

Single Family Detached and Duplex Garages: Acceptable Corner Locations.

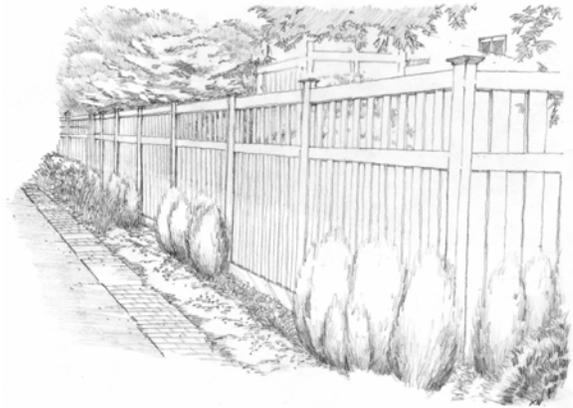
Garages should be set back from the side street by at least 1' for every 2' of garage façade width. Driveways from the front street should be on the interior side of the lot.

F. Fencing

Fences help to define the edges of yards and give privacy to side and rear yards. They are considered background elements that help to highlight landscaping and architecture.

The following guidelines apply to new fencing throughout the Specific Plan area:

1. **Locations:** Side Yard – permitted in side yard setback, except within 5 feet of front building façade. Side Yard on Corner Lot – 10 feet minimum setback from side street right-of-way; one-half of lot depth minimum setback from front street right of way. Alley Fences – minimum 2 feet setback from rear property line.
2. **Height:** 6 feet maximum at rear and side yards; 3 feet six inches maximum in front yard.
3. **Acceptable Materials:** Metal, Wood, Plastic-wood composite (e.g. Trex), Masonry (including veneer). Chain link fencing should not be permitted.
4. **Design:** When a fence is taller than 48 inches, the top 18-24 inches of the fence facing a public street or alley should have a transparency of 30% or greater.



G. Open Space

The following requirements shall determine the amount of required private and common open space:

1. **New Projects**
 - (a) **Private Usable Open Space:** At least 50% of the dwelling units in a project should include private usable open space, as defined in Section 22.04.560 of the Zoning Code, of a minimum of 50 square feet. Private open space may include porches, balconies, and privately owned front and rear yards. All dwelling units in a project are encouraged to include private usable open space. A rectangle inscribed within each private usable open space should have no dimension less than six feet. At least one exterior side shall be open above the level of railing or fencing. Balcony/ railing enclosures should not be see-through.
 - (b) **Common Usable Open Space:** For each unit in a project that does not provide private usable open space as defined above, at least 25 square feet of common usable open space, as defined in Section 22.04.560 of the Zoning Code, should be provided. Common usable open space may be divided into more than one area; however, each area should be a minimum of 450 square feet and a rectangle inscribed within each should have no dimension less than 20 feet. All required common open space should be suitably improved for its intended purposes and all

lawn and landscaped areas should be provided with a permanent irrigation system to maintain such areas. Common open space may include courtyards, terraces, and roof decks.

2. Conversions of existing buildings:

There shall be no minimum open space standards for conversions of existing buildings; however, every effort shall be made to achieve open space in all of the above categories to the extent feasible for the building being converted.

The following diagrams illustrate some of the standards and guidelines specific to each residential building type:

Alley Accessed Front Recessed Side Drive

Single Family /Garage Placement Options

Green Court Configuration

Alley Access Garages Court-yard
Shared Porch Front Access

Alley Access
Front Access

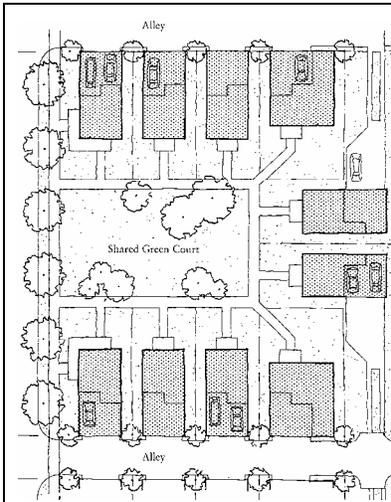
- Minimum 5 foot setback from primary façade to front-loaded garage.
- 16 foot maximum driveway width at street right-of-way.

Duplex

Detached Garages Back yards Alley Garage Entries
On-street parking Public street

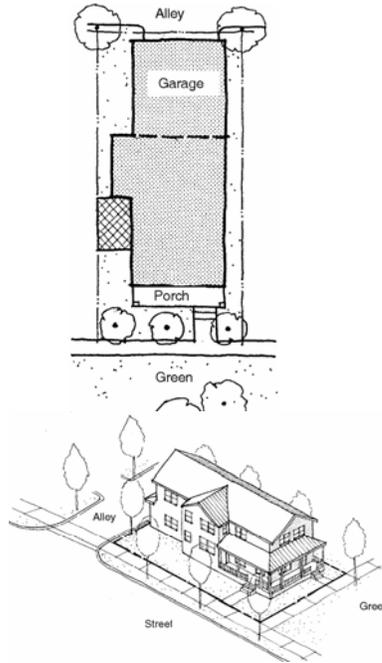
- Garage access from alleys located at rear of lots is required.
- Tandem parking is permitted for up to 50% of units.
- Entry porches are required along 30% of primary façade of each unit or 10' clear, whichever is greater.
- Onsite visitor parking not required for projects of less than ten units.

Townhouse/Rowhouse

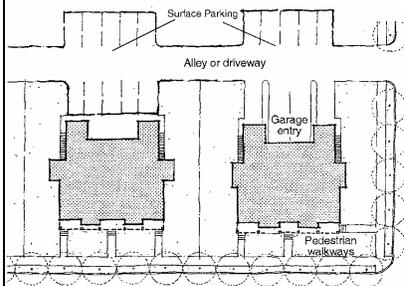


Green Court Configuration

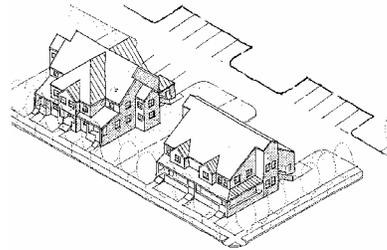
Green Court



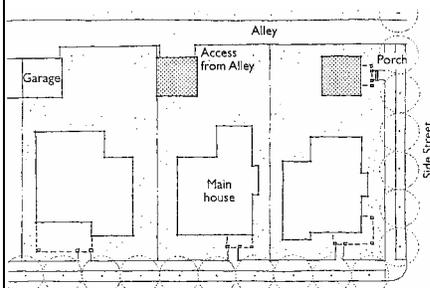
- All houses front onto a shared green space of at least 600 sq. ft. per unit.
- Sidewalks connect front doors directly to street.
- Front porches required, with 5-foot min. setback from green to porch.
- 10 foot min. setback from green to main structure.
- Alley-loaded garages required with 4 foot setback from alley.
- Where porches occur, they should extend at least 10 foot along the front facade



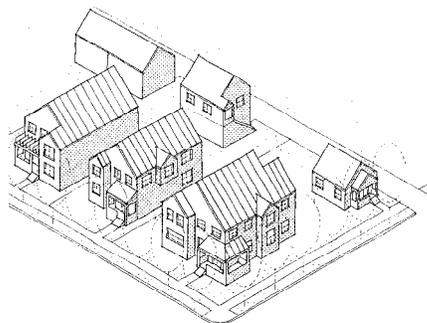
Multi-Family



- Garage access from alley or driveway located at rear of lots is encouraged.
- Encourage pedestrian connections from sidewalks to building entries at public streets
- Projects of ten or more units should provide one guest space per four dwelling units, either off-street or on newly created streets.
- Require entry porches for first floor units which have direct access to public streets.
- Provide balconies for above grade units facing the street.



Secondary Unit



- Secondary Units within rear 1/3 of parcel.
- Secondary Units cannot cover more than 50% of rear yard
- When located on a corner lot the secondary unit should have an entry porch oriented to the side street.
- One on-site parking space required, surface parking allowed.

10.5.4 Architectural Guidelines for Residential Structures

A. Style

The residential character of the individual units should be protected while conforming to the urban character of the applicable Area. Multifamily projects in the Downtown Core Area may have a “Main Street” architectural character, while multifamily projects in the other residential Areas may take their design cues from the nearby historic homes and small multifamily buildings.

B. Scale

- 1) The mass and roof forms of buildings should be varied. In addition to porches, stoops and other entry elements, massing elements such as bay windows, balconies and trellises are encouraged.
- 2) Where considerations of access for people with disabilities allow, the street floor building level should be raised between two and four feet to protect the privacy of ground floor units.
- 3) Façades of multifamily buildings should be divided into shorter segments a maximum of 30 feet in width, to reflect the mass of individual units within the building. This objective can be achieved with varied setbacks, vertical modulation, texture changes on the façade, porches, and balconies.

C. Materials

- 1) New buildings should reflect prevailing architectural styles in Martinez and maintain a high level of craft in construction and materials.
- 2) Exterior finishes should be primarily wood, masonry, and/or stucco.



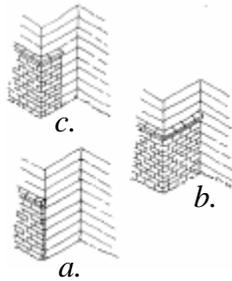
Stucco Finish



Wood Finish

- 3) Material changes should not occur at external corners (“a.” on diagram at right), but may occur at “reverse” or interior corners (“b.” on diagram at right), or as a “return” at least 5 feet from external corners (“c.” on diagram at right.)

- 4) T-1-11 and similar grooved plywoods and pressboards, vinyl or aluminum siding, and vinyl or aluminum trim should not be used.



*Material changes should be at interior corners (b.) or as a “return” at least 5 feet from an exterior corner (c.)
Material changes at exterior corners (a.) are prohibited*

D. Windows

- 1) Provide each primary room with operable windows on at least two sides for balanced natural light and effective cross ventilation.



Windows provide natural light and cross ventilation.



Windows looking onto the street will help make the neighborhood safer by creating more “eyes on the street.”

- 2) Provide at least one major window which looks out onto the street from a living area. Not only will these “eyes on the street” make each neighborhood a safer place, but this connection to the street will help neighborhood interaction.
- 3) Consider locating the windows on the front and back of each building to match its solar orientation. A façade with more windows will work for both south and east orientations. A façade with fewer windows will work for both north and west. South and west facing windows not shaded by roof overhangs could have trellises or awnings. Tailoring window placement to the home’s location creates alternating elevations which vary for practical, ecologically sound reasons.

- 4) Window styles with undivided panes of glass (“single-light windows”) are characteristic of many of the architectural styles prevalent in Martinez and are encouraged. However, some prevalent styles include windows with muntin bars dividing the panes of glass (“divided-light windows”), and manufacturers continue to design ways of achieving the look while still using larger sheets of glass. If simulated muntin bars or snap-in grills are used to create the appearance of divided lights, exterior muntin bars with a raised profile that projects a minimum of one-half inch beyond the glass should be used .

E. Trim

- 1) Trim should be applied consistently around the building. If there is a water-table or sub-fascia in one location on a building, it should occur in all other similar situations on the same building. If there are shutters on one window of a room, there should be shutters on the other windows of that room as well.
- 2) Trim should be appropriately scaled to the size and style of the building. Exceptionally large or overly elaborate trim on a small building can make it look like a cartoon. A large building with overly small and simple trim can look sparse and stingy.
- 3) Trim should be applied three-dimensionally. Horizontal trim bands should wrap outside corners and only terminate at inside corners. Fascia should wrap gracefully from rake to eave.



Trim should be applied three-dimensionally.

F. Roofs

The form of the roof is one of the most memorable and characteristic elements of a residential building. Traditionally, it says much about a building’s style, location, history and construction.

- 1) Keep the overall roof form of each building simple and compact. This is particularly important with smaller buildings. A street of small buildings can feel chaotic if each one has a complex roof.

- 2) Where pitched roofs are used, main roofs shall not be less than a 6/12 pitch, and the pitch of secondary roofs shall not be less than 4/3.
- 3) Roof materials should be appropriate to the style of the building, roof form, and slope. Heavier or more complex roofing materials (tile, concrete tiles) should be placed on simpler roofs - if they are used on complex roofs, they can cause leakage or unnecessary problems. More complex roofs, however, require monolithic, simpler materials (shingles). Allowable materials for roofs include tile, slate, fire-retardant shake, concrete tiles, and composition shingles. Shingles with an architectural grade shadow line, rather than a simple 3-tab, are preferred.



Overhangs and shading devices create visual variety.

G. Garages

All garage doors should be designed to have an attractive appearance. Strong shadow lines should be created around the garage face by recessing the door six inches to a foot behind the adjacent building plane. Another option is to add a trellis that extends at least two feet over the garage face such that it adds strong shadows on the garage door face. Instead of a flat door, multi-panel doors should be used to break down the scale of garage doors.

10.5.5 Landscaping and Site Furniture

Plant Types

- 1) Plantings of shrubs and flowering plants to add variety to the setback areas are encouraged.

- 2) Pathways, pergolas and trellises that are in character with the architectural style of development to add shade and interest are encouraged.

10.5.6 Signage

Style

- 1) Traditional designs that reflect the building architecture are encouraged.
- 2) Signage for multifamily uses should be discreet and subdued.

10.6 ADDITIONAL STANDARDS FOR LIVE/WORK UNITS

10.6.1 Applicability

The provisions of this section apply to live/work units, as defined in Appendix D, Definitions. These standards are in addition to the development standards and guidelines of the applicable Specific Plan area. Refer to Chapter 11 for signage standards and Chapter 12 for parking standards.

10.6.2 Purpose

The intent of this section is to provide for and make feasible the reuse of existing commercial, industrial or residential structures to accommodate live/work opportunities, as well as to provide opportunities for the new development of buildings specifically designed and constructed to provide live/work units.

10.6.3 Floor Area Requirements

The minimum floor area of a live/work unit should be 750 square feet.

10.6.4 Access to Units

Each unit should have access to the living space independent of access to the working space. Access to living space should be provided either directly from the sidewalk or from porches, courtyards, or alcoves, each of which may provide access to up to four units.

10.6.5 Internal Layout

All living space within the live/work unit should be contiguous with and an integral part of the working space, with direct internal access between the two areas.

10.6.6 Occupancy and Employees

At least one of the full-time workers of the live/work units shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary, subject to the occupancy level allowed by the building code. Working space shall be subject to fire code provisions for commercial occupancies.

10.6.7 Retail Sales

Retail space may be integrated with working space.

10.6.8 Business License

A business license shall be obtained in compliance with the City Code for business activities conducted within the live/work unit.

10.6.9 Zoning

Live-work units shall be added to the new zone district of Downtown Shoreline as a conditional use, and to the amended CC zone district as a permitted use.