Design Review Permit.

~~Sec. 26-90-050-Taylor Mountain/Sonoma Mountain Development Guidelines~~

~~(a)General Provisions.~~

~~(1)These guidelines shall be known and may be cited as the Taylor Mountain/Sonoma Mountain development guidelines. The area subject to these guidelines is depicted on Figure B at the end of this article.~~

~~(2) For the purposes of this section, the following words and phrases, and any variants of those words and phrases, shall have the meanings respectively ascribed to them by this subsection:~~

~~(i) "Appurtenant structure" means a structure incidental and accessory to a single-family dwelling unit which is subject to these guidelines, including but not limited to a garage, guest house, second dwelling unit, or storage building.~~

~~(ii) "Designated scenic corridor roadway" means and includes the following designated roadways: Adobe Road, Petaluma Hill Road, U.S. 101 Highway between the Lakeville Highway and College Avenue interchanges, Bennett Valley Road, Warm Springs Road, Arnold Drive, State Route 12, State Route 116, and Lakeville Highway, as depicted on Figure B set out at the end of this article;~~

~~(iii) "Feasible" shall mean that which is capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal and technical factors.~~

~~(3) These guidelines are intended to reduce the visual impact of residential and related development within the area subject to the Taylor Mountain/Sonoma Mountain development guidelines as seen from the designated scenic corridor roadways. These guidelines shall apply to single-family dwelling units, appurtenant structures and related roadways, grading sites and utilities, except as otherwise exempt, that are or would be visible from any of the designated scenic corridor roadways. If such a structure is not or would not be visible at the time of construction from such roadways, it is exempt from these guidelines.~~

~~(4) These guidelines shall be utilized by the planning department and applicable local citizen's committees pursuant to Section 26-64-050 to evaluate building permit applications for proposed single-family dwelling units and appurtenant structures in the affected building site areas.~~

~~(5) A legal single-family dwelling or appurtenant in existence as of the effective date of this section shall be considered to be conforming to this section. Expansions of existing single-family dwelling units and appurtenant structures shall conform to these guidelines with the following exceptions:~~

~~(i) The remodeling and repair of an existing legal single-family dwelling or a structure appurtenant thereto in existence on the effective date of this ordinance and which does not comply with these guidelines;~~

~~(ii) The replacement or, over time, the expansion, up to twenty percent (20%) of the floor area, not to exceed five hundred (500') square feet of a legal unit or a structure appurtenant thereto that is in existence on the effective date of the ordinance codified in this section and which does not comply with these guidelines.~~

~~(6) Nothing contained in this section shall apply to:~~

~~(i) Accessory structures that do not require a building permit;~~

~~(ii) Agricultural structures or uses;~~

~~(iii) Farm family, agricultural employee and seasonal or year-round farmworker housing.~~

~~(7)Nothing contained in this section shall apply to views of single family dwelling units and appurtenant structures where viewed from non vehicular pedestrian, bicycle, or equestrian trails open to the public.~~

~~(8)Where strict compliance with these guidelines would render a parcel unbuildable, the single family dwelling unit and appurtenant structures, roads, driveways and utility lines shall be located where the least visual impact would result that is not in conflict with the provisions of Article 64 of this chapter.~~

~~(9)Where the planning director determines that because of soil or climatic conditions, the landscaping otherwise required pursuant to subsection 26-90-050(d) would not be feasible, such landscaping may be waived by the planning director provided that the single family dwelling and/or appurtenant structure(s) are constructed in the least visible location on the building site. The planning director shall not waive the landscaping requirements unless and until the applicant or property owner has (i) explored all reasonable alternative measures to screen or otherwise reduce the visibility of the structures to the same degree as the landscaping requirements that would be waived, and (ii) either proposed such an alternative or demonstrated that none is feasible for the particular structure at issue.~~

~~(10)Where a single family dwelling unit or appurtenant structure is subject to the site planning, architectural and landscaping guidelines set forth in subsections (b), (c), and (d) of this section, compliance with said guidelines shall be a condition of approval of a permit.~~

~~(11)Where the planning director determines that a single family dwelling or appurtenant structure which is subject to these guidelines has become substantially screened, conformance with the architectural guidelines may be waived.~~

~~(12)Nothing contained in this section shall reduce the residential density permitted under this chapter.~~

~~(13)Where the provisions of this section conflict with any other design guideline established under the general plan or an applicable specific or area plan or this chapter, the more restrictive provisions shall control provided, however, that the application of the more restrictive provisions shall be limited to only those provisions which address the construction of single family dwellings and appurtenant structures which are subject to these guidelines.~~

~~(14)The planning department shall develop and maintain a brochure to assist the public in complying with these guidelines. Such brochure shall, at a minimum, address the issues of earth tone paints, low paint reflectivity values suitable to meet the architectural guidelines, and plant materials suitable to comply with the landscaping guidelines.~~

~~(b)Site Planning.~~

~~(1)Single family dwelling units, appurtenant structures and related utility lines, access roads and driveways which are subject to these guidelines shall, to the extent feasible, be sited so as to be substantially screened when viewed from designated scenic corridor roadways. The term "viewed" shall mean what a person of normal eyesight can see from one of the designated scenic corridor roadways.~~

~~(2)The siting of single family dwelling units, appurtenant structures and related utility lines, access roads and driveways pursuant to this section must be feasible based on fire, septic, drainage, geologic and other such constraints. Where such constraints make it infeasible to substantially screen such structures, they shall be located in the least visible location on the parcel, all things considered, and shall be subject to the architectural and landscaping guidelines set forth in subsection (d), below.~~

~~(3)Existing vegetation or existing topographic features shall be used, where feasible, to substantially screen single family dwelling units, appurtenant structures related utility lines and access roads and driveways as seen from the scenic corridor roadways. The grading and removal of woody vegetation for the purposes of construction of a single-family dwelling unit and related non agricultural improvements should be limited to only that necessary to accommodate the construction consistent with these guidelines. The applicant shall provide a site plan indicating any vegetation or topographic features proposed to be used to substantially screen the single-family dwelling unit and related improvements.~~

~~(4)No portion of a single family dwelling unit or appurtenant structure or any portion thereof shall appear against the sky when viewed from a designated scenic corridor roadway.~~

~~(5)Where strict compliance with the provisions of these site planning guidelines would result in a structure which is subject to these guidelines being sited contrary to the provisions of Article 64 of this chapter, the more restrictive provisions shall control.~~

~~(6)The site planning guidelines set forth in subsection (b) do not apply in building envelopes previously established by way of final map or recorded open space or conservation easement.~~

~~(7)The grade and alignment of new access roads, including driveways, related to the construction of single family dwellings and appurtenant structures subject to these guidelines, shall be located and designed to minimize visibility of those roads and road cuts as seen from the designated scenic corridor roadways.~~

~~(8)All exposed slopes and disturbed soil resulting from grading of building sites for single family dwellings and appurtenant structures subject to these guidelines, related access roads and driveways, and the installation of related utilities shall be graded so as to be gently sloping and blend with the natural topography. Such regraded slopes and disturbed soils shall be revegetated with indigenous plants or other plants of a similar character suitable to minimize soil erosion.~~

~~(c)Architectural Guidelines.~~

~~(1)Single family dwelling units and appurtenant structures shall conform to the following guidelines:~~

~~(i)Exterior colors shall be earth tones that have a low reflectivity value and blend with the surroundings. Exterior colors may be changed to another new color, provided that the other new color is consistent with these guidelines. Building materials such as bricks, natural wood, or stone may be acceptable provided they have a low reflectivity value.~~

~~(ii)Window glazing shall be nonreflective.~~

~~(iii) Night lighting shall be designed to minimize visibility from the designated scenic corridor roadways, through the use of low wattage fixtures, motion detectors for security lighting, and low profile lighting of driveways, and similar other measures.~~

~~(d) Landscaping Guidelines.~~

~~(1) Landscaping necessary to accomplish substantial screening shall be of sufficient size and density to screen the structure within ten (10) years following installation.~~

~~(2) Plant species used for any screening and revegetation required by these guidelines shall be indigenous, or of a similar character. Planting shall also conform to the fire safe standards set forth in Chapter 13 of this code.~~