

CITY OF BELMONT

RESIDENTIAL DESIGN CRITERIA

The Residential Design Criteria (RDC) is a companion document to the Zoning Ordinance. The RDC provides objective, measurable, or quantifiable criteria (standards) for the regulation of building bulk for single-family residential development. The standards contained in the RDC are required in addition to the development review criteria provided in Belmont Zoning Ordinance (BZO) Section 4 (*Residential*).

Section 1 - Scope

BZO Section 4.2.11 (*New Construction*) – New homes and additions must comply with the Residential Design Criteria if the new construction:

- (a) ground floor plate height exceeds 12 feet and roof height exceeds 18 feet (as measured from finished grade), or
- (b) creates or expands an upper floor.

Section 2 - Implementation of RDC Standards

Projects within the scope of the RDC must employ one or more RDC Standards (daylight planes, prescribed articulation, and second story stepbacks) to address building bulk on all affected building elevations.

Section 3 – Daylight Plane

- (a) Daylight Plane for Side Yards. Except as provided in (a)(2), a structure may not extend above or beyond a side yard daylight plane projecting into the parcel at a 45 degree angle from each side property line from an initial height specified in (a)(1) (see figure 1).
 - (1) The initial height of a side yard daylight plane is 14 feet for either: an addition that extends a finished first floor located more than 3 feet above existing grade; or, the downhill side of a parcel with a slope of 15% or steeper measured between the side property lines at the front setback (see figure 4). For all other properties, the initial height is 12 feet.
 - (2) The following encroachments into a side yard daylight plane are allowed:
 - (A) Television and radio antennas, chimneys, flues, eaves, or skylights;
 - (B) Dormers or similar architectural features separated by a minimum of five feet and whose combined total horizontal length does not exceed 15 feet on each side, measured along the intersection with the daylight plane (see figure 2);
 - (C) Gables or similar architectural features whose combined total horizontal length does not exceed 18 feet on each side, measured along the intersection with the

daylight plane, with the intersection of the gable with the daylight plane closest to the front property line located along the roof line (see figure 3).

Figure 1 – Daylight Plane for Side Yards (Chimney Encroachment)

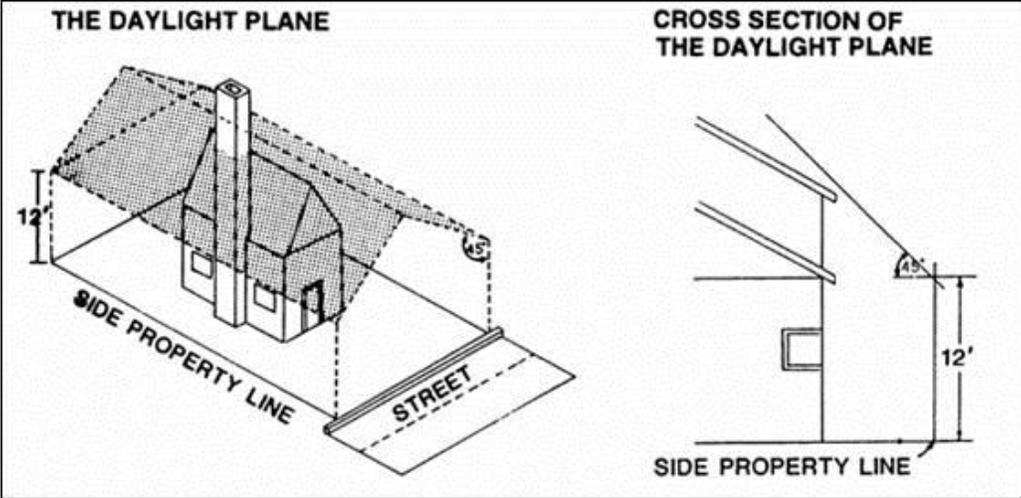


Figure 2 – Daylight Plane for Side Yards (Dormer Encroachment)

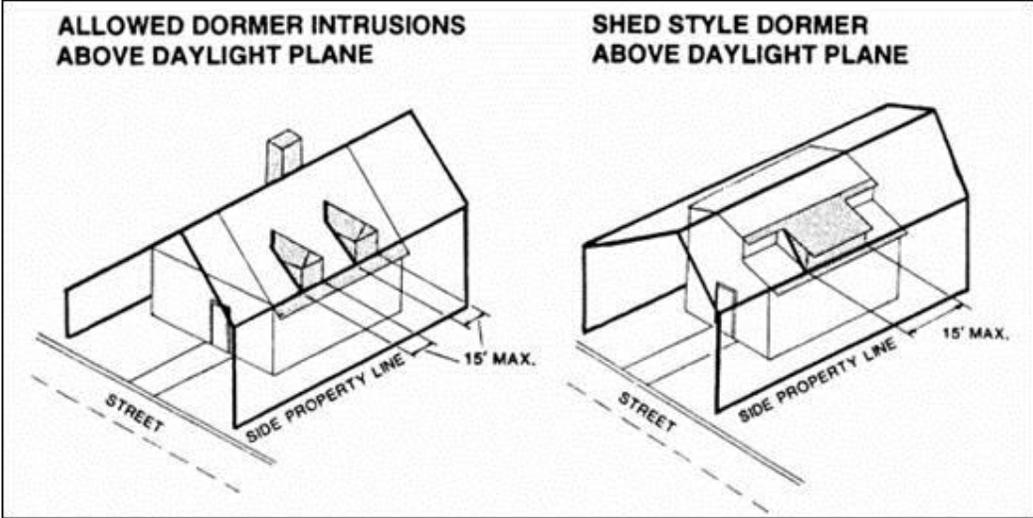


Figure 3 – Daylight Plane for Side Yards (Gable Encroachments)

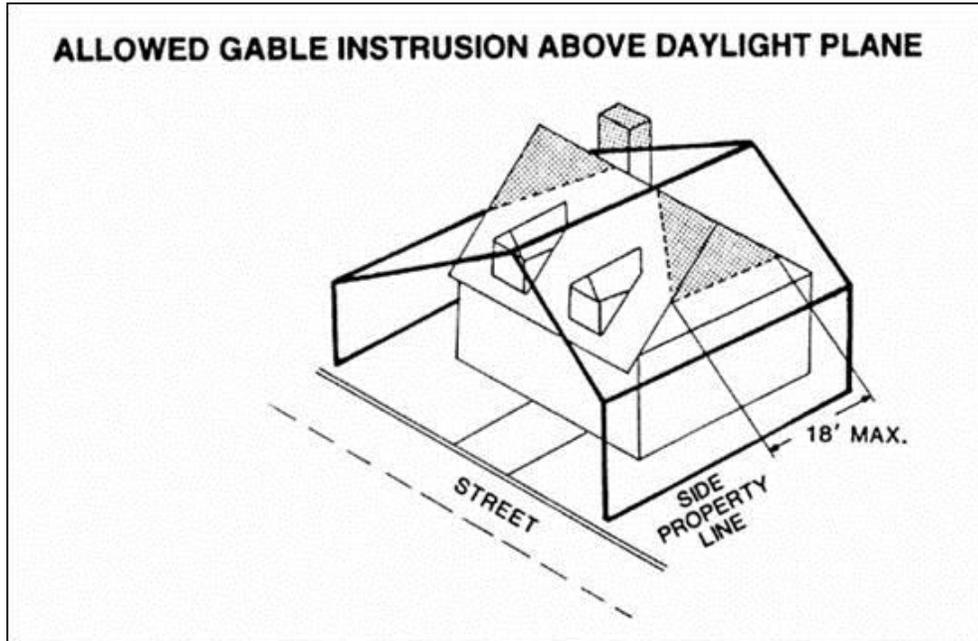
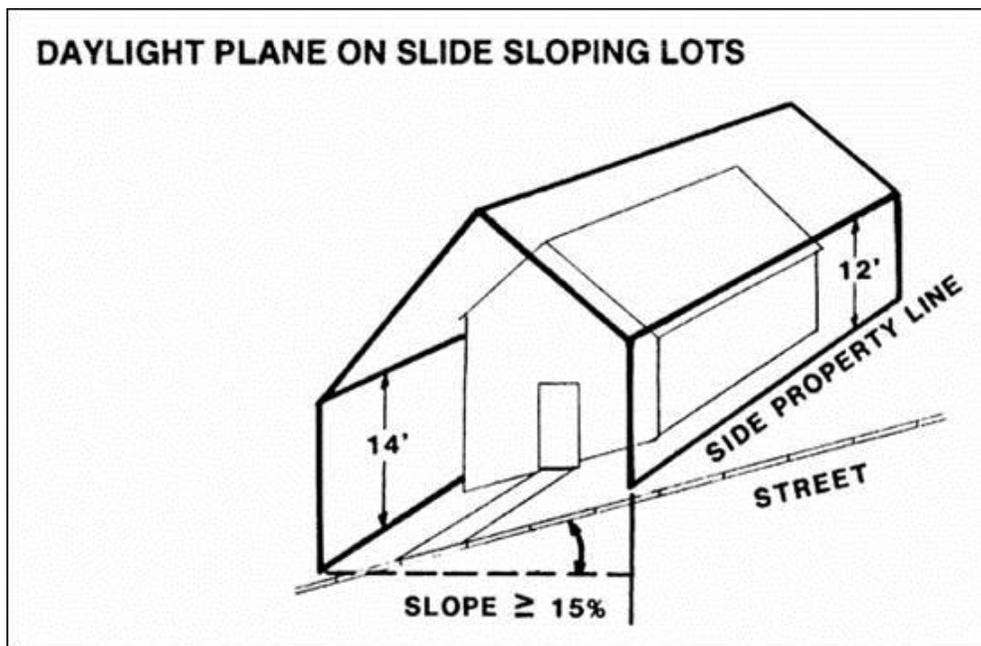


Figure 4 – Daylight Plane for Side Yards (Side Slope Lots)

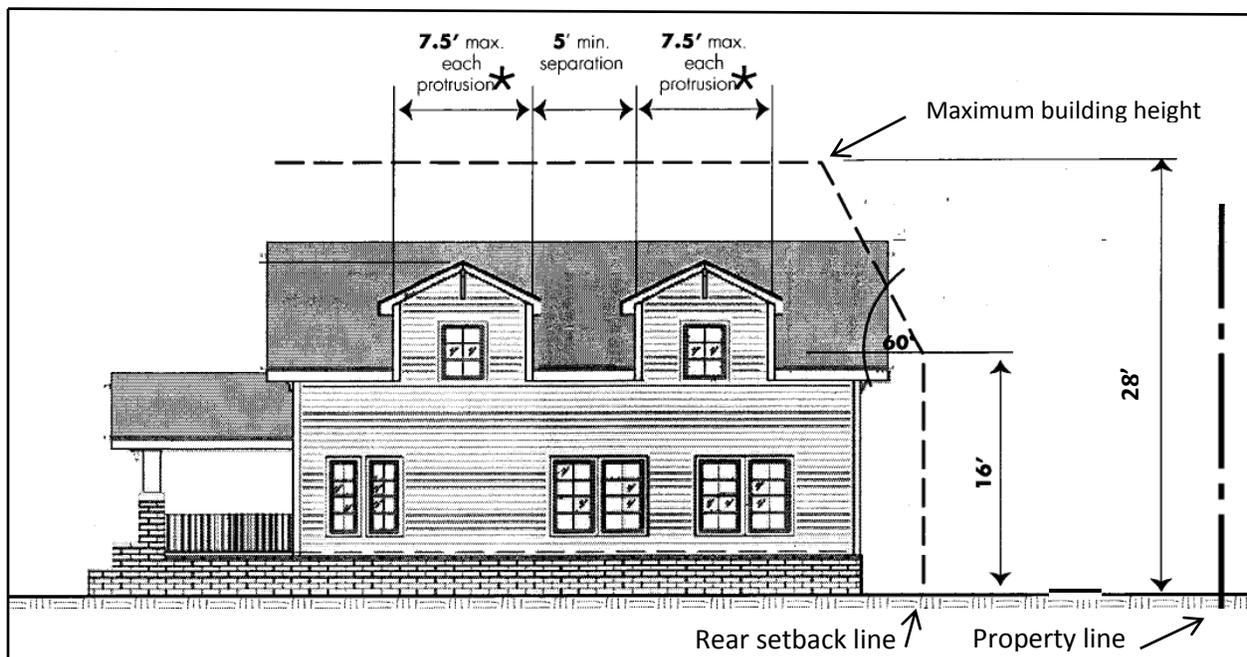


- (b) Daylight Plane for Rear Yards. Except as provided in (b)(2), a structure may not extend above or beyond a daylight plane projecting into the parcel at a 60 degree angle from the rear set back line at an initial height specified in (b)(1) (see figure 5).
- (1) The initial height of a rear yard daylight plane is 18 feet for an addition that

extends a finished first floor located more than 3 feet above existing grade. For all other properties, the initial height is 16 feet.

- (2) The following encroachments into a rear yard daylight plane are allowed:
 - (A) Television and radio antennas, chimneys, flues, eaves, or skylights;
 - (B) Dormers or similar architectural features separated by a minimum of five feet and whose combined total horizontal length does not exceed 15 feet on each side, measured along the intersection with the daylight plane;
 - (C) Gables or similar architectural features whose combined total horizontal length does not exceed 18 feet on each side, measured along the intersection with the daylight plane.

Figure 5 – Daylight Plane for Rear Yard



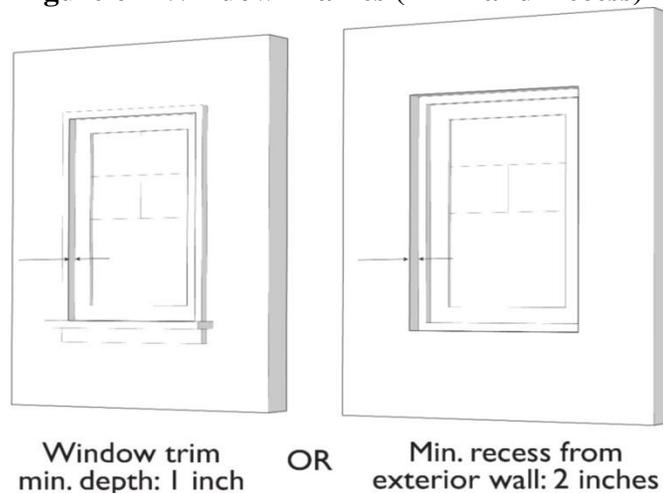
Section 4 - Prescribed Articulation

- (a) Front and Street-Facing Building Facades. Front and street-facing building facades must be articulated a minimum of 50% of the wall area.
- (b) Rear and Interior Side-Facing Building Facades. Rear and interior side-facing building facades must be articulated a minimum of 30% of the wall area.

(c) Minimum Design Standards for Specific Features.

- (1) Projection, offset, or recess of the building wall must be at least 2 feet in depth.
- (2) Projection of bow, greenhouse or garden windows must be at least 8 inches in depth at the farthest point from the exterior walls of the home.
- (3) Projection of bay windows must be at least 10 inches in depth measured at the farthest point.
- (4) Projection of dormers must be at least 2 feet in depth measured at the farthest point from the exterior walls or roof surface of the home.
- (5) Fireplaces and trellises must be at least one foot in depth.
- (6) Projection or recess of covered porch areas must be at least 5 feet in depth.
- (7) Window Trim at least one inch in depth around windows, or window recessed at least two inches from the plane of the surrounding exterior wall.
- (8) Belly bands, timbering and stone/brick base at least two inches in depth.
- (9) Balconies and decks at least 4 feet in depth.

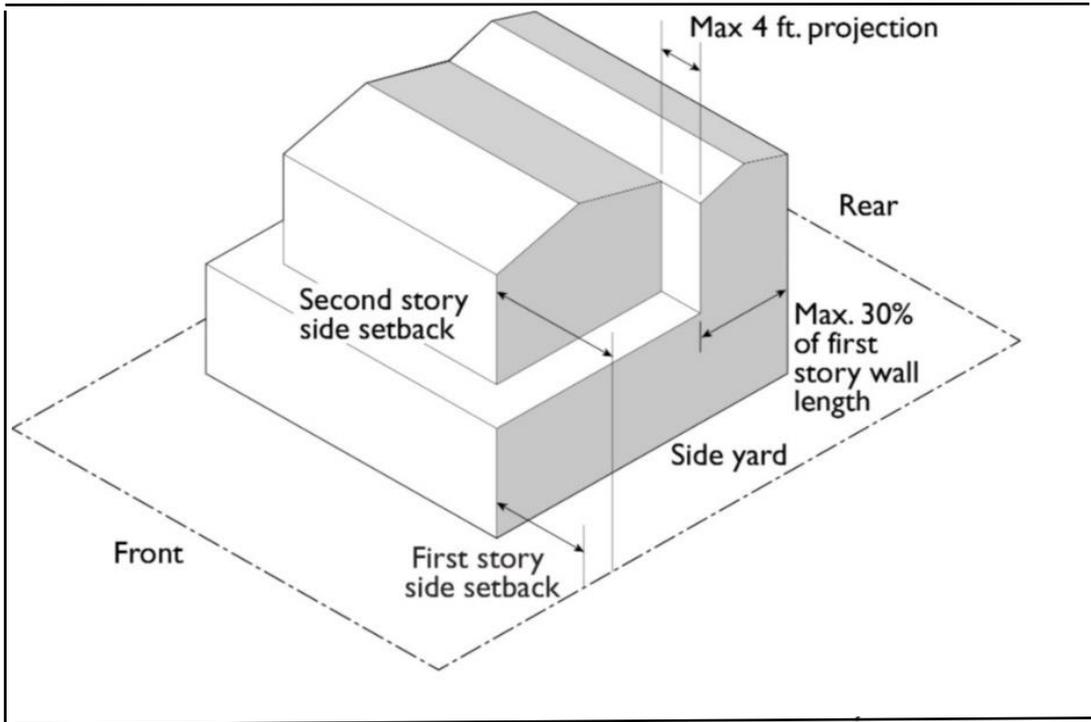
Figure 6 – Window Frames (Trim and Recess)



Section 5 - Second Story Step-backs

- (a) All Elevations. Except as identified in (b), a minimum upper story step-back of 4 feet must be maintained for not less than 70% of the lower story building wall length.

Figure 7 – Second Story Step-backs



- (b) Front – Upslope Lot. Lots that slope upward from front to rear must maintain the minimum front upper story step-back in Table 1 for not less than 70% of the lower story building wall length. Step-backs are measured from the exterior walls of lower floor to the upper floor, exclusive of covered porch areas or decks.

Table 10 – Front Step-back – Upward Slope Lots

Slope of Lot ¹	Minimum Front Step-back
0-15%	4 feet
16-20%	6 Feet
21-25%	8 feet
26% or greater	10 Feet

¹ Slope as measured from finished grade (rise/run) front to rear property lines

Section 6 – Exceptions

- (a) The review authority may approve an exception to the RDC for additions to existing homes, if it makes the following findings:
- (1) The addition will be located to the rear and interior side of the existing home.

- (2) The addition adds no more than 15% to the length of the wall areas before the addition.
- (3) The colors, materials, and architectural style of the addition is consistent with the rest of the home.