

Chapter 17.10 R – 1 District Design Regulations

Sections:

- 17.10.1 Purpose and Design Objectives.
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17.10.1 Purpose and Design Objectives.

The purpose of this chapter is to establish standards and requirements for physical development in the R-1 Single Family Residential District. To implement the General Plan and the Coastal Land Use Plan, the following design objectives for the R-1 District are established.

- A. **The Urban Forest.** Site improvements and the public right-of-way should be designed to preserve significant trees and to perpetuate the established urban forest in each neighborhood where it exists. Each site should contribute to the urban forest or other vegetation characteristic of the neighborhood, by harboring an appropriate number and mix of trees and/or shrubs consistent with the neighborhood context and the neighborhood streetscape.
- B. **Neighborhood Design.** Each site shall contribute to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping. It is intended by this objective that diversity in architecture be encouraged while preserving the broader elements of community design that characterize the streetscape within each neighborhood.
- C. **Site Design.** Good site design is essential to good building design. Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. Design solutions should relate to and take advantage of site topography, vegetation and slope. Designs shall recognize the limitations of the land and

work with these limitations, rather than ignoring them or trying to override them.

- D. Mass and Bulk.** Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening.
- E. Scale.** Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs and walkways. Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and shall be avoided.
- F. Boxed-in Neighbors.** Designs should preserve reasonable access to light, air and open space for surrounding properties when considered cumulatively with other buildings in the neighborhood. Designs incorporating tall or bulky building elements located near an adjoining site that is already partially boxed-in by previous development should be avoided.
- G. Privacy.** Designs should respect the privacy of neighbors. The placement of windows, doors, balconies and decks should be sensitive to similar improvements on neighboring properties.
- H. Open Space.** The design of structures shall be coordinated with open space to enhance the park-like environment of the City. Open space should be distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites. Open space is a shared community resource and some front yard open space on each site should remain visible from the street when this is consistent with the context established by neighboring sites.
- I. Landscaping.** Designs should coordinate structural elements with landscaping to achieve a pleasing overall site design. Landscaped open space on site can help enhance the urban forest, or other vegetation characteristic of the neighborhood, by coordinating with open space on

neighboring sites and roadside vegetation. Landscaping also can aid in achieving other design objectives such as breaking up mass and bulk and protecting privacy, but such use of landscaping should not substitute for good building design.

- J. Public Views.** Buildings shall be located and designed to preserve significant coastal views from the public right-of-way in conformance with Section 30251 of the California Coastal Act. The protection of public views should not prevent reasonable development of the site, yet development shall not preclude reasonable protection of any significant coastal view.
- K. Private Views.** Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided.
- L. Solar Access.** Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided.
- M. Equity.** Design controls and conditions of approval should be reasonable and fair.

17.10.2 Dimensional Standards: Lots, Parcels and Building Sites.

A. Legal Building Site Required. Parcels not meeting the criteria for legal building sites shall not be issued any building permits, other than permits for demolition, repair or maintenance, until the parcel has been brought into compliance with this section. A parcel of land within the R-1 land use district shall meet one of the following standards to be considered a legal building site:

1. **At Least 2,500 Square Feet.** A single, independent lot of record in existence on February 4, 1948, with at least 2,500 square feet of land area that was not in the same ownership as one or more adjoining lots of record on that date; or
2. **2,500 Square Feet or More.** Any lot of record of 2,500 square feet or more, that on February 4, 1948 was in the same ownership as one

or more adjoining lots of record and qualifies under one of the criteria below:

- a. A parcel of land in the form of a rectangle having at least 3,700 square feet, composed of 2,500-square-foot lots of record and/or portions thereof that existed on February 4, 1948, and which have been reconfigured either by a lot line adjustment or by a merger of lots in conformance with Section 17.10.4: Lot Mergers.
 - b. A parcel of land in the form of a rectangle having at least 5,000 square feet, composed of two or more whole 2,500-square-foot lots of record that existed on February 4, 1948, and which has been formed by a merger of lots in conformance with Section 17.10.4: Lot Mergers.
3. **At Least 4,000 Square Feet.** A parcel of land having at least 4,000 square feet in area that is composed of one or more whole lots of record, or was composed of portions of lots of record but has been reconfigured through a lot line adjustment, or by a merger of lots, and recorded as one or more whole lot of record.
4. **At Least 6,000 Square Feet.** A parcel of land having an area of not less than 6,000 square feet which is not in the form of a rectangle conforming to the standards below:
- a. All irregularly shaped lots must contain a minimum 20-foot frontage on a public right-of-way, except for parcels of land abutting a public street which shall have a minimum frontage of 40 feet, and except for parcels of land abutting a public cul-de-sac, which shall have a minimum frontage of 30 feet.
 - b. Any right-of-way used for ingress and egress to buildable portions of irregularly shaped lots shall be unobstructed and shall have a minimum width of 20 feet, and the 20-foot right-of-way shall not be considered for purposes of building site area or building site coverage.
5. **Multiple Lots on One Building Site.** No developed building site composed of more than one lot of record shall be reduced in size by establishing one of the component lots as a separate site if such action would create or increase nonconformity with respect to the allowable site coverage, floor area ratio, parking, setbacks, site area or other zoning standards for any site

involved.

B. Fragment Lots. Lot fragments are portions of lots that do not meet minimum standards for building site area. Some existing parcels and building sites contain one or more lot fragments resulting from past activities such as:

1. Lot line adjustments or subdivisions in which pre-existing lot lines, interior to the property, were not removed;
2. Private transactions involving land transfers between parties as in gifts, exchanges, deed transfers, inheritance, etc., which also left lot lines, interior to the property intact; or
3. Designated remainders not divided for the purpose of sale, lease, or financing that were not counted as a parcel for the purpose of fulfillment of requirements for subdivision improvements;

Lot fragments shall not qualify as legal building sites unless joined to whole lots or other fragments to meet minimum building site criteria for size, as established above in this Section and recorded as one or more lots of record.

C. Steep Slope Areas. For areas with an average slope greater than 30 percent, the minimum lot size required for new subdivisions shall increase by the following percentages:

1. *Slopes between 30 and 40 percent.* The minimum lot size requirements shall increase by 50 percent.
2. *Slopes between 40 and 50 percent.* The minimum lot size requirements shall increase by 75 percent.
3. *Slopes greater than 50 percent.* The minimum lot size requirements shall increase by 100 percent.

D. Certificates of Compliance. Any person owning real property or vendee pursuant to a contract of sale of real property may request, and a local agency shall determine, whether the real property complies with all applicable City ordinances and the Subdivision Map Act regarding the formation of legal lots. Upon finding that a parcel complies with the requirements for a legal lot under the Subdivision Map Act and local ordinances adopted pursuant to formation of legal lots, the Department of Community Planning and Building shall issue for recordation a certificate of compliance. If the Department determines that the property does not

comply with applicable State and City requirements, the Director may impose any conditions that would have been applicable to the division of the property at the time the applicant acquired his or her interest. Upon making a determination of non-compliance and establishing conditions, the City shall cause a conditional certificate of compliance to be filed for recordation with the County recorder. In addition, the lot configuration described in the conditional certificate of compliance shall be subject to the coastal development permit requirements of section 17.52 of this Title. Furthermore, any lot configuration described in a [unconditional] certificate of compliance shall be subject to the Coastal Development Permit requirements of the Local Coastal Program (Section 17.52) if the division of land that created that configuration occurred subsequent to January 1, 1977 or February 1, 1973 in the case of a division subject to Proposition 20. Compliance with these conditions shall be required prior to City action on any permit for development of the parcel except as otherwise provided in this Section.

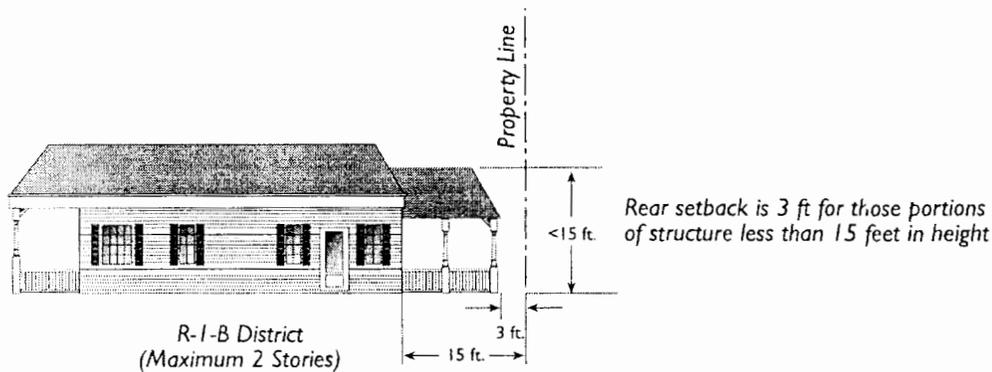
17.10.3 Site Development and Building Standards.

A. Setbacks. Minimum building setbacks shall conform to the standards in Table 17.10-A: Setback Standards for R-1 District.

TABLE 17.10 - A: SETBACK STANDARDS FOR R-1 DISTRICT					
Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of Site Width	3	N/A
Corner Site	15	15	25% of Site Width	3	5
Resubdivided Corner Site	10	15	25% of Site Width	3	9
Double-Frontage Site	15	N/A	25% of Site Width	3	5 (if applicable)

* The rear setback is 3 feet for those portions of structures less than 15 feet in height.

** See Section 17.10.3.A.1 below and 17.6.2: Rules of Measurement.

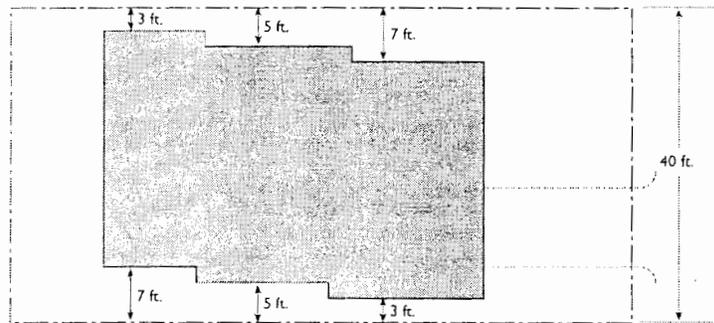


1. **Detached Garages and Carports.** To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission or the Design Review Board within rear yard setbacks or front or side yard setbacks facing a street, subject to the following standards:
 - a. **Front or Side Yard Setback Facing a Street.** The Design Review Board or Planning Commission may authorize a single-car, detached garage or carport not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height in either the front yard setback or a sideyard setback facing a street (but not both) if:
 - i. At least 50 percent of the adjacent right of way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space;
 - ii. The proposed setback encroachment would not impact significant or moderately significant trees;
 - iii. Free and safe movement of pedestrians and vehicles in adjacent right of ways is protected;
 - iv. All development on site will be in scale with adjacent properties and the neighborhood context consistent with adopted design guidelines; and
 - v. Placement of the garage or carport in the setback will add diversity to the neighborhood streetscape.

- b. *Interior Sideyard Setback and/or Rear Setback.* Detached garages may encroach into an interior sideyard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with Design Guidelines.

Figure II-2: Composite Sideyard Setbacks

FIGURE II-1: SIDEYARD SETBACKS



Sideyards setbacks may vary throughout the depth of the lot, but shall not be less than 3 feet on either side or equal to less than 25 percent of the lot width on both sides. The above example shows a variety of setback combinations that equal 25 percent of a 40 foot wide lot.

2. **Setback Exceptions.** The following table identifies allowed exceptions to setbacks in the R-1 District:

TABLE 17.10 - B: SETBACK EXCEPTIONS IN R-1 DISTRICT						
Design Element	Front Setback		Rear Setback		Side Setback	
	Allowed	Limits	Allowed	Limits	Allowed	Limits
Chimneys	Yes	24 in.	No	N/A	No	N/A
Driveway	Yes	N/A	Yes	N/A	Yes	18 in.
Eaves	Yes	24 in.	Yes	18 in.	Yes	18 in.*
Entryway/ Porch	No	N/A	No	N/A	Yes	18 in. Street side only, uncovered
Fences/ Walls/Arbors	Yes	Refer to Table 17.10.G	Yes	Refer to Table 17.10.G	Yes	Refer to Table 17.10.G
Garage/ Carport	Yes	Refer to Sec.17.10.3.A .1	Yes	Refer to Sec.17.10.3.A .1	Yes	Interior side of corner lots only
Garbage Enclosure	No	N/A	Yes	3 ft. from property line	Yes	3 ft. from property line
Ramps	Yes	Max. 4 ft. width	Yes	Max. 4 ft. width	Yes	Max. 4 ft. width
Masonry Stoops and Stairs	No	N/A	No	N/A	Yes	First floor only
Walkways	Yes	Max. width into setback: 4 ft.	Yes	Max. width into setback: 4 ft.	Yes	Max. width into setback: 4 ft.
Terraces	Yes	N/Z	Yes	N/A	Yes	N/A
Window Wells	No	N/A	Yes	3 ft. from property line**	Yes	3 ft. from property line**

* Eaves shall not encroach into any minimum side-yard for more than 20 linear feet per side.

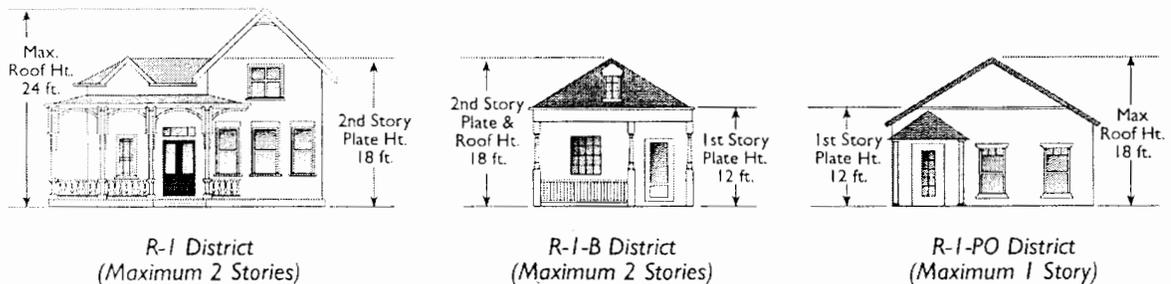
** All window wells that encroach into setbacks shall meet the minimum length, depth, and width requirements for egress and access to light.

B. Height Limits. The following height standards apply to the R-1 district. Where conflicts between two or more of these standards occur, the more restrictive limits shall apply.

TABLE 17.10 - C: MAXIMUM HEIGHT STANDARDS			
	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height Of First Story (in feet)	18	18	18
Plate Height Of First Story (in feet)	12	12	12
Roof Height Of Second Story (in feet)	24	18	24*
Plate Height Of Second Story (in feet)	18	18	18*

* See Section 17.20.10: Required Planning Commission Review and 17.20.11: Review Criteria.

Figure II-3 Maximum Heights

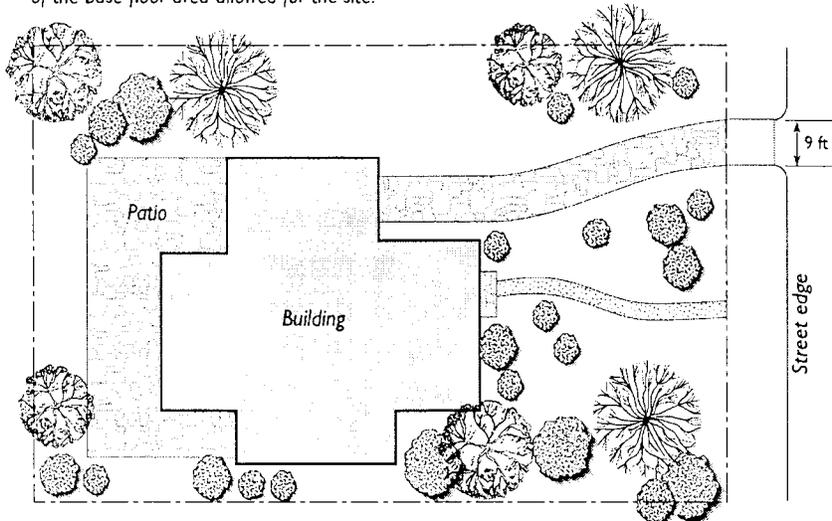


1. **Chimneys.** Fireplace chimneys and vents, including caps, shall be no higher than required by the UBC and shall not exceed four feet in height above the building height. Chimneys, vents or chimney enclosures that project above a roofline, flat deck or parapet wall shall also be subject to the following standards.
 - a. **Maximum Horizontal Dimension.** Three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension.

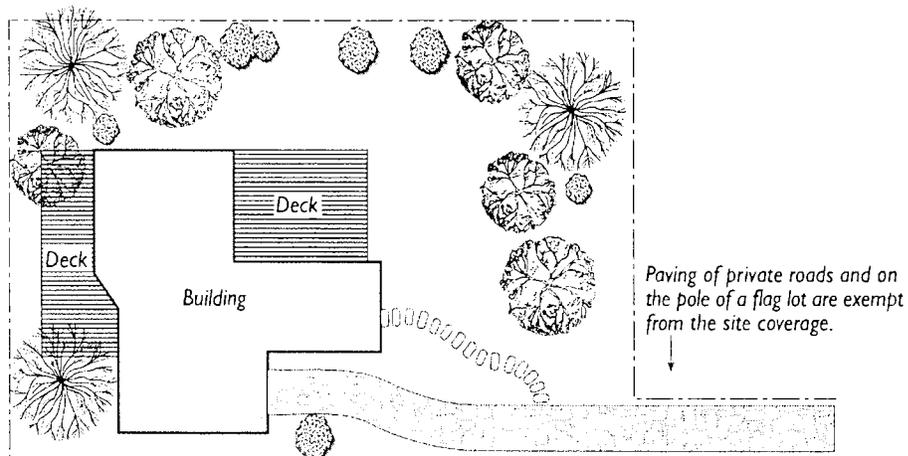
- b. Additional Site Coverage for Driveways. If at least 50% of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to 4% of the site area may be allowed for use in a single driveway of up to nine feet (9') in width.
 - c. Flag Lots. The paving of private roads or the paving on the "pole" of a flag lot are exempt from site coverage limits.
2. *Nonconforming Site Coverage.* Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area consistent with Section 17.10.C.2: Exterior Volume, only when:
- a. The site complies with the R-1 District tree density provisions established in Section 17.48.8.A and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and
 - b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less.

FIGURE II-5: MAXIMUM SITE COVERAGE

Maximum impermeable site coverage is 22 percent of the base floor area allowed for the site.



An additional amount of site coverage (up to 4 percent of the site area) may be allowed for a driveway up to 9 feet in width if at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials.



D. Floor Area Ratio and Exterior Volume.

1. **Floor Area.** Floor Area means the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all building, basements, mezzanines, guesthouses, studios, garages and carports. All attic, basement and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means.

2. **Maximum Floor Area.** The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The actual floor area that will be permitted on each site is dependent on site constraints and compliance with the Design Objectives for the R-1 District. The maximum floor area will not be achievable on sites with constraints such as slopes, significant trees, unusual shape or difficult access. For sites with an average slope greater than 30%, the maximum allowed base floor area and exterior volume shall be reduced by 2% for each 1% increase in average slope above 30% up to a maximum reduction of 50% (See Section 17.6.2.D: Determining Buildable Area).
 - a. **Sites Less Than 4,000 Square Feet.** On sites of 4,000 square feet or less in area, the maximum base floor area shall not exceed 45 percent of the area of the building site.
 - b. **Sites Between 4,000 and 10,000 Square Feet.** On sites between 4,000 square feet and 10,000 square feet, the base floor area shall be calculated as follows:

$$\text{Building Site Area} \times \left[0.45 - \frac{((\text{Sq Ft. Over } 4,000) \times 0.02)}{1000} \right] = \text{Base Floor Area}$$

- c. *Sites Larger Than 10,000 Square Feet.* For sites larger than 10,000 square feet the base floor area shall be as stated in Table 17.10-G. For building sites of a size between two entries in the table, the base floor area shall be prorated using a straight, arithmetic projection between entries. The maximum allowed floor area on any building site 22,000 square feet or larger shall not exceed 6,000 square feet.

Table 17.10-D lists base floor area for common lot sizes.

TABLE 17.10 - D: BASE FLOOR AREA AND BONUS FLOOR AREA STANDARDS FOR TYPICAL LOTS			
Site Area	Base Floor Area	Maximum Bonus Floor Area	Maximum Total Floor Area*
4,000	1,800	600	2,400
5,000	2,150	717	2,867
6,000	2,460	820	3,280
7,000	2,730	910	3,640
8,000	2,960	987	3,947
9,000	3,150	1,050	3,200
10,000	3,300	1,100	4,400
11,000	3,450	1,150	4,600
12,000	3,600	1,200	4,800
13,000	3,735	1,245	4,980
14,000	3,870	1,290	4,160
15,000	4,005	1,335	5,340
16,000	4,140	1,380	5,520
17,000	4,255	1,418	5,673
18,000	4,370	1,457	5,827
19,000	4,485	1,495	5,980

* The Maximum Total Floor Area equals the Base Floor Area plus the Bonus Floor Area. The numbers in this column would require half of the total floor area to be located in a basement.

d. *Other Provisions.*

- i. **Required Parking.** On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad. Inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking.
- ii. **Unbuildable Areas.** Those portions of a property that are not counted as part of the building site or that are unbuildable (i.e. exclusive easements, private roads, the “pole” of a flag lot, etc.) shall first be deducted from the lot area when calculating base floor area.
- iii. **Interior Stairways.** Interior stairways connecting a first story with a second story shall be counted as floor area on only one of the two floors the stair connects. This floor area shall be considered two-story for purposes of determining volume.
- iv. **Bonus Floor Area—Basement Incentive.** Each site shall be allowed 100 square feet of floor area, located in a basement that is exempt from the floor area limit established in this section. This basement floor area shall be in addition to the allowed base floor area total.

3. *Exterior Volume.*

- a. *General Provisions.* The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E. (See also Section 17.6.2.G: Rules of Measurement for Exterior Volume).

TABLE 17.10 - E: EXTERIOR VOLUME FACTORS FOR R-1 DISTRICT		
	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

- b. *Volume Option for Additions.* It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes the following option is available: additions of floor area, whether attached or detached, may be approved through design review without determining compliance with the exterior volume standard for the entire site. Instead, the addition(s) shall comply with the applicable volume factor (from the table above), only for the specific floor area contained in the addition(s). This option applies only to the specific location of the addition. No alteration affecting other parts of the building shall be approved through this option. Projects for which applicants have not chosen this option shall be reviewed using volume limits for the entire site.
- c. *Changes in Design with Limited Affect on Volume.* The Director may waive the requirement for a determination

of total exterior volume for any changes in design if the volume being added by all of the proposed changes would not exceed 2% of the total allowed volume for the site. The cumulative total volume of changes constructed after February 6, 2003 using such waivers shall not exceed this 2% limit.

4. ***Bonus Floor Area.*** The City provides an incentive to use some of the base floor area and exterior volume in a basement. The result of this incentive is to reduce above-ground floor area and reduce exterior volume for sites awarded bonus floor area in basements. Under this incentive program, the area required for a minimal stairway from the first floor to the basement shall not be counted as floor area on either floor the stair connects.
 - a. *One-Story:* For each 1 square foot of the base floor area constructed in a basement and 12 cubic feet of allowed exterior volume not built above average grade, 1 additional square foot of bonus floor area may be constructed in a basement.
 - b. *Two-Story:* For each 1 square foot of the base floor area constructed in a basement and 11 cubic feet of allowed exterior volume not built above average grade, 1 additional square foot of bonus floor area may be constructed in a basement. (See Bonus Basement Floor Area as shown in Table 17.10—D).
 - c. The limits on the amount of volume that may be built in a basement, are the defined interior ceiling height for basements and the requirement that all basement space shall be located within the perimeter established by the exterior, above-ground walls of the primary dwelling on the site. A basement shall not extend into any open space or yard area outside the building footprint without it counting as above-ground floor area.
 - d. On some sites, or areas within a site, excavation may be inappropriate due to tree roots or other constraints and the bonus floor area will not be achievable. Bonus floor area is not available to sites nonconforming with respect to any floor area or parking regulation.

TABLE 17.10 – F: EXAMPLE OF BONUS FLOOR AREA CALCULATIONS*					
Floor Area Above Ground	Base Floor Area in Basement	Bonus Basement Floor Area	Maximum Exterior Volume**		Total Floor Area
			One Story	Two Story	
1,800	0	0	21,600	19,800	1,800
1,600	200	200	19,200	17,600	2,000
1,500	300	300	18,000	16,500	2,100
1,400	400	400	16,800	15,400	2,200
1,300	500	500	15,600	14,300	2,300
1,200	600	600	14,400	13,200	2,400

* For 4,000 square foot site where base floor area equals 1,800 square feet

** Exterior volumes for the two-story column assume both floors are of equal size. The allowed exterior volume of a building that is partially one story and partially two stories will have a value that is between the one and two story columns and will be unique for each design based on how much is one story and how much is two story

E. Fences and Walls.

1. **Height.** Fences and walls meeting the standards in Table 17.10-G may be approved through Track One Design Review. Approval of taller fences and walls require approval from the Design Review Board or Planning Commission.

TABLE 17.10 - G: MAXIMUM TRACK ONE FENCE AND WALL HEIGHTS				
	Setback Location			
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet
*These limits shall not be altered through Design Review by the Design Review Board or Planning Commission.				
**Up to 6 feet may be allowed for retaining walls that are not visible from the street. See section 17.10.3D(4).				

2. **Reconstruction of Nonconforming Fences and Walls.** Existing fences and walls may be rebuilt if damaged or deteriorated without conforming to current height limits upon submittal of plans and photographs documenting existing heights and materials prior to demolition. The director may approve the rebuilding as long as heights are not increased.
3. **New Fences and Walls.** New fences and walls on corner lots shall be reviewed by the Building Official in consultation with the Police Department to ensure a safe line of sight for intersecting lanes of traffic.
4. **Retaining Walls.** Retaining walls in front setbacks or side setbacks facing a street are permitted as follows:
 - a. Retaining walls with the exposed face visible from the street shall have a maximum height of three feet.

The Carmel-by-the-Sea Zoning Code provides for a variety of residential development types. Table 3-16 summarizes the land use designations and zoning districts that either allow or consider, via conditional use permit, residential development.

Zoning Code Designation	Zoning District(s)	Primary Residential Types
Residential Low Density	R-1	Single-family residential dwellings.
Residential Low, Medium, and High Density Residential	R-4	Low to Medium density single-family detached dwellings are permitted. High density multi-family residential dwellings including duplexes, apartments and condominiums are permitted via Conditional Use Permit.
Commercial Low, Medium and High Density Residential	CC, SC, RC	Residential uses above commercial or on ground floor.

Source: Carmel-by-the-Sea Zoning Code.

To facilitate the production of affordable units, the City has adopted a Subordinate Unit Ordinance that allows second units to be built in the R-1 district. Two classes of new subordinate units can be constructed. Class 3 subordinate units are designed to facilitate the housing needs of disabled or infirm individuals who find it necessary to live with or near a companion where separate, self-contained facilities are important to both parties. Class 4 subordinate units, are established to provide affordable housing to *low* or *very low income* households as defined by California Statutes. (Class 1 and Class 2 subordinate units are for the 271 units that pre-dated adoption of the ordinance.)

2. Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the City General Plan. The Zoning Code also provides tools to help preserve the character and integrity of existing neighborhoods.

The largest zoning district in the City is the Single-Family Residential (R-1) District. Approximately half of the parcels in this zone are on

4,000-square-foot lots. The remaining lots reflect a wide diversity of larger sizes. The Zoning Code establishes the maximum amount of residential floor area that can be developed on a single-family lot. For the typical 4,000 square foot lot, the maximum above-ground floor area with garage is 1,800 square feet with a maximum site coverage of 2,200 square feet. Additional floor space is allowed in basements through an incentive program. For parcels over 4,000 square feet in area, the City uses a sliding scale to determine maximum floor area and site coverage. Housing units within this district may contain up to two stories, plus a basement. The maximum roof height of 18 feet for a single story unit and 24 feet for a two-story unit. Front and rear yard setbacks are generally established at 15 feet. A variety of side yard setback combinations can be used to ensure that at no point will any structure occupy more than 75 percent of the lot width.

Carmel's Zoning Ordinance also allows for the development of multi-family dwelling units. The R-4 District was created to establish an area for apartments and attached housing. In addition to the R-4 District, apartments are allowed in all three commercial districts at a base density of 33 units per acre, with a bonus density of up to 44 units per acre when a development includes affordable housing. Buildings within this district may have up to two stories plus an underground garage.

Residential uses are allowed within each of the City's commercial land use districts. Floor area bonuses of five to ten percent may be granted to projects that include permanent apartments reserved for senior citizens and/or persons of *low* or *very low income*. Sites abutting or across the street from an R-4 or RC district require at least a five-foot front yard setback, while sites abutting or across from the R-1 district require a front yard setback of 10 feet. Buildings within this district may have up to two stories plus an underground garage.

Parking Standards

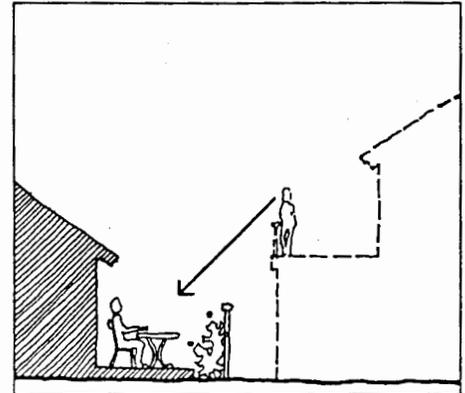
The Zoning Code also establishes parking requirements for each zoning district. In the R-1 District, one parking space must be provided for each dwelling unit and each guesthouse. Requirements for the other commercial districts are listed below in Table 3-17.

5.0 Privacy, Views, Light and Air

Neighborhoods originally developed at relatively low densities and the amount of planted open space was extensive. Most blocks evolved with a reasonable degree of privacy for individual houses. Retaining this sense of privacy, in spite of higher densities, remains an objective.

Objectives:

- To maintain privacy of indoor and outdoor spaces in a neighborhood
- To balance and share view opportunities to natural features and landmarks



Discouraged: Overlooking active outdoor areas on adjacent properties.

5.1 Organize functions on a site to preserve reasonable privacy for adjacent properties.

- Position a building to screen active areas of adjacent properties when feasible.
- Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.
- Preserve significant trees that will help to screen views into adjacent properties.
- Screen patios, terraces and service areas.

Views, Light and Air

Views to natural features and landmarks are key features of Carmel's design traditions. Important views occur to the ocean, canyons, and along streets. Protecting views is an important community concern. This includes views from public ways as well as those through properties. Also note that the desire to maximize view opportunities from one's own property must be balanced with consideration of respecting views of others. The preliminary site analysis may help identify view opportunities as well as existing views enjoyed by others.

Designs also should preserve reasonable solar access to neighboring parcels. Designs should protect and preserve the light, air and open space of surrounding properties, when considered cumulatively with other buildings in the neighborhood. Incorporating tall or bulky building elements near the property line of an adjoining site should be avoided.

Policy P1-65

Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating the design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.

All applicants are strongly encouraged to consult with neighbors early in the design process to learn their concerns and explain proposed projects.

Remember that trees are part of the view and that views are often filtered or transitory because of the urban forest. City policy prohibits trimming trees for views.

5.2 Maintain view opportunities to natural features that lie outside the property.

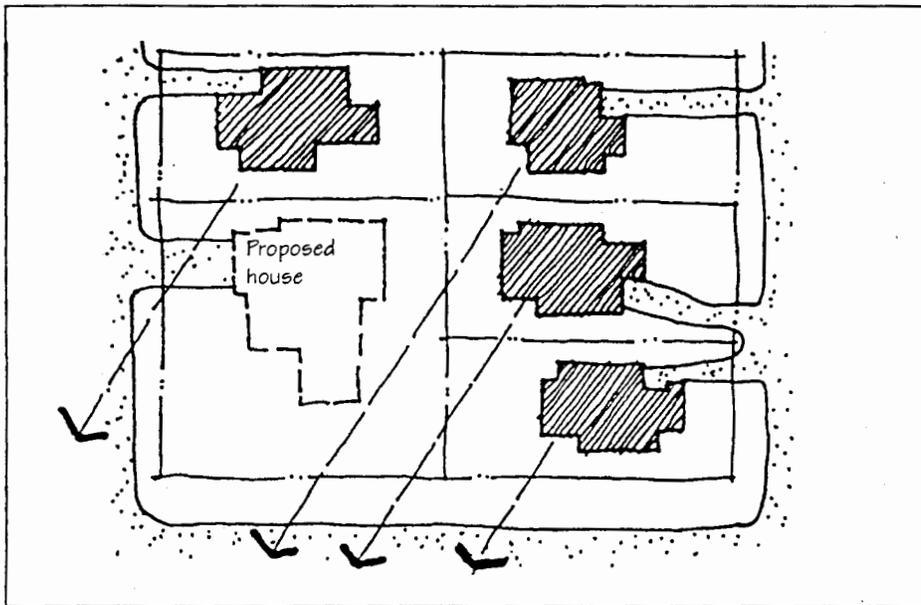
- Consider locating key building functions to make use of views.
- Also locate buildings so they will not substantially block views enjoyed by others.



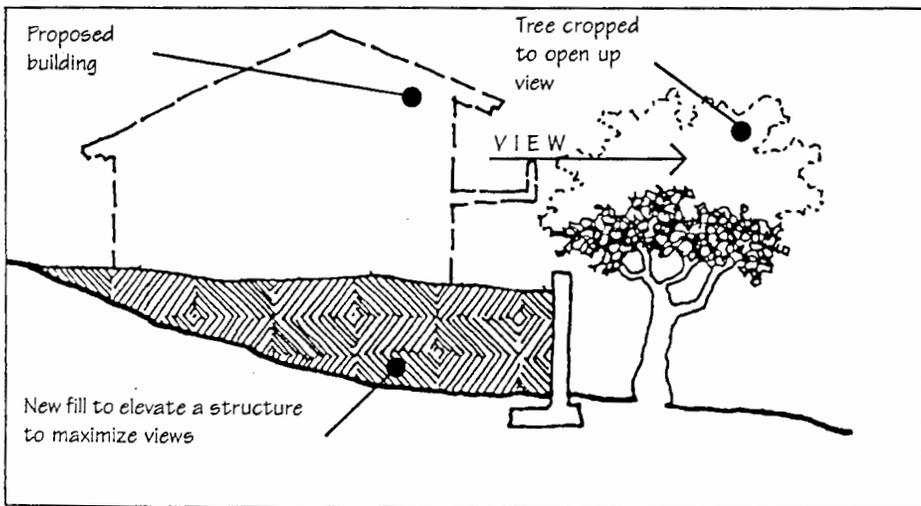
Maintain view opportunities from a site to natural features outside the property.

5.3 Maintain views through a property to natural features when feasible.

- Locate major building masses to maintain some views through the site from other properties.
- Consider keeping the mass of a building low in order to maintain views over the structure.
- Also consider using a compact building footprint to maintain views along the sides of a structure.



Preferred: A new building is sited to maintain views from existing houses.



Discouraged: Elevating a site to maximize views.

7.4 Avoid the creation of large, unused underfloor areas that increase building mass.

- On sloping lots, floor levels should be stepped to follow site grade.
- If floor levels cannot be stepped, larger underfloor spaces should be counted and used as part of the allowed floor area.

7.5 When locating floor area in a below grade or partially below grade space, minimize the visual impacts as seen from the public right of way and site disturbances.

- Locate any walkout area or terrace to the side or rear to reduce the building height as it will be perceived from the street. When this is not feasible provide screening with other building elements or landscaping.
- The use of exposed retaining walls should be minimized when developing a below-grade space.
- Impacts on tree roots also should be minimized.
- The visual impacts of window wells should be minimized.



A building should relate to a human scale in its forms, elements and in the detailing of doors, windows and walkways.

Building Scale

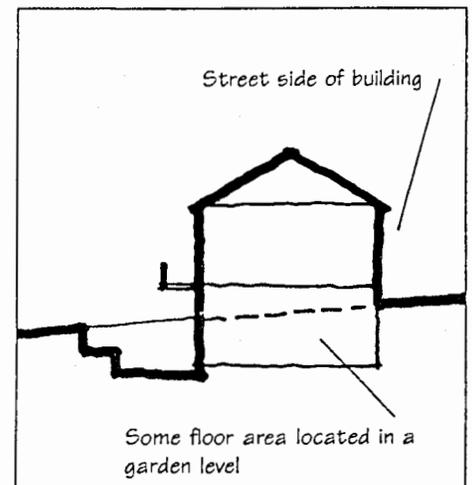
7.6 A building should relate to a human scale in its basic forms.

- Oversized elements make structures appear massive and should be avoided. Avoid a "grand entry" design, for example.
- Avoid design treatments that produce a top-heavy appearance such as large cantilevered building elements, roof forms that dominate the body of the building and wide chimney structures.
- Low, horizontal building forms that appear to hug the ground are encouraged.

Building Height

7.7 A building should appear to be no more than two stories in height, as viewed from the public right-of-way.

- Presenting a one-story height to the street is encouraged.
- Locate two story elements downhill, except where this would appear dominant or out of scale when viewed from the public right-of-way or a neighboring home.
- Using a low building plate height also is encouraged. The maximum plate height for the first floor of a building is 12 feet. (See the Land Use Code for details.) However, this maximum is established to accommodate sloping building sites. In cases where a building site is relatively flat, a lower plate height is appropriate. Interior wall heights should generally not exceed 8 feet.
- Locating some floor area below grade or reducing roof pitch are appropriate ways to reduce building height and mass.



Locating some floor area in a garden level is also encouraged as a means of reducing building height.