

Adopted 8/90

1990

RESIDENTIAL DESIGN CRITERIA
(Revised June 1997)

The following is a list of residential design criteria desirable to the City of Cotati. It is not expected that every project will incorporate all the criteria. However, the City does have a Growth Management Program in which residential developments compete for a fixed number of building permit allocations. Those projects with more criteria incorporated in a desirable way will score higher in the Growth Management competition.

1. Mix housing types within each subdivision (i.e. duplexes and townhouses can easily and effectively exist in the same neighborhood as single family homes).
2. Provide housing styles that characterize the historic, small town atmosphere that is unique to Cotati (i.e. California Craftsman).
3. Major consideration should be given to the appearance of the project from the street elevation. Avoid back-on street treatments that create the "walled city" effect; *provide a less monotonous appearance by curving the street; etc.*
4. Minimize pavement. Although the Fire District has what they consider to be minimum standards for width of streets, the City will still recommend that all residential applications attempt to incorporate minimum paved areas. Projects should no longer be designed for maximum ease of automobiles. This has the tendency to create a "non-pedestrian" feel to a particular residential neighborhood and tends to alienate neighbors from each other.
5. Maximize open-space. The minimum amount of open space may be found within the Zoning Ordinance as it relates to each particular residential zone. This is only a minimum amount. Projects can be enhanced through the provision of greater open space areas.

Larger residential developments should: a) retain small amounts of common open space distributed throughout for aesthetic and visual purposes, and b) leave sufficient common open space concentrated in a single area to provide room for reasonable activity for residents.
6. Provide clearly defined pedestrian, bicycle and vehicular access. Residential developments should interconnect with neighboring developments and uses, frequently and easily.
7. Bring street trees as close to the street as feasible (i.e., provide a park strip or create tree wells).

8. Include *useable* front porches because they provide people with an opportunity to observe street activities.

9. Utilize the Planned Unit Development option to provide more environmentally sound and economical use of space (i.e. share driveways and garage walls, zero lot line projects, tree preservation, etc.).

10. The predominant exterior treatment should be wood, but stucco is encouraged where appropriate.

11. Either detach garages and locate them in the rear and sideyard setback, or at least set them back far enough so as not to be the most prominent design feature.

12. Size and design of structures should be related to site and surroundings including other structures.

13. ~~If a residential project is to be located adjacent to a commercial zone, connect the two uses directly.~~ *If it is determined to be appropriate, a pedestrian access should be established between new residential projects and commercial zones.*

14. Landscape design should utilize the xeroscape concept where the plants become progressively more drought tolerant as the landscaping recedes from the structure. *The use of strategically placed deciduous trees which provide winter sun and summer shade are encouraged.*

15. Preserve existing residences which reflect Cotati's unique history.

16. Preserve the integrity of a neighborhood by harmonizing with the existing development.

17. Preserve existing trees.

18. Exterior remodeling of any structure which results in the enclosure of a covered front porch area is discourages, especially when the remodeling will not enhance the originally intended architecture of the building.

19. *Any fireplaces, wood burning stoves, or fireplace inserts should comply with United States Environmental Protection Agency or Oregon DEQ standards.*