

SUPPLEMENTAL QUESTIONNAIRE

DESIGN REVIEW

Address _____

Design Review Request:

- ____ Residential (R-1: Single Family below 150 msl elevation)
- ____ Residential (R-1/R-1 C at or above 150 msl elevation)
- ____ Residential (R-1 H)
- ____ Two Family or Multiple Family Residential (R-2 or R-3)
- ____ Commercial (C-1, C-L, C-2, C-3)
- ____ Professional (P)
- ____ Specific Planned Development (SPD)

Complete the following (all applications except those for R-1 properties below 150 msl elevation):

1. Exterior finish: _____
2. Proposed exterior wall color(s): _____
3. Proposed exterior trim color: _____
4. Proposed exterior window material and color: _____
5. Proposed roof material and color: _____
6. Special Features: _____
7. Floor Area Ratio (FAR): _____

Note: A color rendering and color and material board (8.5" x 11") is required.

Complete only applicable section(s) below:

- **Hillside Design Review for R-1H, R-1C and R-1 properties at or above 150 mean sea level elevation**

1) List why the project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: _____

2) List why the project provides for protection against noise, odors, other factors which may make the environment less desirable: _____

3) List why the project will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area: _____

4) List why the project will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel: _____

Over →

5) List why the project will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area: _____

6) For R-1H only: Does the project conform to the approved precise development plan? _____

7) Does the project have adequate screening? _____

8) List how the selection of architectural features and colors enable the structure to blend with its environment and which results in a low visual profile: _____

For R-1 and R-1 C properties: When the applicant demonstrates that the proposed development satisfies the criteria below, the Planning and Building Director may grant an administrative design review approval for dwellings or additions having the following descriptions. Otherwise, the development will necessitate Planning Commission review. a) Less than 800 square feet absent significant visual impact (i.e. new dwellings and additions may be visible offsite but the effect will not have a negative visual impact on surrounding properties or other significant viewpoints located offsite due to size, location, materials, colors, landscape screening, or combination thereof); or b) Less than 1,200 square feet if the proposed development is not materially visible offsite (i.e. new dwellings and additions will be totally or nearly obscured from surrounding properties or other significant viewpoints located offsite due to size, location, materials, color, landscape screening, or combination).

- **Flatland Design Review (R-1, R-2 & R-3 (three or fewer units) properties below 150 foot mean sea level elevation)**

Second story additions to existing dwellings exceeding 400 square feet in size require Flatland Design Review.

1) List why the project will not unreasonably impair access to light and air of structures on neighboring properties: _____

2) List why the project will not unreasonably affect the privacy of neighboring properties: _____

3) List why the project will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood: _____

- **Setback Design Review (R-1 & R-2 properties)**

Additions to existing dwelling originally built less than 8 feet but not less than 5 feet from the interior side property line may be expanded vertically or horizontally along the existing building plane subject to Planning Commission Design Review. Accessory structures fitting this description may be expanded horizontally along the existing building plane subject to Planning Commission Design Review.

1) List why the project will not unreasonably impair access to light and air of structures on neighboring properties: _____

2) List why the project will not unreasonably affect the privacy of neighboring properties: _____

3) List why the project will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood: _____

4) List why the project is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood: _____

- **Commercial, Professional, Multi Family R-3 (four) or more units, churches, and convalescent homes Design Review**

1) List why the project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: _____

2) List why the project provides for protection against noise, odors, or other factors which may make the environment less desirable: _____

3) Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area: _____

4) List why the project will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel: _____

5) List why the project will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area: _____

- **Residential Design Review (to exceed maximum dwelling size for properties at or above 150' mean sea level)**

Dwellings built, enlarged, or expanded before February 26, 1991, which do not exceed the Maximum Adjusted Floor Area, may exceed this number by not more than 10% subject to Design Review approval by the Planning Commission.

Dwellings built, enlarged, or expanded before February 26, 1991, which exceed the Maximum Adjusted Floor Area, may exceed this number by not more than 500 square feet subject to Design Review approval by the Planning Commission.

Over →

- 1) List why the project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: _____

- 2) List why the project provides for protection against noise, odors, other factors which may make the environment less desirable: _____

- 3) List why the project will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area: _____

- 4) List why the project will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel: _____

- 5) Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area: _____

- 6) For R-1H only: Does the project conform to the approved precise development plan? _____
- 7) List how the project has adequate screening: _____

- 8) List how the selection of architectural features and colors enable the structure to blend with its environment and which results in a low visual profile: _____

- 9) List why the project will not be materially visible offsite; _____

- 10) List why the project is of a scale intensity and design that integrates with the existing character of the surrounding neighborhood; _____

- 11) List what internal efficiency/space utilization problems exist: _____
