



THINGS TO KNOW

ADDITIONS OR NEW CONSTRUCTION OF SINGLE-FAMILY OR DUPLEX HOMES

DESIGN REVIEW

The Design Review process improves the quality of residential design, enhances and protects existing neighborhoods and promotes an orderly and attractive community. The following single-family home or duplex projects require approval of a Design Review with the Planning Division before building permits may be applied for:

- New single-family or duplex home;
- One-story addition that is 20% or more of the existing floor area (including the garage);
- Second story modifications or additions, regardless of size; and
- Any significant change in the appearance of the exterior (e.g., change in roof pitch).

LEVEL OF REVIEW

Projects are reviewed for compliance with zoning district development standards (see reverse) and design guidelines (see sidebar) such as those in the *Single Family Home Design Techniques*. The level of Design Review required depends on the scope of the project. Consult with the on-duty Planner to determine which level of review is required for your project.

- Administrative Review (by a Planner on staff): New single-story homes and additions that do not exceed floor area thresholds
- Administrative Review with Notice: New two-story homes and any second-story modifications or additions that do not exceed the floor area thresholds require neighbor notification and a 14-day comment period
- Planning Commission (PC) Review: New homes and additions that exceed the floor area thresholds require a public hearing with the PC

DESIGN PRINCIPLES

The following design principles should be respected in all residential projects. They are the touchstones upon which the City’s design techniques are based, and, since design guidelines cannot anticipate every condition that might occur, they will be used in addressing conditions not specifically covered within the design guideline documents.

- Reinforce prevailing neighborhood home orientation and entry patterns
- Respect the scale, bulk and character of homes in the neighborhood
- Design Homes to respect their immediate neighbors
- Minimize the visual impacts of parking
- Respect the predominant materials and character of front yard landscaping
- Use high quality materials and craftsmanship
- Preserve Mature Landscaping

Design guideline documents are available online at www.SunnyvalePlanning.com or at the One-Stop Permit Center.

SINGLE FAMILY HOME DESIGN TECHNIQUES
This document contains policy statements on neighborhood compatibility, architectural detail and privacy.

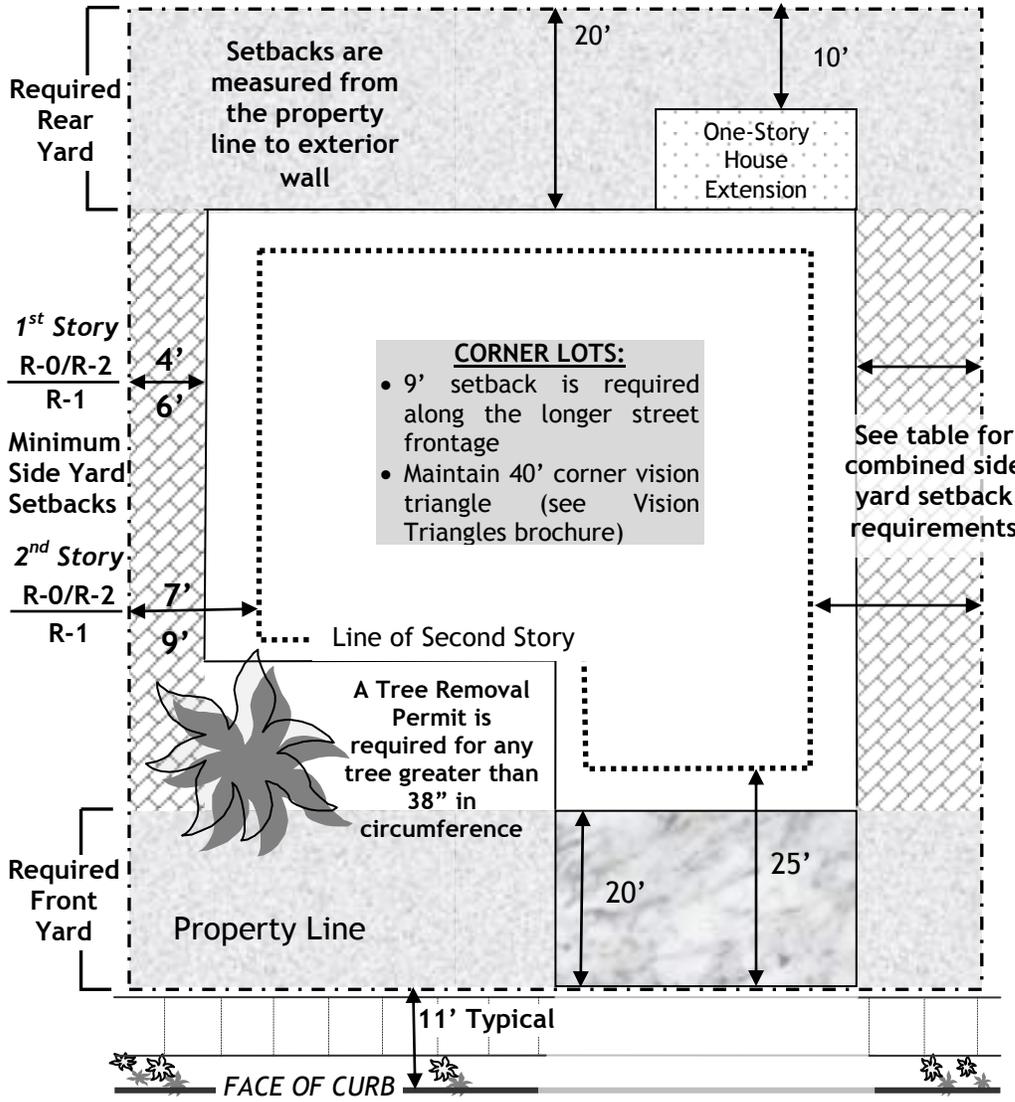
EICHLER DESIGN GUIDELINES
These guidelines apply specifically to homes within Eichler neighborhoods and are used in conjunction with the Single Family Home Design Techniques.

TAAFFE- FRANCES HERITAGE NEIGHBORHOOD DESIGN GUIDELINES
These guidelines seek to preserve the unique historic character of homes located on S. Taaffe and S. Frances between Olive Avenue and E. El Camino Real.

SINGLE STORY COMBINING DISTRICTS
Single-story Combining Districts are created at the request of homeowners within a neighborhood. This designation limits construction and additions to one-story structures.

ZONING DISTRICT DEVELOPMENT STANDARDS

To determine a property's zoning district, contact the on-duty Planner or go to www.e-onestop.net



Combined total side yard setback is the sum of the two side yard setbacks. To calculate the required combined total side yard setback, multiply the lot width (as measured 20 ft. back from the front property line) by 20%. The combined side yard setback for the 2nd story is an additional 6 ft. to the combined side yard total of the first floor to determine the setback.

One-Story Rear Yard Additions may extend up to 10 ft. from the rear property line, provided they do not cover more than 25% of the required rear yard area. Required rear yard area is the lot width multiplied by 20 ft. (rear yard setback).

Lot coverage is the land area covered by all buildings on a lot, including sheds, covered porches (at front door) and covered patios.

Floor area includes both living area and garage area (except for ground-floor porches at front door and basements which are no more than 2 ft. above grade), and attached covered patios. Interior ceiling heights which exceed 15 ft. are counted twice towards floor area. **Floor area ratio** is floor area divided by lot size.

Basic Zoning Requirements for Single-Family Homes and Duplexes

Zoning	First Story Setback				Second Story Setback			
	Front	Side	Combined *rounded to nearest whole number **whichever is greater	Rear	Front	Side	Combined	Rear
R-0	20'	4'	20% of lot width* or 10' min.**	20'	25'	7'	First Story Combined total plus 6'	20'
R-1	20'	6'	20% of lot width* or 15' minimum**	20'	25'	9'	First Story Combined total plus 6'	20'
R-2	20'	4'	20% of lot width* or 10' minimum**	20'	25'	7'	First Story Combined total plus 6'	20'

Lot Coverage	1-Story= 45% of Lot Area	OR	2-Story= 40% of Lot Area
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Floor Area Ratio (FAR)	Projects exceeding the thresholds below must be reviewed by the Planning Commission. <ul style="list-style-type: none"> • R-0, R-1 and R-2 Single-Family Home: 45% FAR or 3,600 sq. ft. floor area, whichever is less. • R-2 Duplex or Multi-family: 55% FAR
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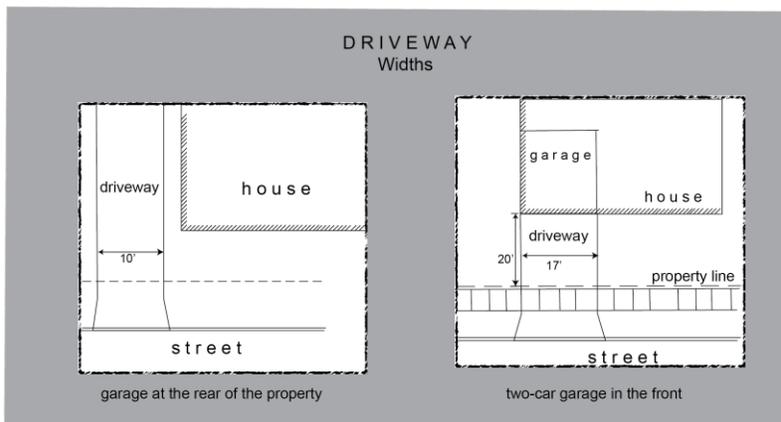
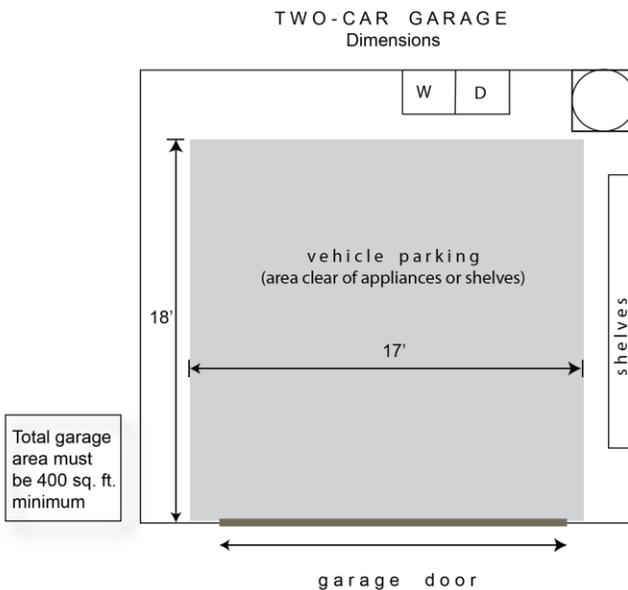
Height	30' as measured from top of curb. Two stories maximum.
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PARKING REQUIREMENTS

Each single-family home and duplex is required a minimum of 4 spaces total, 2 of which must be “covered” spaces. Covered spaces may be in a garage or carport provided they meet a certain size and interior dimensions (see sidebar and below graphic). Two uncovered driveway spaces located in front of covered parking may count towards the 4 spaces.

EXISTING HOMES WITH LESS THAN 2 COVERED SPACES AND 2 UNCOVERED SPACES

If an existing single-family home has a one-car garage or carport (legally), additional parking may be required if the home is modified. If the modification results in 4 or more bedrooms (dens or studies count as bedrooms) or 1,800 square feet or more of floor area (excluding the garage), two covered spaces must be provided on the property. This parking must meet setback requirements and minimum dimensions. See sidebar for more information. Covered tandem parking may be allowed under certain circumstances (see SMC 19.46.050).



GARAGE CONVERSIONS OR REDUCTIONS IN GARAGE SIZE

If you would like to convert an existing garage/carport into living area, you will be required to provide an equivalent number of covered parking spaces on your property. Existing garages/carports which do not meet the minimum dimensions (see sidebar) may not be reduced further in size.

PERMANENT PARKING SURFACES

Approved parking surfaces include asphalt, Portland Cement or other approved stabilized permanent surface.

MINIMUM GARAGE/CARPORT SIZE REQUIREMENTS

- **Two-Car Garage/Carport:** 400 sq. ft. and minimum interior dimensions of 17 ft. (w) and 18 ft. (d)
- **One-Car Garage/Carport:** 200 sq. ft. and minimum interior dimensions of 8.5 ft. (w) and 18 ft. (d)
- Each dwelling unit with a carport is required to provide additional storage of at least 300 cubic feet for each carport space.

DRIVEWAY WIDTHS AND UNCOVERED SPACES

A driveway counts as 2 uncovered parking spaces provided it has a minimum dimension of 17 feet in width and 20 feet in depth. A driveway leading to a garage at the rear of the lot must be at least 10 feet wide.

PERMANENT PARKING SURFACES

Approved parking surfaces include asphalt, Portland Cement or other stabilized permanent surface as may be approved by the Director of Community Development.

FRONT YARD PARKING LIMITATIONS

Paved and parking areas shall not cover more than 50% of any required front yard.

GUIDELINES FOR REMODEL VERSUS NEW CONSTRUCTION

In general, remodeling work is primarily cosmetic and can include new carpeting, countertops, cabinets, windows, etc. Remodeling work can change a building's appearance, but it does not extend the usable life of the structure.

Projects that include extensive remodel/rebuilding may constitute the substantial equivalent of a new structure when it extends the usable life of the structure. This generally includes, but is not limited to, substantial changes to the walls (including increasing the height), roof design, framing, or foundation which will be considered new construction.

In order to determine whether a project is considered new construction or remodel, it is important to note that every project is unique and if needed, contact the Planning/Building Division to assist you in making this determination.

The property tax assessment is separate and determined by the Santa Clara County Assessor's Office (www.sccassessor.org).

ACCESSORY LIVING UNITS

An accessory living unit (also known as granny flats, in-law quarters, secondary dwelling units) is a one-bedroom dwelling unit that is subordinate to a single-family home on the same lot and provides independent living accommodations for one or more persons. See the *Accessory Living Units* brochure for more information regarding minimum lot size, parking and other requirements.

SOLAR STUDIES

The Sunnyvale Municipal Code requires that new structures not shade more than 10% of an adjacent property's roof area or existing solar panels. A solar study demonstrating compliance with this code is required for any second-story addition or new two-story home. Refer to the *Solar Access and Shadow Analysis* brochure.

VISION TRIANGLES

The Sunnyvale Municipal Code requires vision triangles at driveways and corner lots to ensure visibility and safety. All lots must maintain 10-foot driveway vision triangles and corner lots must also maintain a 40-foot corner vision triangle. Vision triangles shall be clear of all objects except for fences, hedges, shrubs or other natural objects of 3.5 feet or less in height. See the *Vision Triangles* brochure for more information.

ROOF MATERIALS

Roof materials must be equal or improve the quality of the existing material. For example, 40-year composition shingles must be replaced with 40-year or better.

FIRE SPRINKLERS

A new house or an addition greater than 50% of the existing living area (not including the garage) requires installation of fire sprinklers throughout the entire house. Contact a Fire Protection Engineer for more information.

WATER-EFFICIENT LANDSCAPING AND IRRIGATION

Pursuant to State law, construction of a new single-family home or duplex which includes installation of 1,000 square feet or more of landscaping requires compliance with the water-efficient landscaping and irrigation regulations. Refer to the *Landscaping Requirements* brochure for more information.

GREEN BUILDING PROGRAM REQUIREMENTS

New construction, additions, and remodels must meet the City's green building standards. See the *Green Building Program* brochure for more information.

ACCESSORY STRUCTURES

Any detached structure accessory to the residential use in the R-0, R-1, R-1.5, R-1.7/PD and R-2 residential zoning districts and DSP Blocks 8-12 and Block 17 is required to meet specific standards related to height, setbacks and required permits. Refer to the Accessory Structures brochure or contact the on-duty Planner for more information.

FENCES

A fence or barrier of wood, masonry, stone, wire, metal or other material erected to enclose, separate, or screen an area may require a permit from both the Planning and Building Divisions. Refer to the Residential Fences brochure for more detailed information regarding permit types and setback requirements for fences.