

ONE- AND TWO-FAMILY DWELLING PROJECTS

7. STANDARDS FOR ALL ONE- AND TWO-FAMILY DWELLING PROJECTS

Principles

The following standards apply to all types of applicable projects involving one- and two-family dwellings, including new construction of one- and two-family dwellings on vacant and cleared lots, construction of new dwellings on lots with existing houses, and additions and alterations to existing houses.

When projects create or result in building or site elements addressed by the standards, these elements must comply with the standards. It is not necessary to correct existing legal nonconforming conditions in order to comply with the standards. For example, if an existing legally constructed garage is located closer to the street than the remainder of the façade, it need not be moved in order to meet the garage location standard. However, if a garage is newly constructed or expanded as part of a proposed project, it must meet the garage location standard.

Parking and Garages	Project Complies		
	Yes	No	N/A
7A. Carports and Uncovered Parking. New or expanded carports and uncovered parking areas must be located behind or to the side of buildings in relation to any streets fronting the subject property. They may not be located between a building and the street. If a lot contains two or more detached buildings that are located behind one another, surface parking and carports may be located between the buildings but may not be located between the building closest to the street and the street.	☐	☐	☒
7B. Detached Garages. New or expanded detached garages shall be located behind residential buildings. On a corner lot, a new or expanded detached garage may be located to face the secondary street ⁵ and need not be located behind the dwelling in relation to the secondary street.	☐	☐	☒
7C. Attached Garages. 1. <i>Street-facing Garages.</i> Any new or expanded garage with a door facing a street shall meet the following standards:	Meet both of the following:		
a. <i>Width.</i> Garage doors shall not occupy more than 50% of the width of any building façade.	☐	☐	☒
b. <i>Placement.</i> An attached garage may not be located closer to the street than the remainder of the building façade.	☐	☐	☒

⁵ Primary and Secondary Streets. For lots with frontage along more than one street (e.g., corner lots, through lots), the primary street will be considered the street abutting the “front yard,” as defined in AMC Section 30-2. The other street shall be considered the secondary street.

Building Orientation and Entries	Project Complies		
	Yes	No	N/A
7D. Entry Location and Orientation. Building entrances shall be oriented to face the street, according to the following standards.			
1. At least one dwelling unit on each lot shall have a door that:	<i>Meet one:</i>		
a. Faces the street; or	☒	☐	
b. Opens onto a porch with an entrance that faces the street.	☒	☐	
2. If a lot contains two side-by-side detached dwelling units positioned along the street frontage, each unit shall include a door that faces the street.	☐	☐	☒
3. If two attached dwellings are proposed on an interior lot, at least one of the units shall be oriented with a door facing the street. The entry for the other unit may either face the street or be located on a side or rear façade.	☒	☐	☐
4. Street-facing building entries shall be connected to the public street with a pedestrian path.	☐	☒	
7E. Porches. Street-facing building entries must have roofed projections or recesses with a minimum depth of at least five feet and a minimum area of 25 square feet.	☒	☐	☐

Massing	Project Complies		
	Yes	No	N/A
7F. Upper Stories. The floor area of any upper (second or higher) story may not exceed 100% of the floor area of the story directly below plus the area of any recesses on the story directly below.	☒	☐	☐

Architectural Details and Materials	Project Complies		
	Yes	No	N/A
7G. Siding.	<i>Checking "yes" for 1a – 1c indicates that prohibited material is not used.</i>		
1. Prohibited Materials. The following shall not be used as siding materials:			
a. Vinyl (plastic) siding.	☒	☐	
b. Corrugated aluminum panel siding.	☒	☐	
c. T1-11 wood siding.	☒	☐	
2. Specific Requirements for Certain Materials.			
a. Exposed Wood. If exposed wood (other than wood shingles) is used, it shall be painted, stained, or treated and maintained to prevent noticeable weathering.	☒	☐	☐
b. Thin Brick Veneers. Thin brick veneers, where used, shall be selected to give the appearance of full brick. Wrap-around pieces shall be used at window recesses and building corners.	☒	☐	☐

Architectural Details and Materials	Project Complies		
	Yes	No	N/A
c. <i>Fiber Cement and Other Synthetic Siding.</i> Synthetic siding shall have smooth textures. Simulated wood grain textures shall not be used.	☐	☐	☒
7H. Windows.			
1. No Blank Walls. Each street-facing façade must contain windows, a door, or other openings.	☒	☐	☐
2. Window Recess or Trim. At least one of the following standards shall be met:	<i>Meet at least one:</i>		
a. Windows are recessed at least 3/4 inches, measured from the window sash to the exterior wall surface (not including any trim in the measurement).	☒	☐	☐
b. Trim at least two inches in depth is applied along the top and both sides of a window with a sill along the bottom. Trim depth is measured from exterior face of the trim to the window sash.	☐	☐	☒
3. Divided Lites/Muntins. If divided-lite windows are utilized, they may have true/full divided lites or simulated divided lites, in accord with the following standards:			
a. Muntins or grids shall project at least three-eighths (3/8) of an inch from the exterior glass surface.	☐	☐	☒
b. For simulated divided lites, spacers shall be used between panes.	☐	☐	☒
c. Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior or interior of the window, are prohibited.	☐	☐	☒
d. Roll-on or tape muntins are prohibited.	☐	☐	☒
7I. Trim. Window and corner trim shall be no smaller than 1" x 4"; however, if a proposed project has stucco or shingle siding, "stucco mold" window trim 2" to 3" wide may be used.	☐	☐	☒

Objective Design Review Standards Checklist for 3 Story Townhouse and 4 Story Condominiums

Objective Design Review Standards
Adopted 7/24/23

MULTIFAMILY AND MIXED USE DEVELOPMENTS

1. SITE DESIGN

Principles

Site design facilitates pedestrian access, interaction between the public and private realms, and attractive streetscapes. Vehicle access and parking do not dominate street frontages. Instead, vehicle access and parking are subordinate in location and appearance to other site elements such as buildings, pedestrian facilities, landscaping, and yards.

Children's play areas are designed with adequate facilities and protection. Residential projects are designed to provide visibility into children's play areas.

Appropriate landscaping enhances the built environment and provides environmental benefits.

Standards—Site Design	Project Complies		
	Yes	No	N/A
1A. No Gates/Barriers. Public and private streets into new developments shall not be gated or otherwise closed off to vehicles.	☒	☐	☐
1B. Parking Location.			
1. Surface Parking and Carports. Surface parking areas and carports must be located behind or to the side of buildings in relation to the primary street ¹ frontage.	☐	☐	☒
2. Garages.			
a. Parking Entry Location. If a project site fronts on two or more streets, vehicle entries to parking garages shall be located on a secondary street ¹ .	☐	☐	☒
b. Street-facing Garages. Any garage door facing and visible from a primary street ¹ shall meet the following standards:	☐	☐	☒
i. Width. Garage doors shall not occupy more than 50% of the width of any building façade. This limitation does not apply to detached garages located in the rear half of a lot.	☐	☐	☐
ii. Recess. Garage doors shall be recessed at least six inches from the surrounding wall surface.	☐	☐	☐
c. Rear and Side Garages. Garage doors and openings for shared parking facilities located on side or rear façades shall be no wider than a maximum of 26 feet.	☐	☐	☒

¹ **Primary and Secondary Streets.** For lots with frontage along more than one street (e.g., corner lots, through lots), the primary street will be considered the street abutting the “front yard,” as defined in AMC Section 30-2. The other street shall be considered the secondary street. However, Park and Webster streets, as well as any street classified as a Main Street in the Street Classification Appendix of the Mobility Element (Appendix A) will always serve as primary streets, regardless of the location of the subject property's front yard.

Corresponding existing design guidelines and policies on parking location and access:

- Northern Waterfront General Plan Amendment Policy 10.6.v;
- Citywide Design Review Manual policies on auto access in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.C Parking Structure, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, and 2.2.H Courtyard Housing;
- Guide to Residential Design, New Construction, Garages.

Corresponding existing design guidelines on landscaping and use of setbacks:

- Citywide Design Review Manual policies on landscape and open space in 5.2 Setback Areas and 5.3 Plant Materials.

2. BUILDING MASS AND ARTICULATION

Principles

Provide façade articulation or significant architectural details in order to create visual interest. Avoid buildings with a bulky or monolithic appearance.

To create articulation, building facades can be varied in depth through a pattern of offsets, recesses, or projections. Façade articulation elements should be in proportion to building mass. Create buildings that are well proportioned, elegant, cohesive, and harmonious with their surroundings.

Incorporate features that generate interest at the pedestrian level. Avoid blank walls and dull facades that create an uninviting pedestrian environment.

Utilize windows and other transparent openings to provide sufficient light for occupants and create a sense of interaction between residential uses and the public realm.

Standards—Building Mass and Articulation	Project Complies		
	Yes	No	N/A
2A. Façade Articulation. All building facades, except side facades that are five feet or closer to interior side property lines or other buildings on the same property, shall meet at least two of the following standards:	<i>Projects must meet two or more of the following:</i>		
1. At least 25% of the area of each façade is offset (through recesses or projections) at a depth of at least two feet from the remainder of the façade.	☐	☐	
2. For every 50 horizontal feet of wall, facades include at least one projection or recess at least four feet in depth, or two projections or recesses at least two feet in depth. If located on a building with two or more stories, the articulated elements must be greater than one story in height.	☒	☐	
3. For every 50 feet of horizontal building wall, there is a vertical feature such as a pilaster at least 12 inches in both width and depth and extending the full height of the building.	☐	☐	
4. Windows are recessed at least four inches from surrounding exterior wall surfaces, measured from window frame to finished exterior wall.	☐	☐	
5. Individual unit balconies that are at least 60 square feet and have a minimum horizontal dimension of 5 feet and are partially recessed (to at least 25% of each balcony's depth) from the exterior building walls adjacent to the sides of the balconies.	☒	☐	

Standards—Building Mass and Articulation	Project Complies		
	Yes	No	N/A
6. On buildings three stories or taller the ground level of the building is distinguished from upper levels through a material such as stone, concrete masonry, or other material that is distinct from the remainder of the façade, along with a change in plane at least one inch in depth at the transition between the two materials.	☐	☐	
7. On Buildings three stories or taller, the top floor of the building is distinguished from lower levels by a change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials.	☐	☐	
8. The building includes a horizontal design feature such as a water table, belt course, or bellyband, applied to the transition between the ground floor and upper floors.	☐	☐	
9. Cornices or similar moldings and caps are provided at the top of building facades.	☐	☐	
2B. Limitation on Blank Walls.	<i>Projects must include one or more of the following three features:</i>		
1. Ground-Floor Features. Any wall (including the wall of a parking structure) that faces a public street, public sidewalk, public pedestrian walkway, or publicly accessible outdoor space shall include at least one of the following features on the ground floor. No wall may run in a continuous plane of more than 15 feet on the ground floor without at least one of the following features.			
a. A transparent window or door that provides views into building interiors, or into window displays at least five feet deep.	☒	☐	
b. Decorative features and artwork, including but not limited to decorative ironwork and grilles, decorative panels, mosaics, murals, or relief sculptures.	☐	☐	
c. A permanent vertical trellis or planters with climbing plant materials.	☐	☐	
2. Minimum Transparency. At least 30 percent of the area of each street-facing facade must consist of windows or other transparent openings. This requirement applies to portions of buildings backed by residential uses. <i>(For ground-floor transparency requirements for commercial portions of mixed-use development, see Section 5, Mixed-Use Development.)</i>	☒	☐	☐

Corresponding existing design guidelines and policies on building mass and articulation:

- *Alameda Point Town and Waterfront Precise Plan, guidelines on bulk, massing, and façade and entry design;*
- *Citywide Design Review Manual guidelines on building articulation in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, 2.2.H Courtyard Housing, and 4.2.3 Building Articulation.*

3. BUILDING ORIENTATION AND ENTRIES

Principles

Orient buildings to face public streets or public open space in order to create a sense of interaction between residential uses and the public realm.

Include prominent building entries that contribute to visual interest and are welcoming and pedestrian friendly. Facilitate pedestrian access to buildings by providing direct connections to primary entrances.

Standards—Building Orientation and Entries	Project Complies		
	Yes	No	N/A
3A. Main Entry Orientation. Buildings adjacent to a street shall be oriented to face the street, according to the following standards.			
1. Entry Location for Different Types of Sites and Developments.			
a. <i>Interior Lots.</i> If a project site has frontage on only one street, the main building entry shall face the street.	☒	☐	☐
b. <i>Corner and Through Lots.</i> If a project site fronts on two or more streets, the main building entry shall:	<i>Meet one of the following two:</i>		
i. Face the corner; or	☒	☐	☐
ii. Face the primary street. ²	☒	☐	☐
c. <i>Multiple Building Developments.</i> In multiple building developments in which residential buildings are located in the interior of a block, entries may face interior courtyards, common open space, walkways, and paseos. However, those buildings and units that are adjacent to or closest to a street shall have a main entry facing the street. Exceptions for Campus-style Housing Developments with Services. Housing developments meeting certain criteria qualify for alternate site designs. See Section 6.	☒	☐	☐
d. <i>Mixed-Use Buildings.</i> In mixed-use buildings with ground-floor commercial space, the main entry to the commercial space must face a street. The entries to residential units are not required to face the street and instead may be located on a side or rear façade.	☐	☐	☒
2. Door and Porch Orientation. In order to be considered to “face” a street, a building entry shall consist of a door that either:	<i>Meet one of the following two:</i>		
a. Faces the street; or	☒	☐	
b. Opens onto a porch with an entrance that faces the street. The porch shall meet the minimum area specified in 3B below.	☐	☐	
3. Pedestrian Access. Direct pedestrian access shall be provided between the public sidewalk and the main building entry.	☒	☐	

² The primary street will be considered the street abutting the “front yard,” as defined in AMC Section 30-2. The other street shall be considered the secondary street. However, Park and Webster streets, , as well as any street classified as a Main Street in the Street Classification Appendix of the Mobility Element (see Appendix A), will always serve as primary streets, regardless of the location of the subject property’s front yard.

Standards—Building Orientation and Entries	Project Complies		
	Yes	No	N/A
3B. Entry Configuration and Cover. Main building entries shall be configured according to one of the following options:	<i>Project must meet one of the following three:</i>		
1. A shared entry door (serving multiple units) located at the ground floor of the building. The door shall either be a double door or a single door with side-lites or full-length windows to achieve the same width (at least 6 feet) as a double door. The door shall be covered with a roofed projection or recess with a minimum depth of five feet and a minimum area of 60 square feet.	☐	☐	
2. Individual entry doors (serving individual ground-floor units) located at the ground floor of the building. Each entry door may be a single-width door and shall be covered with a roofed projection or recess with a minimum depth of five feet and a minimum area of 25 feet.	☒	☐	
3. A breezeway, the entrance to which shall be framed by vertical elements and covered by a roofed projection or trellis with a minimum depth of five feet and a minimum area of 60 feet.	☐	☐	

Corresponding existing design guidelines and policies on building mass and articulation:

- *Alameda Point Town and Waterfront Precise Plan, guidelines on bulk, massing, and façade and entry design;*
- *Citywide Design Review Manual guidelines on building articulation in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, 2.2.H Courtyard Housing, and 4.2.3 Building Articulation.*

4. ARCHITECTURAL DESIGN, DETAILS, AND MATERIALS

Principles

Incorporate architectural details in order to create visual interest and avoid flat or monolithic-looking building facades.

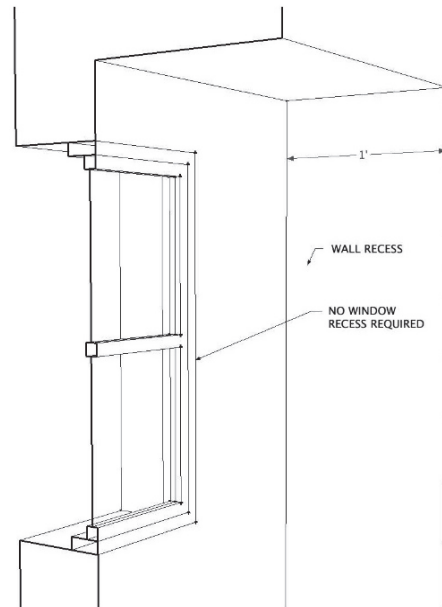
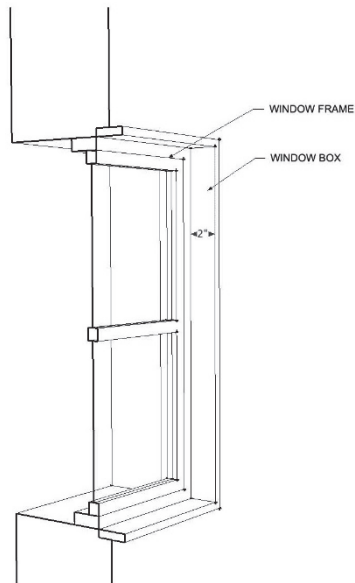
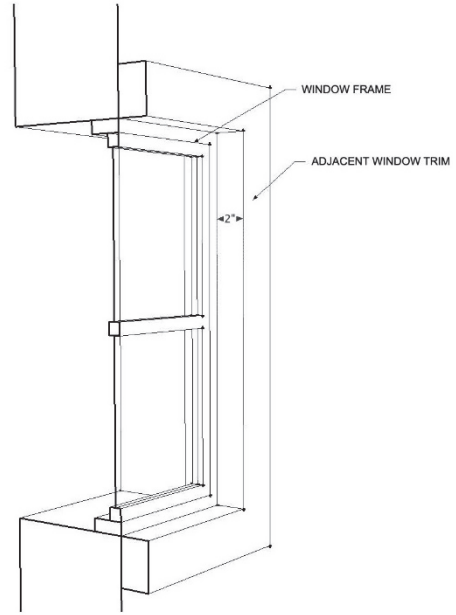
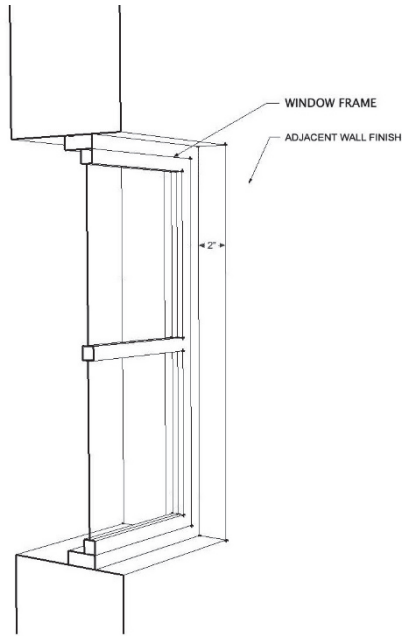
Create shadow lines around windows.

Provide exterior materials that enhance architectural character and quality.

Incorporate balconies as integral components of building facades. Avoid balconies that appear simply attached to or hanging from the exterior.

Minimize visual clutter by locating mechanical and electrical equipment away from public view, coordinating and integrating such equipment into the design of buildings, or screening it with materials that match building exteriors.

Standards—Architectural Design, Details, and Materials	Project Complies		
	Yes	No	N/A
4A. Siding Materials. 1. Prohibited Materials. The following shall not be used as siding materials:	Checking “yes” for 1a – 1c indicates that prohibited material is not used.		
a. Vinyl (plastic) siding.	☒	☐	
b. Corrugated aluminum panel siding.	☒	☐	
c. T1-11 wood siding.	☒	☐	
2. Specific Requirements for Certain Materials. a. Exposed Wood. If exposed wood (other than wood shingles) is used, it shall be painted, stained, or treated and maintained to prevent noticeable weathering.	☐	☐	☒
b. Thin Brick Veneers. Thin brick veneers, where used, shall be selected to give the appearance of full brick. Wrap-around pieces shall be used at window recesses and building corners.	☐	☐	☒
c. Fiber Cement and Other Synthetic Siding. Synthetic siding shall have smooth textures. Simulated wood grain textures shall not be used.	☒	☐	☐
4B. Window Details. 1. Window Recess. Windows must be recessed at least two inches from the surrounding wall, measured from the face of the finished exterior wall or trim to the window frame. Where trim is used to meet the recess requirement, it shall be at least two inches wide. This requirement applies on all sides of a window, not just on the top and bottom. a. Exception. Windows located in a section of wall that is recessed at least one foot from the remainder of the building façade need not be recessed from the wall in which they are located.	☒	☐	☐



Illustrations by Teresa Ruiz

Standards—Architectural Design, Details, and Materials	Project Complies		
	Yes	No	N/A
2. Divided Lites/Muntins. Divided-lite windows, where utilized, may consist of true/full divided lites or simulated divided lites, in accord with the following standards:			

Standards—Architectural Design, Details, and Materials	Project Complies		
	Yes	No	N/A
a. Muntins or grids shall project at least three-eighths (3/8) of an inch from the exterior glass surface.	☐	☐	☒
b. For simulated divided lites, spacers shall be used between panes.	☐	☐	☒
c. Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior or interior of the window, are prohibited.	☐	☐	☒
d. Roll-on or tape muntins are prohibited.	☐	☐	☒
4C. Balcony Design. All balconies on street-facing building elevations shall meet at least one of the following standards.	<i>Meet one or more of the following:</i>		
1. Balconies are partially recessed (a minimum 25% of balcony depth) from the exterior building wall on either side; or	☒	☐	☐
2. Balcony railings are at a minimum 50% see-through.	☒	☐	☐
4D. Equipment Screening. All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings according to the following standards.			
1. All ground-floor mechanical and electrical equipment, except utility meters and EV chargers, on a public street facing building facade shall be screened with landscaping or with screening materials that match the exterior materials, textures, and colors of the building(s) on the site.	☒	☐	☐
2. Window-mounted air conditioning units shall not be visible on the primary street facing building façade.	☐	☐	☒
3. Roof-mounted equipment shall be:	<i>Meet one or more of the following:</i>		
a. Located so as not to be visible from any adjacent street, which shall mean not visible from the sidewalk level of the opposite side of any street fronting the site;	☐	☐	☒
b. Located at least five feet from the edge of any roof of a street-facing building façade; or	☐	☐	☒
c. Screened with a device that matches the color and texture of the building exterior.	☐	☐	☒

Corresponding existing design guidelines and policies on building mass and articulation:

- *Alameda Point Town and Waterfront Precise Plan, guidelines on bulk, massing, and façade and entry design;*
- *Citywide Design Review Manual guidelines on building articulation in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, 2.2.H Courtyard Housing, and 4.2.3 Building Articulation.*
- *Citywide Design Review Manual 4.2.12, Mechanical Equipment and Screening.*