

Single Family Residential
Design Guidelines
City of Cupertino

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I. Introduction

A. Goals and Guiding Principles of Design Guidelines

- Create harmonious homes in scale and design.
- Allow for continued evolution of the city's housing stock.
- Provide a speedy development process for the applicant.
- Provide neighbors with input to the development process.

B. General Plan Policies

All projects must be consistent with the City of Cupertino General Plan policies.

- See Policy 2-15: Scale of Residential Development

Ensure that the scale and density of new residential development and remodeling is reasonably compatible with the City's predominant single family residential pattern, except in areas designated for higher density housing.

- See Policy 2-18: Privacy in Site Design

Ensure that the site design for a residential project has private indoor and outdoor spaces for each unit and common outdoor recreation space.

- See Policy 2-19: Neighborhood Protection

Protect residential neighborhoods from noise, traffic, light and visually intrusive effects from more intense developments with adequate buffering setbacks, landscaping, walls, activity limitations, site design and other appropriate measures.

- Policy 2-20: Minimizing Privacy Intrusion

Keep the sights and sounds of the neighbors from intruding on residents. Techniques can include greater building setbacks, wing walls, window shutters and non-transparent glass.

C. Objective

New homes and remodel and addition projects offer a great opportunity to create a design that is harmonious with and enhances the neighborhood. However, for this to happen one must observe the existing neighborhood characteristics and incorporate those patterns that are appropriate into their design.

A special sensitivity must be shown in the design of two story homes, as they have a greater visual impact on the neighborhood. To reduce the impact of new homes on the neighborhood incorporate the scale, form, and materials found in the neighborhood into the design.

II. Neighborhood Compatibility

Objective

- To soften the transition between existing single story neighborhoods and new two-story development.

Problem

Architectural design of new two story homes may not account for scale, mass and bulk of existing homes in a neighborhood.

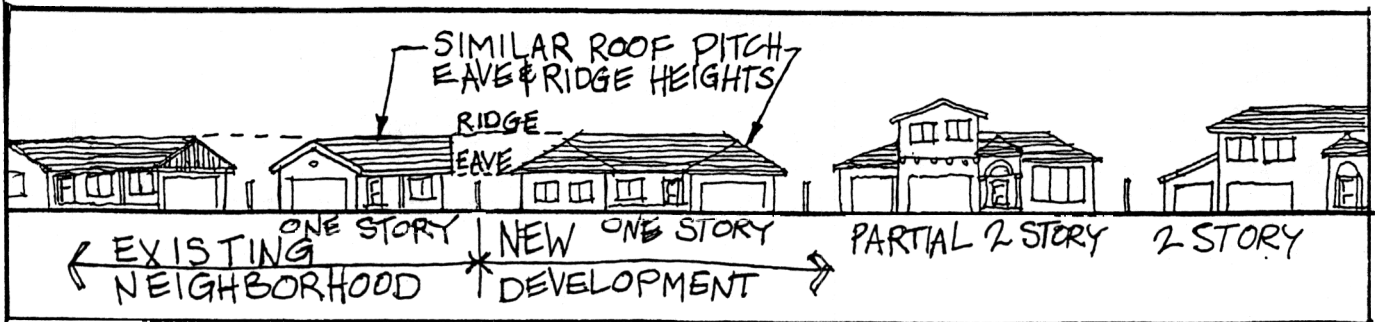
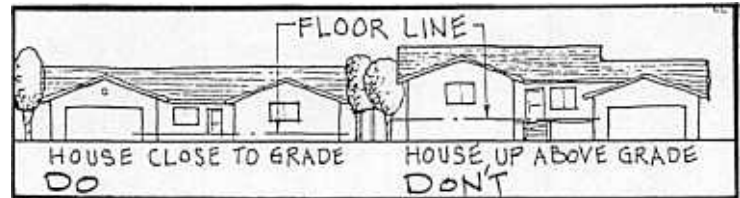
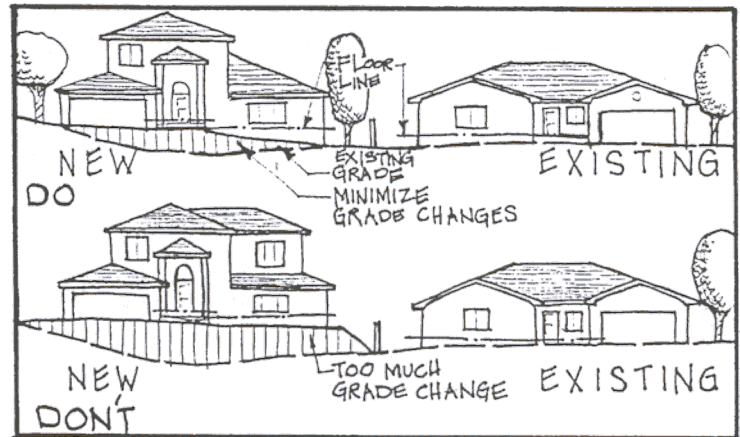
Solutions

- Keep soil grade changes between properties to a minimum.

Set the first floor elevation as close to existing grade as possible. This does not include split-level portions of house.

Balance the appearance of new two story development with those of the existing neighborhood by keeping similar architectural form, roof pitch, eave and ridge heights.

In new home developments, use one story elements at edges of development abutting existing one story homes to soften the transition.

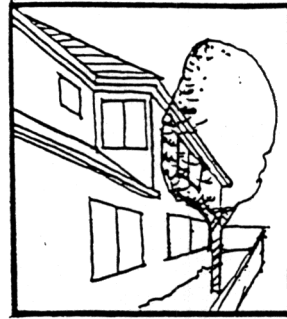


See grading & drainage procedure

See General Plan Policy 2-15

See General Plan Policy 2-20

Where new two story elements or homes are proposed adjacent to single story homes, position new two story windows to protect the privacy of backyard and living areas of existing single story homes. This can be achieved by the use of skylights, clerestory windows, reducing the size of windows, raising the sill height of windows or installing louvers on windows.



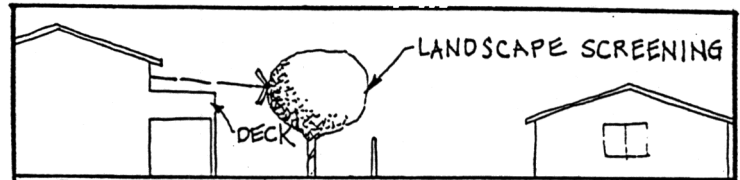
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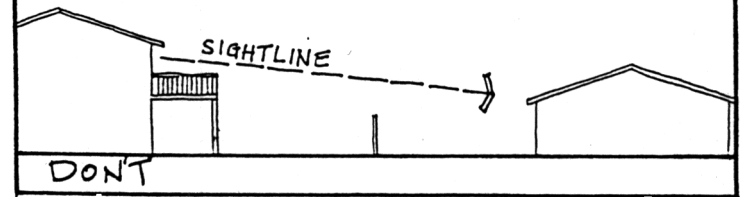
DON'T

See General Plan Policy 2-19

- Privacy protection between new two stories and existing one story homes can also be addressed through the planting of fast growing, non-deciduous trees and shrubs.



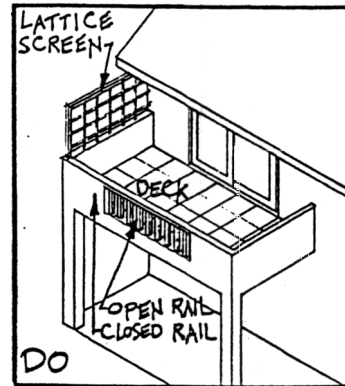
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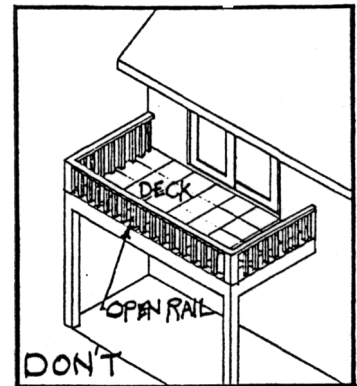
DON'T

See General Plan Policy 2-18

Second story decks should be placed or designed so as not to offer direct views into adjacent property living or backyard areas. Use solid railings instead of open railings. lattice and landscape screening on sides of deck toward sideyards.



DO



DON'T

See Chapter 19.80 Accessory Buildings/ Structures

See Chapter 19.28 Municipal Code

III. Mass & Bulk

Objective

To reduce the appearance of mass and bulk of new structures.

Problem

New two story homes or additions having two story vertical walls appear more massive and bulky, due to lack of regard for building indentation, distance to adjacent buildings or impact to light/air to adjoining properties.

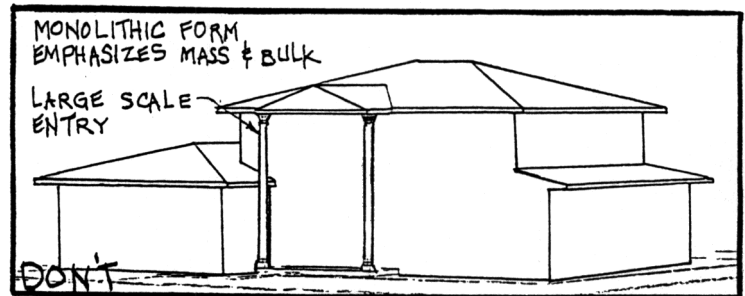
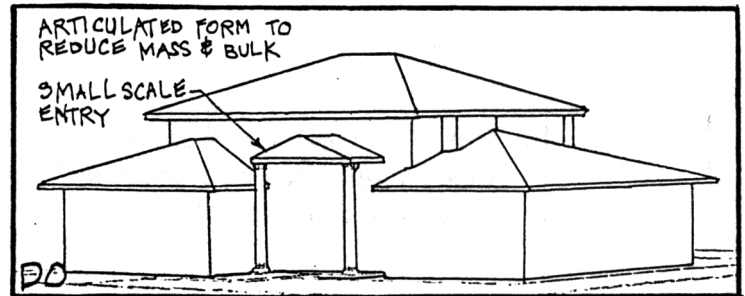
How to maintain the building square footage that the public wants but reducing the visible bulk of a building.

Solutions

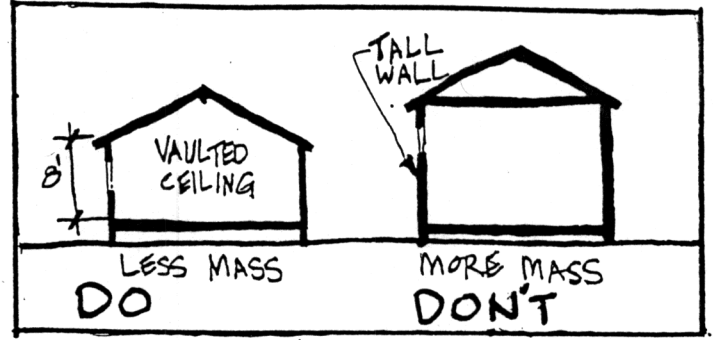
Keep visible second stories wall heights reduced to a minimum by burying them under the roof of the first story.

Add articulations to second story walls where 6' high walls are used over a length of 24'.

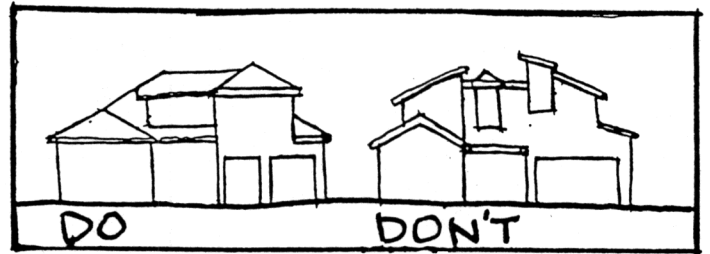
- Reduce the height of entry features to match the eave heights of homes in a neighborhood.



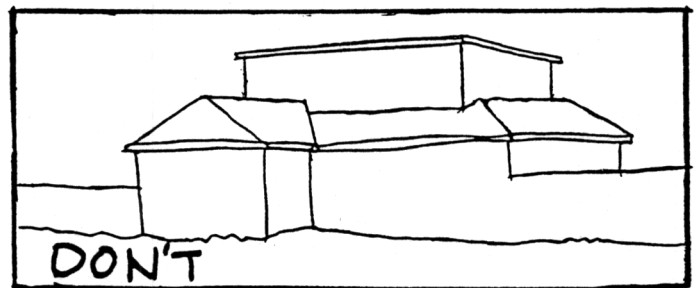
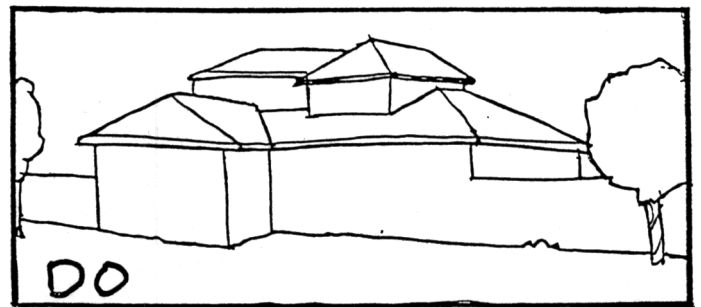
Use vaulted ceiling rather than high exterior walls to achieve higher volume spaces.



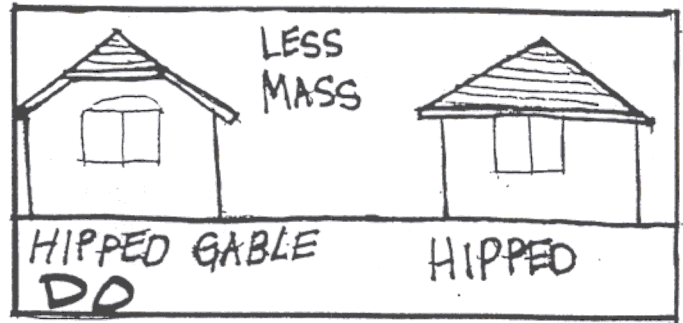
- Use simple building forms instead of overly complex forms. Too many hips and valleys, bays, etc. can create a busy appearance.



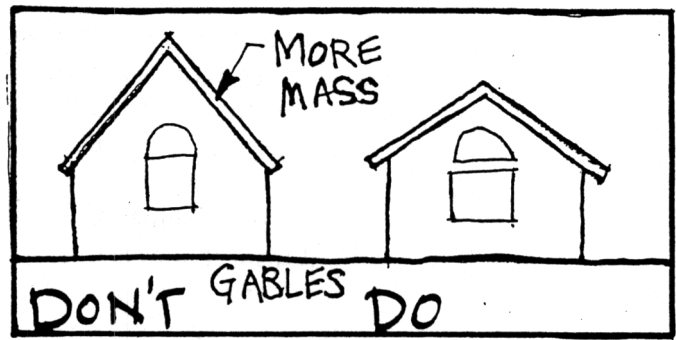
- Setback second story from first floor and shape to relate to existing house. Avoid a boxy looking second story.



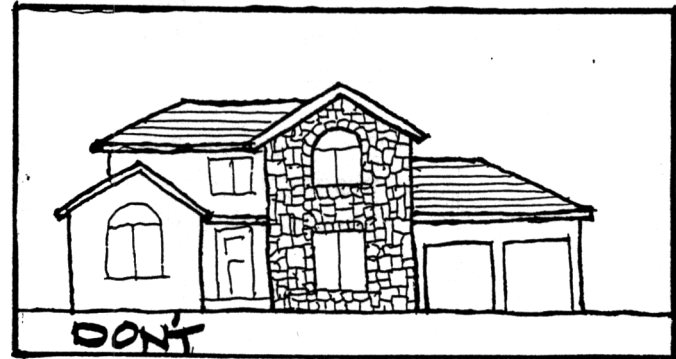
If hipped roofs fit your architectural design, they could be used because they reduce the visual mass of the roof.



The use of steep pitched roof should be avoided, if the architectural design allows.



- Use lighter looking materials on second story such as wood or stucco and avoid using heavy looking building materials such as stone or brick.



IV. Streetscapes

Objective

To promote good site planning techniques that will improve and beautify a neighborhood.

Problem

A neighborhood has a pattern as it relates to building setback from street, orientation of garages/driveways, sidewalk pattern and public street tree type. This pattern should be maintained when new homes are built in a neighborhood.

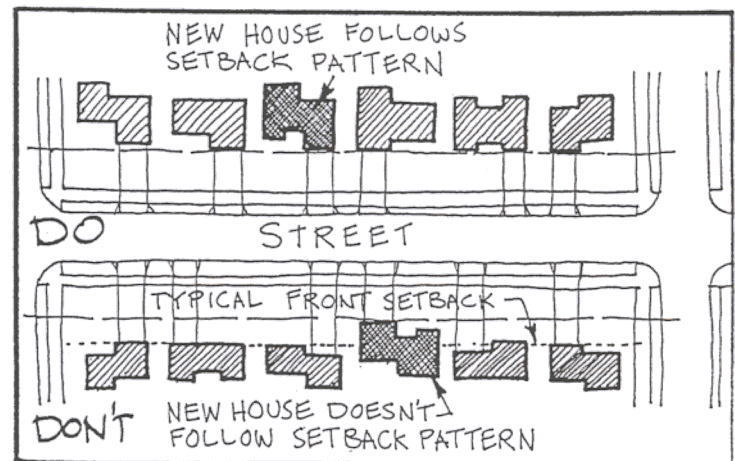
New two-story homes are constructed without installation of front yard landscaping and trees to soften the mass of new two-story elements.

Solutions

Plant a minimum of two non-deciduous trees (1-24 " box, 1-15 gallon) in the front yard, in a location to soften the appearance of the two story elements of a home.

The city requires the owner to plant street tree(s) where none exist when the owner either subdivides the property, builds a new home or improves the structure by adding twenty five (25) percent of the value of the existing structure.

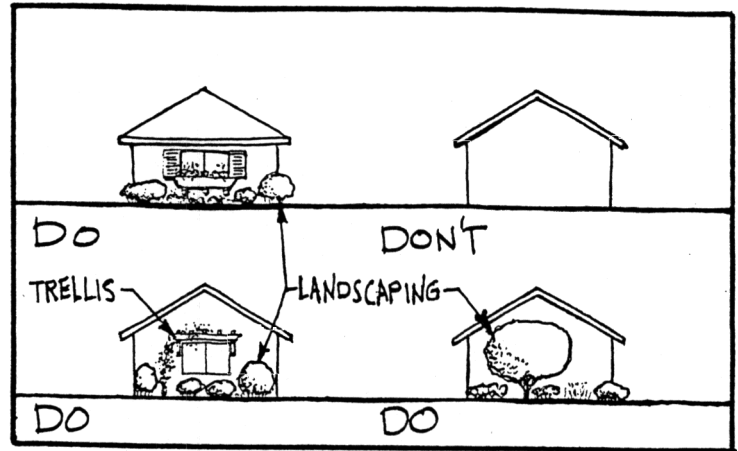
Design the new home to match the existing neighborhood building setbacks and orientation of garages/ driveway.



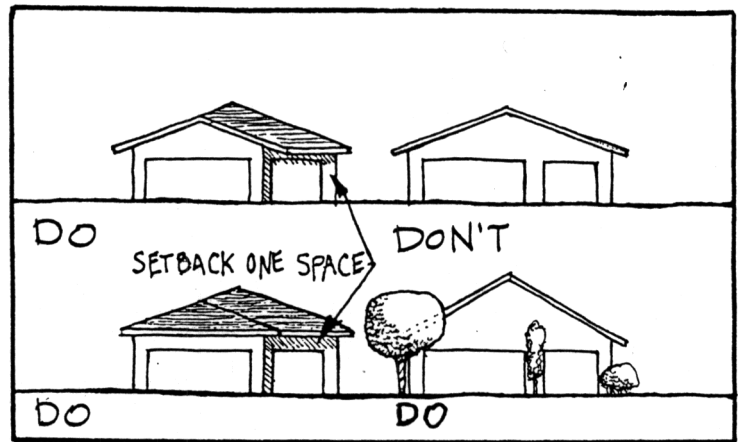
See Chapter
19.28
Municipal
Code

See City
Street Tree
Policy

- When the garage doors are turned away from the street, use landscape planting, trellises, or the installation of a window(s) facing the street to soften the appearance of what would otherwise be a blank wall. Also, the garage doors should have a minimum of contrasting color to blend in the doors appearance.



Three car garages could have one space setback from the other two spaces. Three single width doors instead of a single and a double width door could be used to reduce the scale of the garage. There should not be a three-car wide driveway.



Three car garages can be softened by the use of one tandem parking space behind one of the two parking spaces.

