

NEIGHBORHOOD COMPATIBILITY GUIDELINES



CITY OF MODESTO

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

APRIL 2009

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I. INTRODUCTION

The purpose of these Neighborhood Compatibility Guidelines ("Guidelines") is to protect established neighborhoods and their distinctive characteristics by addressing how certain factors contribute to successful and harmonious neighborhoods. These factors include the size, shape, and form of the houses, their architecture, and the relationship of each house to the street and nearby houses, combined with a consistent lot pattern. The Guidelines are also directed toward preserving the use and enjoyment of individual home owners' property, including yard areas.

A. Intent of the Guidelines

- To assess whether or not there is a prevalent pattern of design characteristics within a given neighborhood and, if there is, determine how to maintain compatibility with that pattern.
- To encourage compatible design that does not deviate substantially from an established pattern, without requiring an identical design, architectural style, or material palette for every house in a neighborhood.
- To minimize or reduce the impacts of increased size, scale and massing of new construction on neighboring properties, without limiting a homeowner's ability to make improvements and expand a house to meet changing needs.
- To encourage compatibility through adherence to a higher standard of design and construction, without hindering efforts to improve and upgrade neighborhoods or otherwise contribute to their viability.
- To supplement and complement, but not to replace, other City regulations, such as the Zoning Code, Building Code, and Standard Specifications. The Guidelines will be used in conjunction with these and other applicable codes and policy documents by City staff, the Board of Zoning Adjustment, Planning Commission, and City Council, when reviewing any project proposals to which the Guidelines apply. The Guidelines are also intended for the use of property owners, architects and designers, neighbors, and interested community groups whenever an addition or a new residence is being considered.

Figure I-1
Compatible development leads to successful, harmonious neighborhoods that maintain livability and property value.



I. INTRODUCTION

B. Applicability

In general, the Guidelines apply Citywide to new construction ("projects") in established residential neighborhoods, usually on a single lot, occurring subsequent to the original development of the subdivision. These projects include accessory structures (both new and additions to existing), as well as new houses and additions to existing houses. The relevant portions of the Guidelines also apply where a change in lot pattern is proposed within an existing residential neighborhood.

Specifically, the Guidelines apply only to those projects identified in Modesto Municipal Code as being subject to discretionary review for compliance with the Guidelines. Currently, this authority is limited to the review of second-story additions and new two-story houses, as provided in Municipal Code. However, elements of the Guidelines also may be applied, as appropriate, to any other project requiring discretionary approval when it is located adjacent to an established residential neighborhood, such as small multi-family projects or office/retail projects, especially where privacy may be an issue. In areas that have other established design guidelines (such as a Specific Plan that includes its own design guidelines), these Guidelines may be used to supplement the other guidelines only where there is no conflict between them.

C. How to Use the Guidelines

The Guidelines are not intended to serve as "design guidelines" in the traditional sense. Instead, they are focused on the neighborhood compatibility issues most relevant to the Modesto community. This focus is primarily on privacy, and the scale and massing of an addition relative to surrounding homes, more than it is on architectural consistency. Nevertheless, architectural consistency may be an important consideration in a neighborhood whose character is strongly defined by its architecture. Adherence to these Guidelines will help a given project to be compatible with its neighborhood, with the following qualifications:

- The Guidelines should be applied with a balanced approach, without excessive emphasis on any one guideline to the exclusion of others, particularly where some guidelines may be less applicable in certain circumstances.
- In those neighborhoods with little or no established pattern or character, greater flexibility in design choices may be appropriate.
- The Guidelines should not be used merely to prevent all forms of change in a neighborhood, nor should "consistency" and "compatibility" be used as an excuse to adhere to a lower standard of design or construction than is otherwise possible and appropriate.
- The individual guidelines themselves contain all applicable policies. The explanatory text included to introduce a particular set of guidelines is intended to help clarify and guide the application of those guidelines, but does not have the authority of guidelines or policy by itself.
- The approval of any given proposal subject to the Guidelines will depend upon the level of compliance with the Guidelines achieved by that proposal. While it should not be necessary to achieve 100% compliance with the Guidelines to gain an approval, compliance with specified guidelines typically will be required as a condition of approval.

I. INTRODUCTION

D. Review Process

Proposals subject to discretionary review for compliance with the Guidelines will be processed in accordance with the procedures for Plot Plan Review described in Article 27 of the Modesto Municipal Code. Most projects subject to discretionary review for compliance with the Guidelines require only a staff level decision (without a public hearing), and this decision is final unless appealed, as specified in the Municipal Code. Normally, final approval of this discretionary review must be obtained prior to submitting plans for a building permit. It is generally recommended that anyone proposing to construct a new house, addition, or any other project within the City of Modesto, contact City Planning staff during the early stages of planning and design to ensure consideration of all applicable City standards and guidelines.

E. Definition of a Neighborhood

For the purpose of these Guidelines, the **neighborhood** for any project subject to review is defined as both sides of the same block and immediately adjacent blocks, assuming that there is no clear dividing line in neighborhood character within this area. While the character of a particular neighborhood may encompass a much larger area than this, in most cases it should be possible to assess the neighborhood character within this more immediate area, though in some cases it may be necessary to consider the larger area. However, it is also possible that a particular house might be located at or near the edge of a distinct neighborhood area, and that on the other side of a street, intersection, or property line, the neighborhood character could change dramatically due to a change in lot pattern, the era in which the houses were built, or some other factors. In these instances, the definition of neighborhood may be adjusted so that the review will be focused on maintaining compatibility with only that distinct neighborhood in which the house is actually located.

Figure I-2

The "neighborhood" for a project consists of all houses on both sides of the same block and immediately adjacent blocks, including those behind the subject property.



II. GUIDELINES

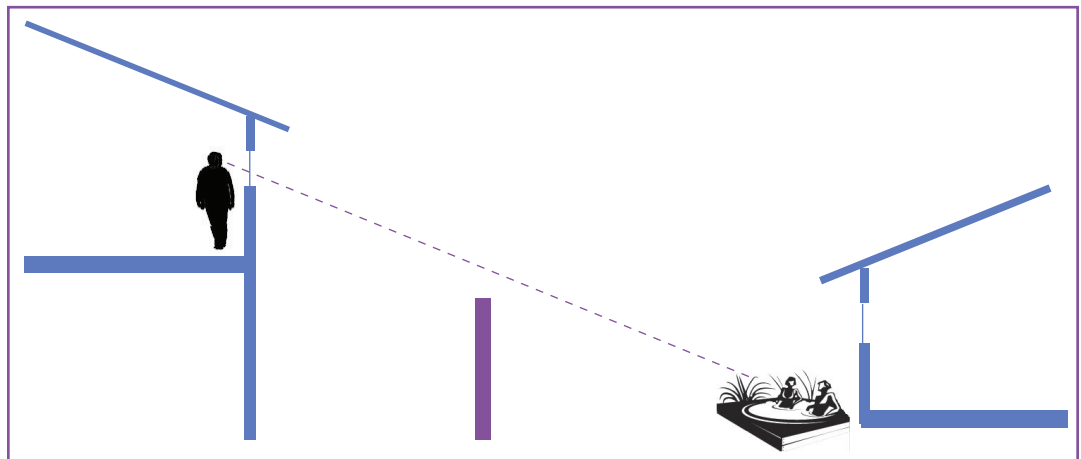
A. Privacy

Guidelines:

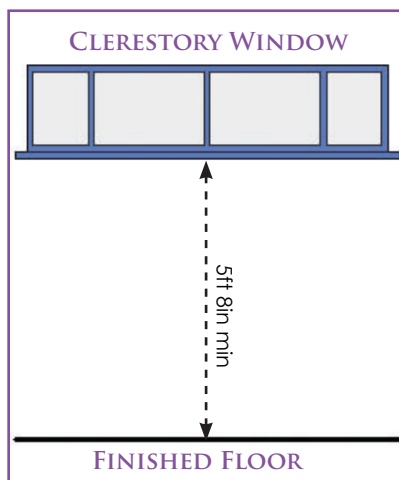
The Zoning Code specifies that privacy must be considered when designing second-story windows and balconies, sundecks, doors, landings, and stairways. Therefore, second-story additions and new two-story houses must be designed to maintain the privacy enjoyed by their neighbors. This can be achieved in a manner that will maintain compatibility with the architectural style of the house and the neighborhood through careful planning and the use of appropriate design solutions. However, privacy must not be compromised for the sake of architectural compatibility.

- a. Locate and design second stories, especially with regard to floor plan layout and window placement, to avoid direct views into private rear yard areas of neighboring properties.
- b. Utilize clerestory windows, fixed windows with translucent/obscured glass, or offset windows, as appropriate, at window locations that would otherwise provide direct views into private rear yard areas of neighboring properties.
- c. Include screening elements (such as louvers, lattice, or solid walls), as appropriate, to protect neighbors' privacy from views that would be otherwise possible from balconies, decks, landings, stairs, and similar features.
- d. For all new houses and additions on sloped properties adjacent to Dry Creek and the Tuolumne River, apply the same considerations with respect to privacy and views into neighbors' yard areas as would apply to second-story additions and new two-story houses elsewhere in the City.

Figure II-1
Avoid placing windows that look down into neighbors' private rear yard areas.



Left:
Figure II-2
The "clerestory window" defined, with its sill placed at a minimum height of 5ft-8in from finished floor.



Right:
Figure II-3
A "clerestory window" can provide an attractive and appropriate alternative for mitigating privacy concerns.



II. GUIDELINES

B. Scale & Massing

The scale and massing of a new house or addition should be compatible with the scale and massing of the neighboring houses.

1. Scale:

Scale refers to the size of the overall building in relation to other buildings in the vicinity; but this is a perceived size, so the compatibility of the scale of a house is relative to the perceived size of neighboring houses. Because it is relative, the scale of a house cannot be easily quantified or measured, but it is an important factor in determining how well a new house or addition will fit in with the neighborhood. Scale is related to height; however, while the Zoning Code provides maximum height limits for buildings, it does not address how the height of one house should relate to the height of adjacent houses or the character of a particular neighborhood. The following guidelines address this relationship between adjacent houses.

Figure II-4

A full height two-story house is out of scale in a neighborhood of nothing but single-story houses.

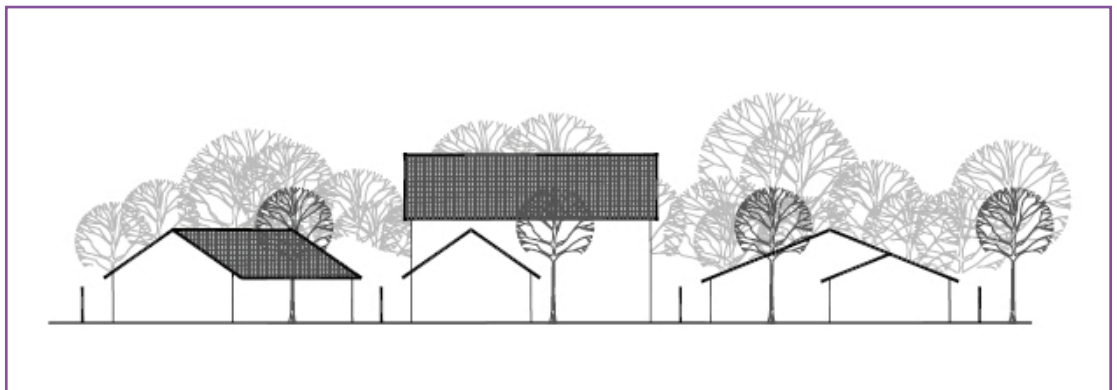


Figure II-5

Methods for lowering the eave line (Section 5), such as an attic addition with dormers, help to keep the second-story addition more in scale with the neighborhood.



Guidelines:

- a. Design a new or modified house so that it is of a similar scale to that of the neighboring houses: it should not appear overwhelming or disproportionate in comparison.
- b. If a new house or addition is proposed to be larger than the surrounding houses, utilize design techniques (as discussed in Sections 2-6 below) to reduce the apparent mass and scale in a manner that is compatible with the neighborhood.

II. GUIDELINES

2. Massing:

Massing refers to the form of a building and its various components, and how these components relate to one another and contribute to the apparent size of a building. Massing is related to scale, but it is also a function of the complexity of building form. The less complex or simpler forms tend to appear more massive, while buildings with more variety in their forms may appear less massive. The relative simplicity or complexity of the footprint of a house contributes directly to its massing. For example, basing a large two-story house on a simple rectangular footprint is likely to lead to a relatively massive looking structure, while a more intricate footprint will lend itself to greater articulation of exterior wall surfaces and a less massive appearance. The location and size of a garage relative to living areas also can impact the apparent massing and overall balance of a house.



Guidelines:

- a. If there is a pattern of footprints and building forms with similar complexity contributing to a common level of massing within a neighborhood, respect the established pattern with compatible designs for new houses and additions.
- b. When designing an addition to an existing house, avoid making the garage appear more prominent than it was previously as viewed from the street. Avoid designs for both additions and new houses in which the garage constitutes more than half of the total width of the front façade.

Figure II-6

A second-story addition, imposed over the existing house without regard to its original design, overwhelms it and its neighbors with increased mass.



Figure II-7

Even an attic addition, which is normally an effective design for a second-story addition to maintain compatibility, can be too massive and out of scale with neighboring single-story houses.



II. GUIDELINES

Figure II-8

A simple rectangular footprint leads to a relatively massive looking two-story house that will appear out of scale with the neighborhood.

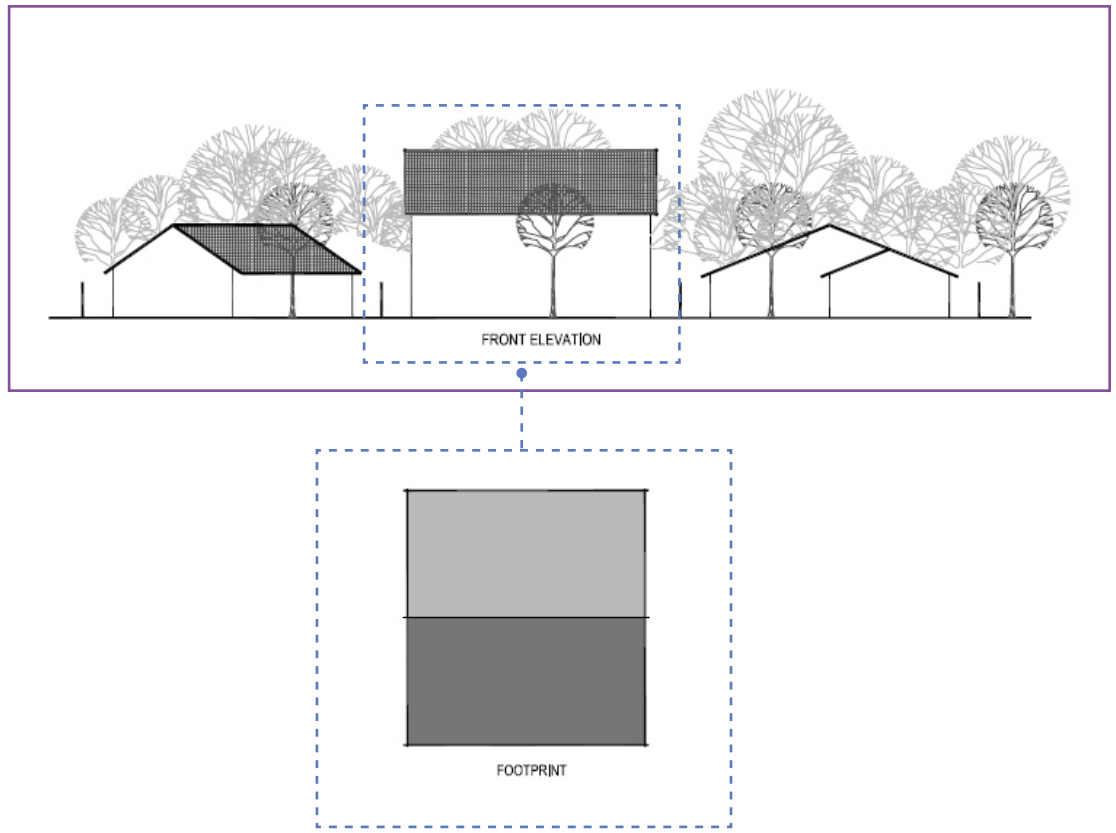
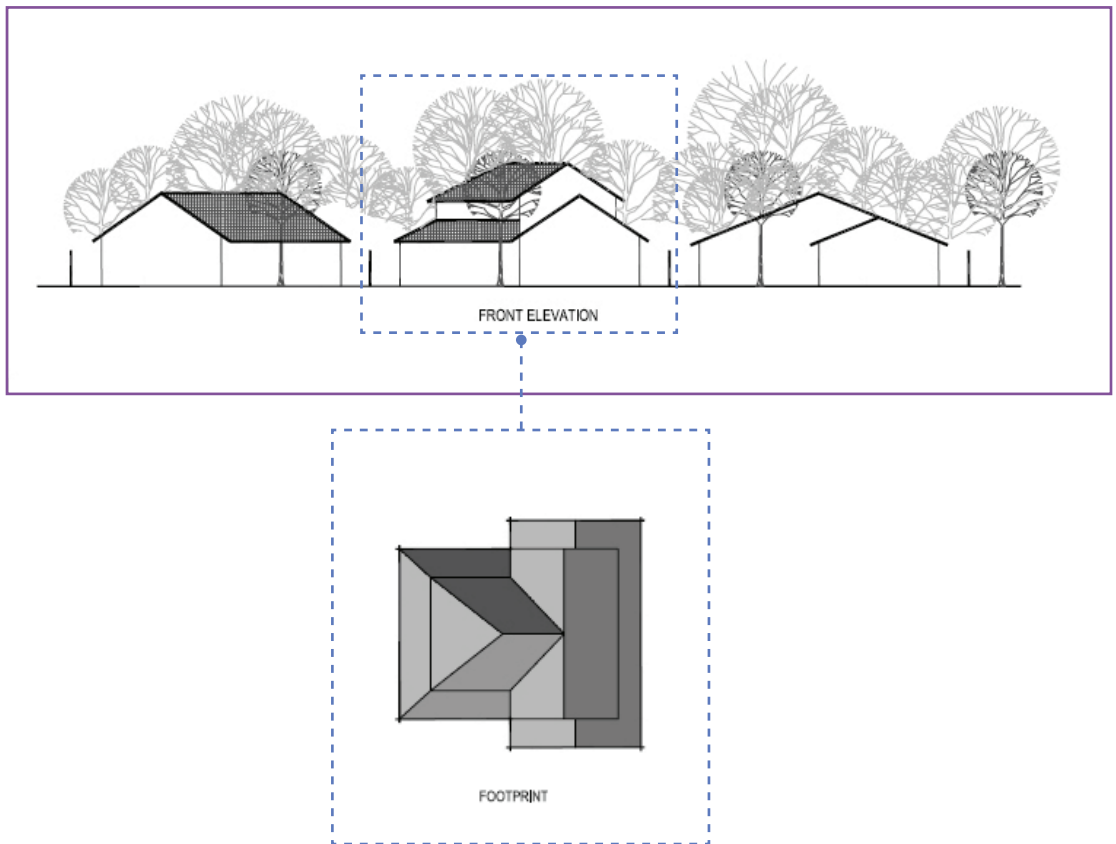


Figure II-9

A slightly more complex footprint, together with a stepped back second story (Section 4), can provide greater articulation and reduced apparent massing, while still achieving the same functional volume of living space in the house.



II. GUIDELINES

3. Location of a Second Story:

The location of a second story relative to the footprint of the house can affect the apparent massing and balance of the overall design of the house. A second story will emphasize that portion of the house over which it is located. If it is located over living areas, a second story will emphasize the habitable portion of the house; but if it is located over the garage, it will deemphasize the habitable portion and emphasize the garage. A second-story addition constructed solely over the garage will create a lopsided look, making the addition obvious and out of place in the neighborhood. In addition, the location of a second floor relative to the front or rear may affect the apparent mass of the house as viewed from the street. If located at the front, it will stand out in a neighborhood of single-story houses.

Guidelines:

- a. To the extent possible, locate second-story additions over the living areas of a house rather than over the garage. Avoid second-story additions that are located exclusively over the garage.
- b. In predominantly single-story neighborhoods, and where existing second stories are reduced in prominence, locate a second-story addition away from the front of the house to reduce its prominence. Full height two-story front elevations are strongly discouraged in neighborhoods where there are no existing houses with full height two-story front elevations in the vicinity.

Figure II-10

This second-story addition over the garage makes it look like a completely separate structure, rather than an integrated part of the house.



Figure II-11

An example of an attic addition with dormers, which maintains a single-story appearance from the street.



II. GUIDELINES

4. Second-Story Setbacks

The proximity of adjacent houses, as established by setbacks, influences the perceived scale and mass of one house relative to another. A full height two-story house especially can impose an unwelcome presence upon neighboring property if located at the minimum setback. An additional setback for the second floor, beyond the minimum required for the ground floor, can be provided so that second-story walls are stepped back from the first floor walls. This additional second-story setback will help to lessen the effect of increased massing on neighboring properties.

 **Guidelines:**

- a. In predominantly one-story neighborhoods, and where existing second stories are reduced in prominence, utilize an additional setback for the second floor to reduce the impact of increased massing from new second stories.
- b. A full height two-story wall may be allowed at minimum setback only where there is already an adjacent house with a full height two-story wall at minimum setback along the shared property line.

Left:
Figure II-12
The additional setback of the second story (stepped back) helps to reduce the apparent massing and scale of the house.



Figure II-13
A house with full height two-story walls on front and both sides would appear too massive and out of scale adjacent to single-story houses.



II. GUIDELINES

5. Lowering the Eave Line

Lowering the eave line refers to methods for avoiding full height two-story walls in the design of a second story, whether for an addition to an existing house or an entirely new house. Lowering the eave line can be accomplished by substituting an attic conversion or attic addition in place of a full height two-story design, by utilizing half-height walls and/or stepping the second floor back from the first floor walls (as described in Section 4), and by breaking up a single massive roof structure into smaller roof forms (as described in Section 6). Designing a second story with a lowered eave line can help to alleviate massing and compatibility concerns.

 **Guidelines:**

- a. Utilize lowered eave lines to eliminate the need for full height two-story walls where they would be adjacent to existing single-story or lowered eave line houses.
- b. In predominantly one-story neighborhoods, where there are no other full height two-story houses, attic conversions or attic additions with dormers are strongly encouraged instead of full height second-story additions.

Figure II-14

An example of attic conversion, which maintains single-story roof line.



Figure II-15

Another example of an attic addition with dormers.



II. GUIDELINES

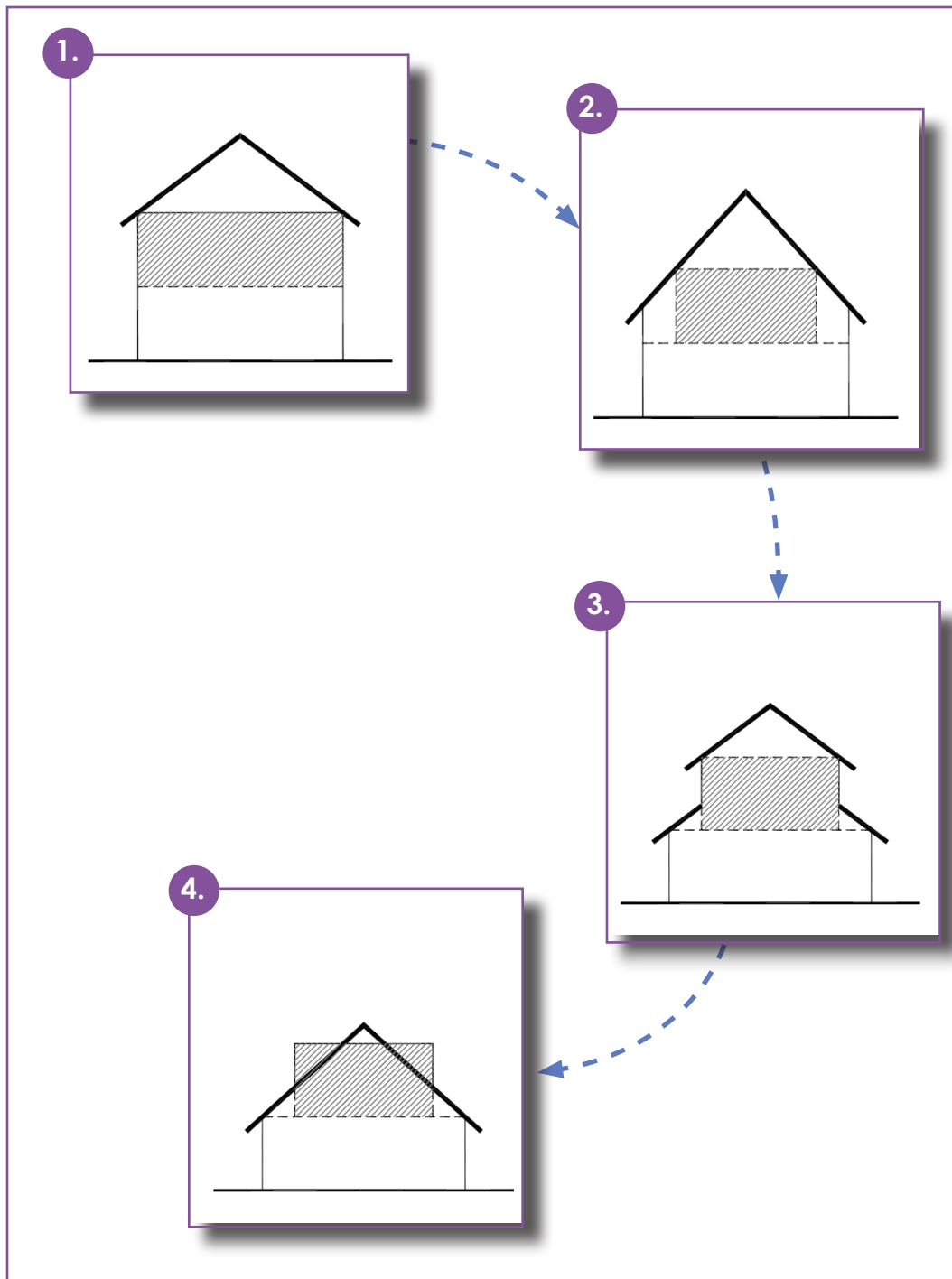
Figure II-16
Methods for Lowering the Eave Line:

(1) For comparison, a full height second-story without lowered eaves.

(2) Half-height second-story walls with steeper roof pitch (windows on gable ends).

(3) Second-story stepped back from first-story walls with additional setback.

(4) Attic addition with dormers preserves single-story eave height.



II. GUIDELINES

6. Complexity of Roof Form

The apparent mass of a roof is a function of its articulation and the roof forms used in its design. Many houses have secondary roof forms, along with the primary roof, and some also have minor roof forms (for example, over a stoop, window, or decorative dormer) that help to break up and reduce the apparent mass of the roof and the house. In addition, consistency in roof slope or the consistent use of certain roofing materials may contribute to a particular neighborhood character.



Guidelines:

- a. Where there is an established pattern of roof form, complexity, and style in a neighborhood (including slope, materials, and massing), the design of a new house or addition should be consistent with the pattern.
- b. Utilize secondary and minor roof forms to reduce the apparent massing of the house wherever appropriate and consistent with the architectural style of the house and the neighborhood.
- c. Added roof forms should be compatible with the slope, massing, and complexity of the primary roof. Secondary roof lines should mimic the primary roof line.
- d. On additions and other added roof forms, match new roofing materials to the existing roof, unless all roofing materials on the entire house are replaced.

Left:

Figure II-17

One example of well integrated, matching primary and secondary rooflines.



Right:

Figure II-18

Another example of well integrated matching primary and secondary rooflines.



Figure II-19

An example of a simple design that effectively utilizes Secondary (S) and Minor (M) roof forms to compliment the Primary (P) roof and improve articulation of the house.



II. GUIDELINES

7. Solar Access

A new two-story house or addition should not adversely affect the availability of daylight falling on neighboring properties.

Guidelines:

- a. Design the location, scale and massing of an addition or new house to avoid imposing an excessive amount of shadow upon neighbors' pools or yard areas.
- b. Design the location, scale and massing of an addition or new house to avoid imposing shadows that are detrimental to the function of neighbors' solar collectors.

Figure II-20

Depending on sun angle, a full height two-story wall can cast a substantial shadow upon an adjacent house that could interfere with solar collectors or impose extensive shadows on a pool.

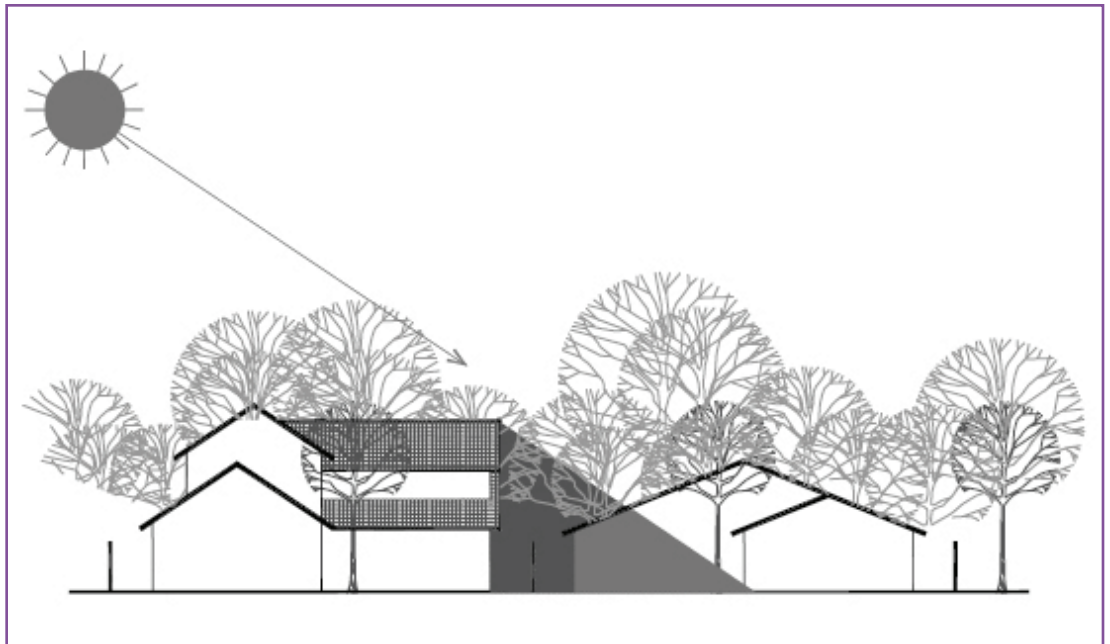


Figure II-21

If reversed, the same house will not block solar access. Lowering the eave line with appropriate slope and orientation of roof planes will eliminate possibility of blockage and interference.



II. GUIDELINES

8. Special Considerations for Sloped Properties Along Dry Creek and Tuolumne River

The development of properties along Dry Creek and the Tuolumne River involves special consideration because of the increasing slope down to the channel below and the adjacent public park lands along them. Houses on these sloped properties often have a taller exposed wall on the down slope side resulting in an appearance similar to a two-story house when seen from that side. For this reason, it is important to consider the visual impact of this tall wall on neighbors and on people viewing the house from the adjacent stream channel and park areas.

Guidelines:

- a. On sloped properties adjacent to Dry Creek and the Tuolumne River, design new homes and additions to step down with the slope, and/or excavate a portion of the house into the slope. Doing so will help to avoid increasing the apparent mass with a tall wall and reduce the visual impact on neighbors and views of the house from the stream channel and public park areas.

Figure II-22

On sloped properties, avoid creating the massive appearance of a tall wall.

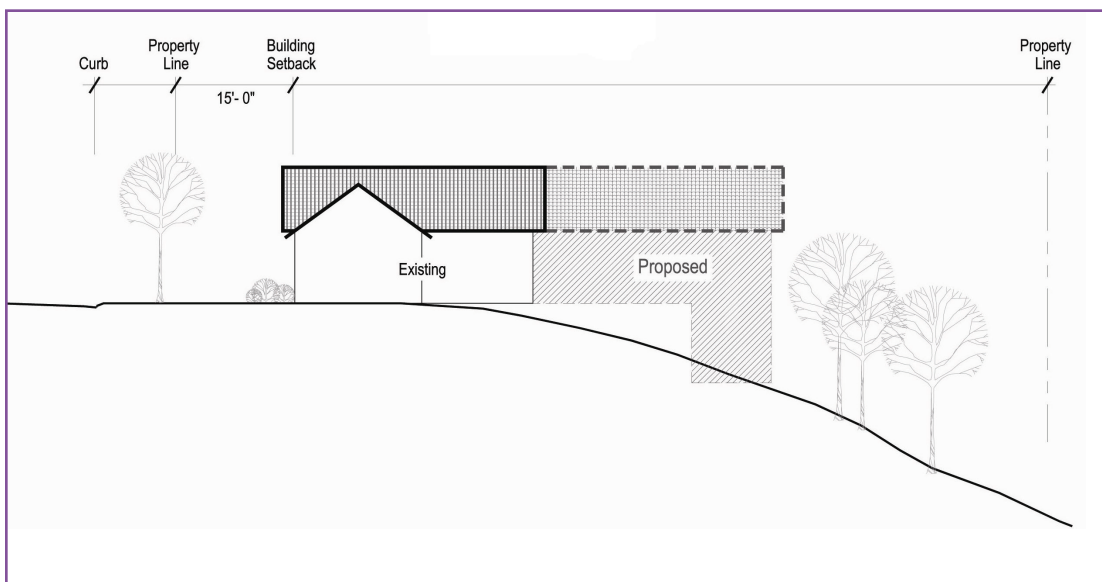
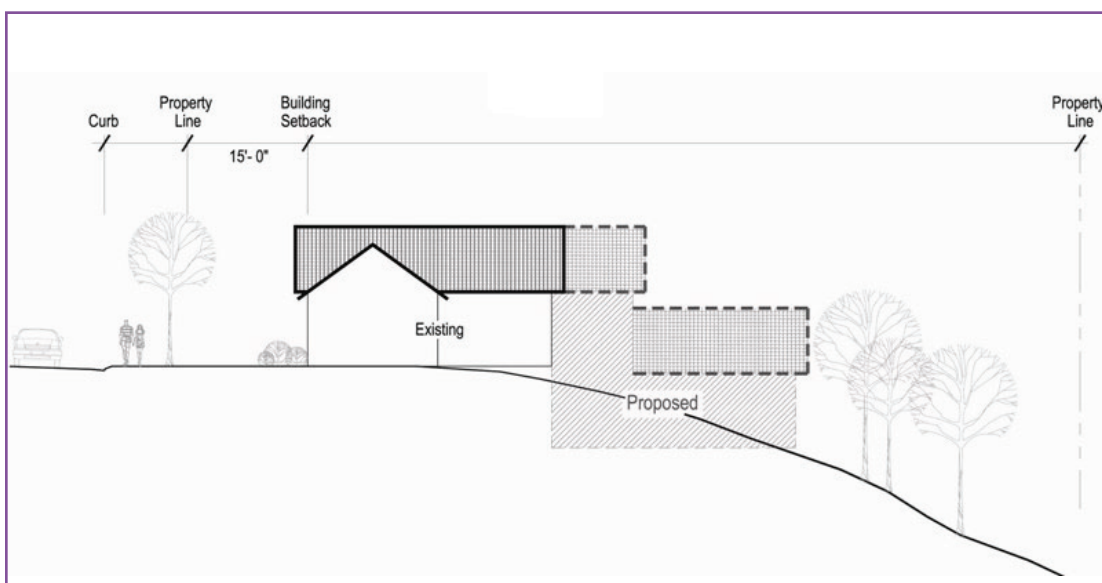


Figure II-23

Consider excavating a portion of the house into the slope and/or stepping it down with the slope instead of having a full height two-story wall.



II. GUIDELINES

C. Architectural Consistency

Additions to an existing house should appear as if they were part of the original structure. They should be undetectable and seamlessly blend into the existing house and its neighborhood, without imposing undesirable impacts upon neighboring properties. This is especially true of second-story additions, because of their greater visibility and prominence in the neighborhood, so all sides of a second story deserve quality architectural treatment. Maintaining a high level of design quality on all sides of these additions may increase their acceptability within an established neighborhood.

1. General Guidelines



Guidelines:

- a. The architecture of a new house should be consistent with the architectural style and era in which its neighborhood was built.
- b. Design the architecture of an addition to be consistent with the original architecture of the existing house. Where previous additions or modifications have been inconsistent with the original architecture, restoration of the original architecture is encouraged, particularly where it will improve compatibility with the neighborhood.
- c. On second-story additions and new two-story houses, maintain architectural continuity of materials and detailing around all sides of the house, especially where two-story houses back onto and are visible from adjacent streets or other public areas.

Figure II-24

A second story with false front: siding does not wrap around the house and appears artificial as a result.



II. GUIDELINES

2. Exterior Materials

Three aspects of exterior material choice contribute to whether or not a proposed addition or new house maintains compatibility with the neighborhood. These include the number and variety of materials to be used, the quality of those materials, and their consistency with the architectural style of the house and the neighborhood. Using similar materials will help an addition to blend into the existing house and appear compatible with its neighbors.

Guidelines:

- a. The types of exterior materials used should be consistent with the architectural style of the house and compatible with the neighborhood. If the materials already in use on an existing house are appropriate and compatible with the neighborhood, match the materials used on an addition to the existing materials. The materials subject to review may include (but are not limited to): roofing, siding, trim, windows and doors.
- b. Use exterior materials that are of a comparable or better quality than those already in use on the existing house and in the surrounding neighborhood. If the original materials on a house have been replaced with lower quality materials or materials that are not compatible with the neighborhood or architectural style, replacement of the incompatible materials with the original types of materials is strongly encouraged.
- c. On sloped properties adjacent to Dry Creek and the Tuolumne River, use exterior materials that are visually compatible with the natural colors, vegetation, and terrain to minimize visual impact on neighbors and views of the house from the river channel or park areas.

Figure II-25

Stucco over lap-siding potentially creates incompatibility in a neighborhood of predominantly non-stucco houses that are not well suited for stucco.

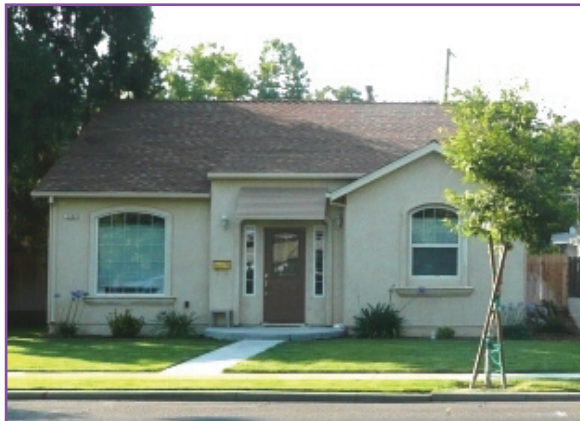


Figure II-26

Use of inconsistent roof material on an addition looks awkward and stands out.



II. GUIDELINES

3. Articulation

Articulation is a factor in the apparent massing of a building, because it can break up large expanses of flat wall surface that would otherwise appear more massive; but articulation alone may not adequately compensate for incompatible scale and massing. The level and manner of articulation also contributes to the architectural character of a house, and where there is a common pattern among houses, contributes to neighborhood character. While some floor plans are well suited to complex exterior articulation, a simpler design may be more appropriate for others.

 **Guidelines:**

- a. Where changes are proposed to an existing house, avoid eliminating articulation features that reduce the apparent mass of the house into smaller components.
- b. Utilize design features, materials, and appropriate architectural detailing (including the placement of windows) that will increase articulation and break up the appearance of long walls in a manner that is consistent with the architectural style of the house and the neighborhood.
- c. The articulation of walls should relate directly back to the underlying building form and the footprint upon which it is based. Avoid decorative features that appear to be arbitrarily placed and unrelated to the underlying form of the house.

Figure II-27

This attempt at articulation appears artificial and fails to reduce the massing of the house.



Figure II-28

A well articulated two-story house: the different roof elements correspond logically to functional components of the house.



II. GUIDELINES

D. Lot Pattern & Neighborhood Layout

There are several elements of neighborhood layout that contribute to a neighborhood's character. These elements include the size of the lots, the manner in which they are accessed, whether or not there are alleys, and the type and location of parking.

Lot pattern and street pattern are elements of neighborhood design that can influence what style of house is most appropriate for the neighborhood, but these are characteristics of a neighborhood that are determined by the initial subdivision process and are usually not easily changed. However, compatibility issues may arise where remnant parcels within established neighborhoods can be further subdivided, or where existing lots are large enough to be split, or lots may be combined to form new lots that are of a much different size than the typical lots in the neighborhood.

The Subdivision Map Act (California state law) authorizes the City to regulate the design of subdivisions, and (if adopted) City of Modesto policy is aimed at preventing isolated and unplanned changes in lot pattern that may disrupt the character of an established neighborhood. Nevertheless, the authority to regulate lot size for compatibility does not preclude approval of comprehensively planned developments where increased densities may be appropriate.

1. Lot Size

Modesto Municipal Code provides authority to regulate the lot size of a proposed subdivision or parcel map for compatibility with the surrounding lots in an established neighborhood (if adopted); it establishes a minimum lot size, but it does not guarantee a right to that size. The following provide specific guidelines for determining compatibility of new lots.



Guidelines:

- a. The size of any new lots proposed within an established neighborhood should not vary more than twenty (20) percent from the typical existing lot. The typical lot shall be defined as that lot area, rounded to the nearest 1,000 square feet, which is most common within the "neighborhood" (as defined by the Neighborhood Compatibility Guidelines). However, consideration may be given for excluding from this evaluation those lots which, because of special circumstances, are much larger or much smaller than typical (such as the lots around a cul-de-sac, which are usually much larger than the typical lot).
- b. The width of any new lots proposed within an established neighborhood should be comparable to the average width of the existing lots fronting on the same street within the same block, assuming that the difference among existing lot widths is not so great that the average is unrepresentative of the neighborhood character.

II. GUIDELINES

2. Lot Configuration (Flag Lots)

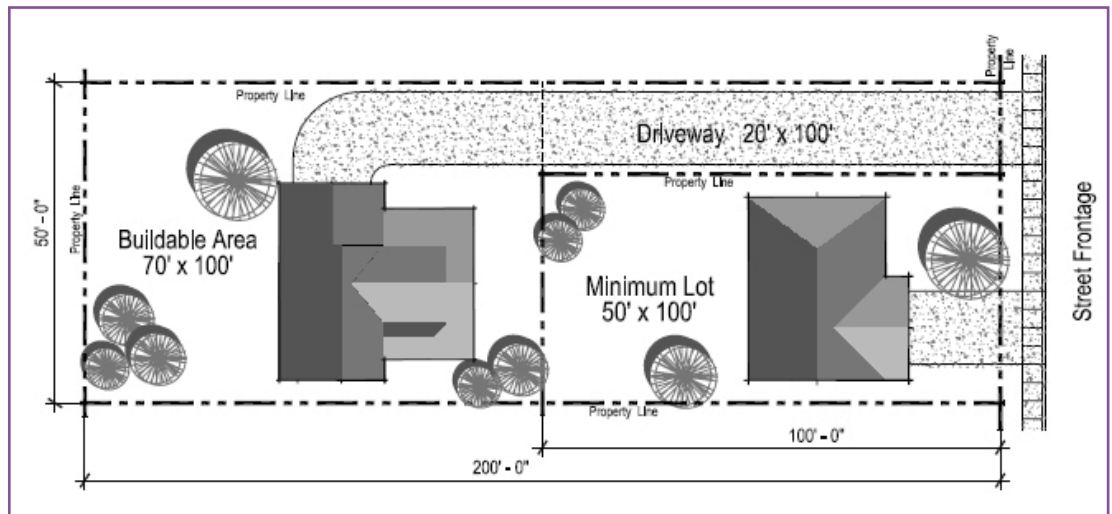
Modesto Municipal Code requires that, in order to approve a “flag lot” (defined as having a minimum width of only twenty (20) feet at both the front lot line and front yard setback line) as part of any subdivision or parcel map, certain findings must be made. These include the finding that “the existing parcel is of a size and shape that does not allow the creation of standard shaped lots”. The following provide specific guidelines for determining whether or not this particular finding can be made.



Guidelines:

- a. A flag lot should not be allowed on property which does not have a minimum depth of 200 feet.
- b. A flag lot should not be allowed on property with a total width of greater than 100 feet and otherwise sufficient to accommodate two minimum width lots. This restriction may be adjusted to accommodate minimum setback requirements for an existing structure on the property.
- c. That portion of a flag lot occupied by the driveway and providing access to the buildable portion of the lot should not be counted toward minimum lot area, nor should it be included in total lot area for the purpose of calculating lot coverage. The buildable portion of a flag lot, not counting the driveway portion, should meet the minimum lot size requirement for the zone.

Figure II-29
A typical “flag lot” arrangement illustrating the minimum dimensions and areas recommended by the guidelines.



II. GUIDELINES

3. Parking Arrangements, Garages and Driveways

For single-family homes, the Zoning Code requires only that a minimum amount of parking space be provided, and that this space cannot be located within the front and street side setback areas. The Zoning Code does not specify the type, configuration, or manner of access, and yet these aspects of parking can be relevant to neighborhood compatibility.

Neighborhoods with alleys often present a much different character from neighborhoods without alleys, because the alleys provide access options for parking and garages that allow for a much different streetscape compared to neighborhoods without alleys. The style of house appropriate for one type of neighborhood may not fit well into another. Even in neighborhoods where garages are all in front and accessed from the street, neighborhood character is influenced by the relative prominence of garages.



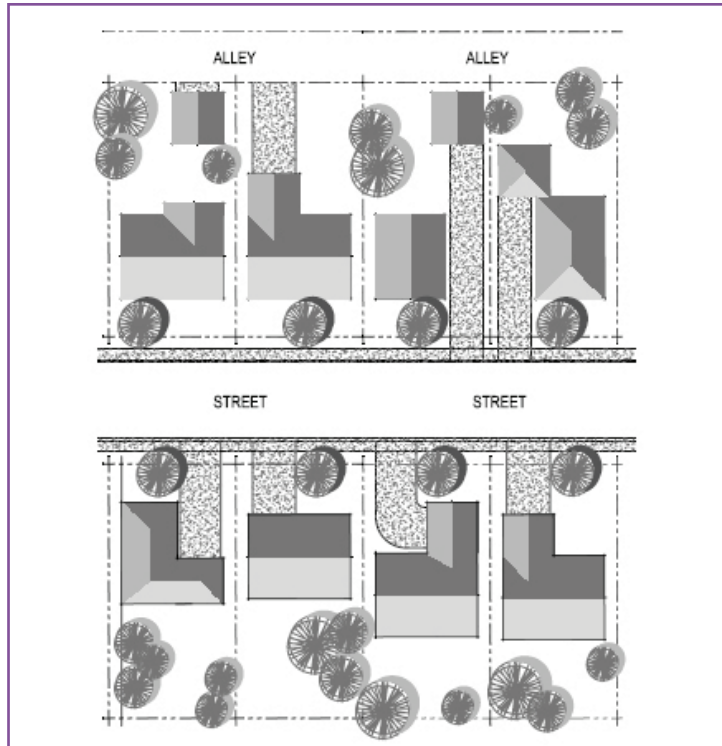
Guidelines:

- a. New garages, whether part of an addition or a new house, should be consistent with the prevailing pattern in the neighborhood with respect to location of the garage relative to the house, the size and configuration of the garage, and the manner of access.
- b. In a neighborhood with existing alleys, utilize the alleys for new houses and additions in a manner that is consistent with the neighborhood. Where existing garages are located in back and accessed from an alley, locate new garages in back with access from the alley.
- c. Where garages are accessed from the street, consider design solutions for reducing prominence of the garage, for example: recess the garage behind the front of the house; use two single-width garage doors in place of one double-width door; utilize a side-entry garage, when it is located entirely in front of the house, instead of facing it toward the street; or add a porch or prominent entry feature to draw attention away from the garage. In general, garages should be reduced in prominence as much as possible, and remain subordinate to the primary function of a house as residence, according to what is compatible with the neighborhood character.
- d. New houses and additions in a neighborhood of garage-forward house designs do not need to maintain a garage-forward design in order to be compatible with the neighborhood, as long as they are consistent with other essential design characteristics in the neighborhood.
- e. Place driveways so as to minimize harm to existing street trees and preserve opportunities to add new street trees. Consider narrowing or tapering the driveway toward the street; a driveway does not need to be as wide as the garage throughout its entire length. Minimize the expanse of pavement in front yards as much as practical.

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Figure II-30

Typical garage arrangements: attached or detached, with or without alley access, and ranging from fully recessed behind the house to located entirely in front of the house.



Left:

Figure II-31

A detached garage is most appropriate where it is in keeping with neighborhood character.



Right:

Figure II-32

A detached single-car garage with matching roof design, materials and details looks as if it belongs there.

Left:

Figure II-33

The "Hollywood" drive—in keeping with some neighborhoods—may provide a viable alternative for limiting additional pavement elsewhere.



Right:

Figure II-34

Using two single-width garage doors in place of a single double-width door can reduce the prominence of the garage.



