



Interim Objective Design Standards

For Single-Family Residential Projects

Planning Division

Effective: June 28, 2023

APPLICABILITY

This checklist is a user-friendly compilation of all Interim Objective Design Standards, adopted by the City Council on June 27, 2023, applicable to projects with residential units. These standards are mandatory for housing development projects, defined as projects that consist of:

- Single-family and multi-family homes if the units require Design Review pursuant to BMC Section 17.820;
- Two-Unit Housing Developments and Urban Lot Splits;
- Mixed-use projects with 2/3 of the square footage dedicated to residential units; and
- Transitional or supportive housing projects.

Applicants may seek exceptions or modifications to these standards by electing to process the development application through a discretionary review process. Generally, these standards will apply to all new residential development within the city, as well as qualifying modifications to existing developments. These standards are applicable to projects requesting approval pursuant to any provision of State law that references objective design standards (including, but not limited to, the Housing Accountability Act or other provisions of Planning and Zoning Law).

INTENT

These standards establish the priority criteria for how a site, building, landscaping, and other improvements shall be designed. These standards are intended to provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City's expectations for the planning, design, and review of development proposals in Brentwood. These standards are compiled from a variety of sources. Where there is a discrepancy between standards amongst the various documents, the stricter requirement applies.

OTHER REQUIREMENTS

Building Standards, the City's Public Works/Engineering Division Standard Plans and Specifications, and other requirements included in the Municipal Code also apply, though not all are included herein, such as Stormwater Quality requirements.

TABLES

For single-family subdivisions, please complete Tables 1 and 2. For custom and individual single-family homes, please skip to Table 2.

EXCEPTIONS

If an exception is being requested from any objective design standard, please provide reasoning and justification for the request.



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1. Single-Family Subdivisions			
	Objective Design Standard	Has this Standard been met? N/A, Yes, or No	If the standard has not been met and an exception is being requested, please provide reasoning and justification for the request.
1.1 Subdivision Layout			
A	Subdivisions, subdivision phases, streets, and blocks of single-family lots shall be arranged and staged such that no more than twenty-five (25) lots are developed with access from a single public roadway. Development of any additional lots will require construction of additional connecting roadway providing secondary ingress and egress. Twenty-six (26) to seventy-five (75) lots require two (2) access roads; seventy-six (76) to one hundred seventy-five (175) lots require three (3) access roads, and one hundred seventy-six (176) or more lots require four (4) access points.		
B	The maximum length of cul-de-sacs shall be six hundred feet (600') and no more than twenty-five (25) single-family residential units shall have access off any individual cul-de-sac.		
C	Utility distribution facilities as defined in the BMC are required to be undergrounded within all areas of the City as identified in the Brentwood Municipal Code Section 16.120.120.		
D	Provide a minimum setback of 30 feet between sound walls and bordering arterial and collector streets.		
1.2 Subdivision Landscaping			
A	All street trees or parking lot trees must be a minimum of 24-inch box size. In other areas, proposed trees must meet the following standards:		

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	<ol style="list-style-type: none"> 1. 1-14 trees proposed: 50 percent must be 24-inch box size minimum, remainder must be 15 gallon size minimum. 2. More than 14 trees proposed: Of the first 14 trees, seven trees must be 24-inch box size minimum, and the remaining seven trees must be 15 gallon minimum size. Thirty percent of the remaining trees proposed must be 24-inch box size minimum, and the remainder must be 15 gallon size minimum. 		
B	All proposed shrubs except accent, color, or ground cover planting, must be a minimum of 5 gallon size.		
C	For detached residential projects, the front setback must maintain a minimum of 50 percent of its surface area as general planting (lawns, shrubs, trees and ground cover). A minimum of one tree must be provided per lot within the front setback, plus 2 additional trees on the side of corner lots		
D	Landscaping plans must show all obstructions (including street lights, meters, backflow devices, utility covers, and transformers) that affect plant placement and installation limitations.		
E	All street trees must be planted and installed per the City's Public Works/Engineering Division Standard Plans and Specification.		
1.3 Subdivision Architectural Diversity			
A	Residential projects must provide a minimum of one distinct plan with four distinctive elevations for every 25 units.		
B	Within single-family developments, at least 50 percent of corner lots must be single-story units.		
C	Within single-family developments, at least 50 percent of lots backing up to a Major Arterial street, as identified in the General Plan, must be single-story.		



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D	Within single-family developments, at least 25 percent of all units must be single-story.		
E	Within single-family developments, at least 10 percent of all units must have side-loaded or an alternative to a front-facing garage configuration.		
F	Within single-family developments, no more than 50 percent of the front elevation of a house may consist of garage area.		

2. Single-Family, Two-Unit Housing Developments, and Urban Lot Splits		
Objective Design Standard	Has this Standard been met? N/A, Yes, or No	If the standard has not been met and an exception is being requested, please provide reasoning and justification for the request.
2.1 Two-Unit Housing Developments and Urban Lot Splits Development Standards		
A	If all applicable development standards contained in the single-family residential zone in which the primary dwelling unit is located cannot be met, then the maximum size of a primary dwelling unit is 800 square feet.	
B	If all applicable development standards contained in the single-family residential zone in which the primary dwelling unit is located cannot be met, then the maximum height permitted of a primary dwelling unit is one story, not to exceed 15 feet to the highest ridge or top of the structure, including parapet.	

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C	No setback shall be required for an existing primary dwelling unit, or a primary dwelling unit constructed in the same location and to the same dimensions as an existing primary dwelling unit.		
D	All primary dwelling units must comply with the minimum front setback standards established for the single-family residential zone in which the unit is located.		
E	Each primary dwelling unit constructed as part of a two-unit housing development not within an existing structure or constructed in the same location and to the same dimensions as an existing structure must maintain a minimum of four feet to interior side and rear property lines.		
F	All low-rise residential buildings must have a photovoltaic (PV) system meeting the minimum qualification requirements as specified in 2019 California Energy Code Section 150.1(c)(14) Joint Appendix JA11, with annual electrical output equal to or greater than the dwelling's annual electrical usage as determined by Equation 150.1-C: ANNUAL PHOTOVOLTAIC ELECTRICAL OUTPUT $kW_{pv} = (CFA \times A) / 1000 + (ND_{well} \times B)$, and Exceptions 1-5 to Section 150.1(c)(14).		
G	If a primary dwelling unit is located in the side or rear yard otherwise established for the zoning district by BMC Chapter 17.100, the maximum height of the portion of a primary dwelling unit located between the four-foot setback line established in BMC Chapter 17.797 and the limit of the rear, side, or street side yard area established by BMC Chapter 17.100 is 15 feet, as measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure, including parapet. If the primary dwelling unit is proposed entirely outside of the rear, side, or street side yard area as established by the zoning district in BMC Chapter 17.100, the maximum height of the unit will be the same as that established by the zoning district, and measured as specified in BMC Chapter 17.100 for primary structures.		

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H	<p>The upper stories of primary dwelling units must be separated from any structure on adjacent parcels by the following standards:</p> <ol style="list-style-type: none"> 1. Where both the primary dwelling unit and the structure on the adjacent property are two or more stories, a minimum separation of 10 feet must be provided between the upper stories of the primary dwelling unit and the upper stories of the structure on the adjacent property. 2. Where only the primary dwelling unit is two or more stories and the structure on the adjacent parcel is one-story, a minimum separation of 10 feet must be provided between the upper stories of the primary dwelling unit and the structure on the adjacent property. 3. For the purposes of this section, separation will be measured from the wall of one structure to the wall of the other structure, excluding architectural projections. 		
I	<p>For the purpose of this section, accessory buildings do not include accessory dwelling units. Dwelling units must be separated from accessory buildings on the same parcel, parcels resulting from an urban lot split, or adjacent parcels by a minimum of four feet, except that the distance between a main building or home and an accessory building shall be allowed to be closer than four feet if all of the following conditions are met:</p> <ol style="list-style-type: none"> 1. These separation requirements would cause the primary dwelling unit to conflict with the minimum setbacks or unit size otherwise allowed by BMC Chapter 17.797. 2. All of the requirements of the Building and Fire Codes are met. 3. If accessory buildings are not located closer than five feet to any side or rear property line. 		

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J	<p>One off-street, covered parking space must be provided per unit, except if the parcel is located: (1) within one-half mile walking distance of either a high-quality transit corridor or a major transit stop; or (2) within one block of a car share vehicle. Transit frequency will be based on the schedule posted by Tri Delta Transit at the time of the issuance of the first “completeness” letter issued by the city following submittal of the application. Vehicle parking spaces may not: (1) be located within a front, side, or street side yard setback; (2) be a tandem space; or (3) be provided in a driveway. Vehicle parking spaces must meet the minimum dimensions set forth in BMC Chapter 17.620 (‘Off-Street Parking’).</p>		
K	<p>Development standards set forth in a planned unit development apply to any two-unit housing development or urban lot split except that any such planned unit development standard cannot be applied if it would either: (1) result in a conflict with standards set forth by state law for a two-unit housing development; or (2) preclude a two-unit housing development that meets the applicable requirements of state law or this chapter.</p>		
2.2 Single-Family, Two-Unit Housing Developments, and Urban Lot Splits Architecture			
A	<p>Primary dwelling units must meet the following standards for roof forms and detailing:</p> <ol style="list-style-type: none"> 1. A sloped roof are defined as a gable, hip, cross gable roof, or any combination thereof. Mansard roofs are prohibited. 2. Floor areas under sloped roofs are allowed to be designed for habitable use, provided that they comply with floor area maximums. 3. Roofs for primary dwelling units that result from alteration or addition to an existing main structure must match the existing slope, form, and materials of the main structure. 4. Roof material and color must be consistent throughout the entirety of the roof within each new or modified building that is part of the primary dwelling unit. Metal roll and 		

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	<p>standing seam roofing shall be prohibited, except where their use is documented on existing adjacent structures.</p> <ol style="list-style-type: none"> 5. A minimum of 25 percent of the roof area must include any combination of hip, gable, and/or shed dormers. 6. The roof styles and materials of garages and carports must match the materials and detailing of main and accessory structures. 7. Roofs must include projecting eaves and gable rakes. All roofs must have a minimum twelve-inch eave overhang and shall have a pitch of not less than a four-inch vertical rise for each twelve-inch horizontal run. 		
B	<p>If a unit has stairs leading to an upper story, the staircase must be fully enclosed within the interior of the primary dwelling unit. A staircase on the exterior of a primary dwelling unit is not permitted.</p>		
C	<p>Upper story windows located closer than 25 feet from and facing an existing primary residence on an existing adjacent property must be located to maximize privacy for adjacent properties by using at least one of the following techniques:</p> <ol style="list-style-type: none"> 1. The sill height must be located a minimum of 60 inches above the finished floor. 2. The location of the window is such that the centerline of the glazing is offset greater than 15 lateral feet from the centerline of any glazing on an existing adjacent primary structure. 3. Any window sash located partially or entirely below 60 inches from the finished floor must consist of frosted or obscured glazing. 		

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	<ul style="list-style-type: none"> a) As used in this section, frosted or obscure glazing is glass that is patterned or textured such that objects, shapes, and patterns beyond the glass are not easily distinguishable. b) As used in this section, the 25-foot measurement shall be measured from the wall of one structure to the wall of the other structure, excluding architectural projections. 		
D	<p>Fences, walls, and hedges must meet the requirements identified in BMC Chapter 17.630.009, except that chain link, barbed wire, and razor wire fencing are prohibited.</p>		
E	<p>Housing units positioned along any street frontage must meet the following requirements:</p> <ol style="list-style-type: none"> 1. A minimum of one unit on each lot must have the front entry door facing the street. 2. Where the housing development comprises two side-by-side detached units positioned along the street frontage, each unit must have the front entry door facing the street. Corner lots with two or more street frontages must orient the primary dwelling units so that each unit faces a different street. 3. Where two units are proposed to be attached and are located on an interior lot, one of the two units must have its front entry door facing the street, and the other unit must have its front entry door on the building side or rear. On a corner lot, it is encouraged, but not required, for the two front entry doors to respectively face the front and street side. In no case, whether on an interior or a corner lot, may the front entry doors to two attached units be located on the same façade. 4. The floor elevation of the housing unit must be a maximum of twenty-four inches above the finish grade of the lot. 		

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	<p>5. Street-facing front entries must be clearly identifiable and connected to the public street by a pedestrian path with a minimum width of four feet.</p> <p>6. Street-facing entries must provide either a projecting entry with a minimum clear depth of six feet or a porch or patio that is a minimum of seven feet wide and six feet deep. Unroofed porches or patios, with three open sides, may be located no closer than 12 feet from a front property line, may not extend more than eight feet into a required front yard or side yard on the street side of a corner lot, and may not be closer than three feet to an interior side or rear property line, provided that the height, including railings, shall not exceed six feet above the grade of the ground at the property line.</p> <p>7. Street-facing doors must provide six square feet of glazing through any combination of door glazing, sidelights, or transoms.</p> <p>8. Provide at least one architectural projection per unit with a minimum size of two feet, six inches deep by fifteen feet wide.</p>		
F	Mechanical and utility equipment must be concealed from view of the public right-of-way and must be placed behind a solid side or rear yard fence. Roof mounted equipment is prohibited.		
G	Any tree that is twenty-two inches in diameter at breast height or larger removed for construction of a dwelling unit must be replaced on-site with a twenty-four inch box tree.		
H	Front yards and unfenced side yards adjacent to a street shall be landscaped in conformance with the standards set forth in Sections 17.630.008(H) through (N). Landscaping shall be installed within eighteen months of occupancy of that housing unit.		
I	Refuse containers shall not be located within private driveways or be visible from the public right-of-way.		
J	Windows and glazing areas of units must comply with the following:		

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	<p>1. Windows must conform to the following:</p> <ul style="list-style-type: none"> a) Tinted windows and colored glazing are prohibited. b) Plastic glazing is prohibited for windows and skylights. c) Simulated mullions are allowed only when mullions are located on both the inside and outside faces of the glazing. d) Windows located in stucco walls must be recessed a minimum of two inches. e) All windows must provide exterior trim with a minimum dimension of ¾-inch deep by 3 inches wide. f) Windows located in wood clad masonry walls must provide surrounding wood trim with a minimum ¾-inch depth and width of 3 inches. <p>2. Exterior wall planes exceeding 250 square feet in area must provide glazing for 30 percent of the total wall area.</p>		
K	<p>Building facades and materials:</p> <p>1. 100% of all elevations must contain features to provide visual interest through a combination of at least two of the following:</p> <ul style="list-style-type: none"> a) Volumetric elements with a minimum projection of 24 inches beyond the plane of the façade with use of window bays, building recesses, or porches with columns. b) Façade elements with a minimum depth of four inches with the use of window boxes or by offsetting a change in façade material with use of wainscot or water table. 		

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	<p>c) 50% of all two-story houses must have a minimum three-foot horizontal plan offset.</p> <p>2. Primary dwelling units must be composed of durable, quality materials as hereby identified:</p> <ul style="list-style-type: none"> a) The following façade materials are prohibited: T-111 and similar plywood siding; corrugated and standing seam metal; and vinyl and plastic siding. b) All roofing materials must be tile. c) When stucco is used, it must be used in combination with at least one other wall material, which must comprise at least 20% of the building frontage, excluding windows and railings. d) Durable and fire-resistant alternatives for traditional materials are allowed as follows: fiber cement siding is permitted as a substitution for wood shake, horizontal siding, or board and batten paneling; and cement S-tile roofing is permitted as a substitute for clay tile. <p>3. Transitions for both material and color must be located at interior corners.</p> <p>4. All siding material must extend to a maximum of ten inches from the finish grade of the lot.</p> <p>5. A minimum of two exterior building colors must be used on each unit at the street-facing façade. Primary dwelling units with no street-facing façade must designate a front façade to meet this standard.</p>	
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L	<p>Primary dwelling units must comply with the following landscaping requirements:</p> <ol style="list-style-type: none"> 1. Lots with aggregate landscaped area equal to or greater to 2,500 square feet must comply with BMC Section 17.630.010 ('Adoption of the Model Water Efficient Landscape Ordinance'). 2. Landscaping used to screen views of storage areas, trash enclosures, mechanical or HVAC equipment, irrigation and plumbing equipment, and transformers must be no more than a maximum of 42 inches in height. 		
M	<p>Primary dwelling units must comply with the following lighting requirements:</p> <ol style="list-style-type: none"> 1. Applicants must provide the following information for proposed exterior lighting fixtures: <ol style="list-style-type: none"> a) Manufacturer cut sheets with Backlight/Uplight/Glare (B.U.G.) rating b) Lighting locations indicated on building or site plans c) Mounting heights for all proposed exterior fixtures. d) Exterior lighting fixtures must provide a maximum B.U.G. rating of B3 U0 G1. 2. Lighting must be recessed or hooded, downward directed, and located to illuminate only the intended area. 3. Lighting must not extend across a property line, including any property lines that result from a proposed urban lot split. 		
N	<p>Garages constructed for units must meet the following standards:</p> <ol style="list-style-type: none"> 1. Front or side-entry attached garages are permitted but must comply with the standards identified in BMC Section 17.100.004 ('Design criteria – Single-family 		

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	<p>residence’). An attached, front-entry garage shall be set back at least 4 feet behind the front plane of the structure to which it is attached.</p> <ol style="list-style-type: none"> 2. Garage doors located in stucco walls must be recessed a minimum of four inches from the surrounding building wall. 3. Garage doors located in wood clad (or similar) siding, or masonry walls must provide surrounding wood trim with a minimum of three inches. 		
O	<p>Sites containing a septic tank system must provide evidence of a percolation test within the last five years, or if the percolation test has been recertified, within the last ten years.</p>		
P	<p>Housing units must comply with applicable Building and Fire Code safety standards such that each structure is sufficient to allow for its separate conveyance.</p>		