

CITY OF BELVEDERE



Changes to the Design Review Ordinance

The Belvedere City Council adopted Ordinance No. 2005-11 amending Belvedere Municipal Code (BMC) section 20.04.015, concerning structures and improvements subject to Design Review.

The following outlines the changes that have been made to the above noted BMC section:

Structures and improvements subject to Design Review:

All new buildings, new structures and other exterior physical improvements, including any relocation or exterior addition, the extension or exterior change of a structure, landscaping changes, or any change to a previously approved project proposal, are subject to Design Review, whether or not a building permit is required, and whether the property is privately- or publicly-owned. Physical changes and improvements subject to Design Review under the foregoing shall include, but are not limited to, the following:

1. Location and design of any and all structures in any and all zones;
2. Construction or installation of fences, retaining walls, walkways, sidewalks, patios, decks, fountains, ponds, swimming pools, garbage or trash enclosures, and sport courts;
3. When a visually significant portion of a parcel is affected; landscaping projects, grading and filling of land, and the addition of trees which can be expected to exceed a height of 12 feet at maturity;
4. Parking and loading areas, carports, garages and driveways;
5. Exterior lighting, signs, skylights, satellite dishes, antennas and solar panels;
6. Exterior textures and colors for new construction, or for exterior repainting or refinishing if colors or materials are inconsistent with the provisions of section 20.04.140*;
7. The replacement or placement of utility distribution poles and facilities.

Physical changes or improvements *not* subject to Design Review:

1. Changes in color(s) and/or roof or siding material(s) of an existing structure, when such changes are consistent with the provisions of Belvedere Municipal Code section 20.04.140*;

*(Please note: The definition of 'demolition' has **not** been changed. BMC section 19.08.136 states, "'Demolition' for the purposes of this title and Title 20 means the razing of a building, or the alteration of more than fifty percent of the total exterior surface area from the grade up, including all exterior openings. In*

determining the extent of the alteration for purposes of this section, those alterations or additions of structural elements that are required for, or are being performed on, an existing structure solely for the purpose of bringing the structure into compliance with current building codes shall be excluded.")

2. Landscape changes and/or additions to existing landscaping when such changes/additions are not part of a larger project subject to approval by the Planning Commission, including but not limited to the addition of trees which typically will not exceed a height of 12 feet at maturity, removal of trees, and changes to landscaping not visible to the public under normal circumstances;
3. Minor changes to previously approved plans, which the City Planner determines do not alter the intent of the approved design;
4. Any other work determined by the City Planner to be minor or incidental in nature and consistent with the intent and objectives of this chapter.

Additions, Extension, or Exterior Changes subject to Design Review Exception:

Additions, extensions or exterior changes to, or reconstruction of existing single-family dwellings and related accessory structures that involve more than 0 but less than 250 square feet of new floor area, or those projects that involve the addition of an upper-level addition of up to 100 square feet, may be permitted with a Design Review Exception.

Notwithstanding the foregoing, if the City Planner determines that the proposed improvements may be inconsistent with the goals and purposes of this chapter, the City Planner will refer the application to the Planning Commission for action.

* BMC section 20.04.140, Materials and Colors Used, states the following:

- A. Building designs should incorporate materials and colors that minimize the structures' visual impact, that blend with the existing land form and vegetative cover, that relate to and fit in with structures in the neighborhood, and that do not attract attention to the structures themselves.
- B. Materials which blend easily with the landscape, such as natural wood shingles and siding, are preferred. Other materials, such as metals which develop an attractive, naturally oxidized finish, used brick, stone, stucco, and concrete should be used in moderation. Use of concrete block, manufactured stone or brick, unpainted metal, galvanized metal or metal subject to ordinary rusting are discouraged.
- C. Soft and muted colors in the earthtone and woodtone range are preferred and generally should predominate. Other colors and materials are acceptable only if the Planning Commission determines they are appropriate for the building setting, and are compatible with those of other buildings in the vicinity. Trim and window colors should be compatible with, and complementary to, the other building colors.
- D. All roof materials and colors (including equipment, but excluding skylights) should have nonglossy earthtone or woodtone finishes that minimize glare and are compatible with their environment and surroundings. All exposed metals, such as roof vents, chimneys and spark arrestors, should be painted flat black or painted a color which minimizes their visibility, or should be of natural copper or bronze-finished aluminum.
- E. Retaining walls should be wood, stone, or concrete. Concrete walls and other concrete surfaces should be textured, colored to match adjacent soil or plant color, or faced with wood, brick, or stone.