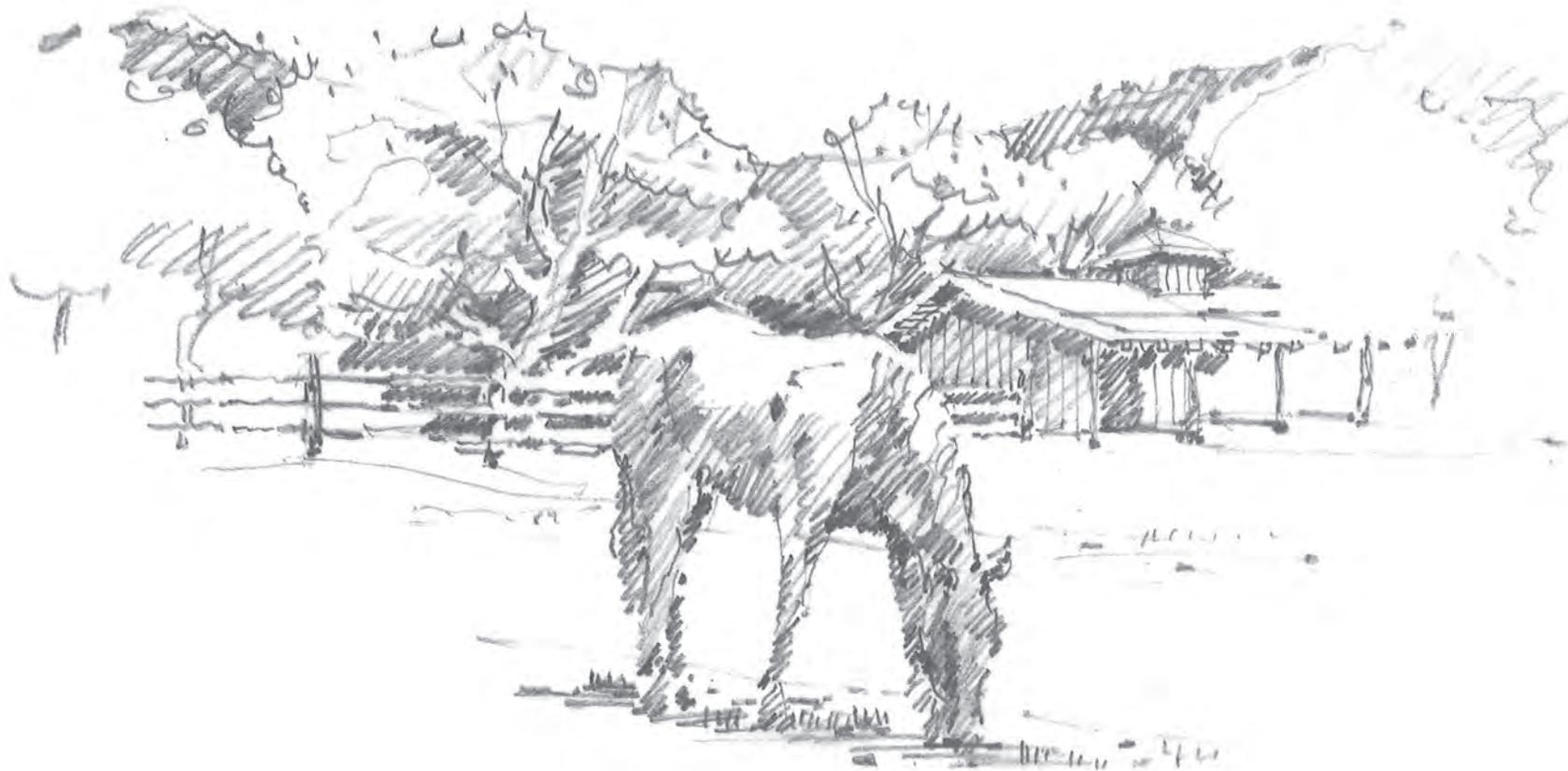


RESIDENTIAL DESIGN GUIDELINES



Adopted July 10, 2012
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INTRODUCTION

THE WOODSIDE ENVIRONMENT

The Town of Woodside was incorporated in 1956. In 1958, the first Woodside General Plan was adopted with the stated purpose to “maintain Woodside as a rural residential community.” The current General Plan adopted in 2012 continues this community aspiration.

Woodside is comprised of eleven square miles and includes rolling woodlands east of Interstate 280, a rural valley of oaks and grasslands, and redwood forest of the western coastal range. Within these natural habitats, there are approximately 2,000 existing homes. The majority of these homes occupy large lots, ranging from 1 to 5 acres, where most of the improvements blend into the native terrain and vegetation. It is the desire of the community to design structures and property improvements with respect for the natural setting.

The peaceful rural character of Woodside makes it a desirable place to live. It is a goal of these Guidelines to perpetuate and enhance the harmonious relationship between Woodside’s natural beauty and the manmade environment by careful integration of homes and accessory structures into the natural landscape. It is also a goal of these Guidelines to perpetuate Woodside’s heritage by preserving, protecting, and enhancing its historical, architectural, and aesthetic resources. Woodside encourages a harmonious mixture of old and new. By allowing sensitive change, the Town’s rural character, integrity, and sense of place are preserved.

PURPOSE

The principal goal of these Guidelines is to advise homeowners and designers about ways to locate and design development that maintains the character of the community and the natural setting. The essence of the Woodside community derives, in part, from an acknowledgement that protecting the natural environment is paramount. In some cases, there will be conflict between guidelines on a particular site. Through the Conceptual Review process, applicants will be able to discuss and prioritize guidelines specific to their individual property, but the overall development design must be sensitive to the natural environment.

The building styles and trends in Woodside have evolved over time. The Residential Design Guidelines have been crafted by the community to ensure quality development which is integrated into the fabric of the Town. In some cases, there are existing structures that do not meet the current Residential Design Guidelines; accordingly, applicants should design new structures to meet these Guidelines rather than pointing to examples of structures in the Town that do not.

The Guidelines are to be used by homeowners and their designers to assist in preparing proposals for residential development. The Guidelines will be used by Woodside’s Planning Department, Architectural and Site Review Administrator (ASRA), Architectural and Site Review Board (ASRB), and Planning Commission to evaluate the merits of a residential proposal.

RELATIONSHIP BETWEEN RESIDENTIAL DESIGN GUIDELINES, THE GENERAL PLAN, AND WOODSIDE MUNICIPAL CODE

The Residential Design Guidelines, General Plan, Zoning Ordinance, Site Development Ordinance, and Specific Plans provide guidance which, if followed by an applicant, allows Woodside's decision makers to act favorably on a development proposal, with minimum delay or associated costs, because the applicant's proposal represents an appropriate addition to the Woodside community.

The General Plan is a general planning guide for the future development of Woodside. It contains goals for the preservation and enhancement of Woodside as "a scenic, rural residential community". These Design Guidelines suggest ways of locating and designing a home that achieve those goals.

The Zoning Ordinance (Chapter 153 of the Woodside Municipal Code) contains regulations to promote and protect the public health, safety, peace, comfort, convenience and general welfare of Woodside residents.

The Site Development Ordinance (Chapter 151 of the Woodside Municipal Code) has been adopted by Woodside to "protect public and private lands from erosion, earth movement, flooding and degradation of water quality and ensure the maximum preservation of the natural and scenic character of the Town."The Site Development Ordinance was also adopted "to ensure that site development work on each site relates harmoniously to adjacent lands and minimizes physical problems which could result in safety hazards and increased maintenance costs."

The Residential Design Guidelines were developed to be consistent with the goals and policies of Woodside's General Plan and the regulations contained in the Municipal Code, which change from time to time. Should any conflict arise between these Design Guidelines and those goals, policies and regulations, the General Plan and Municipal Code shall prevail.

In addition, there are Specific Plans for two neighborhoods: the Glens neighborhood (located east of Cañada Road), and the Emerald Lake Hills neighborhood (located in northernmost Woodside to the northwest of Jefferson Avenue). Applicants should review these Plans if their property is located in one of these neighborhoods.

For some projects it will be necessary for the applicant to demonstrate compliance with applicable State regulations, such as projects with proposed impacts to endangered species, or projects which impact structures with potential eligibility for historical listing (CEQA).

RELATIONSHIP BETWEEN RESIDENTIAL DESIGN GUIDELINES, THE GENERAL PLAN, AND WOODSIDE MUNICIPAL CODE.

General Plan:

The overarching document which contains the goals and policies for the community such as:

LU1.1- "Preserve and conserve the Town's natural resources by subordinating development to the land..."

LU1.2- "Property shall be developed with minimum disturbance to the natural terrain. The natural environment and rural character of the Town should be retained or restored as much as possible..."



Woodside Municipal Code:

The zoning regulations which contain laws that must be followed such as: 50 foot required front setbacks, a maximum residential size of 4,000 sq. ft., or a maximum fence height of 6 feet. The Woodside Municipal Code is required by State law to be consistent with the General Plan.



Residential Design Guidelines:

The Residential Design Guidelines provide illustrated principles for locating a residence and related site improvements on a lot, and principles for designing structures that will meet the objectives of the General Plan and Woodside Municipal Code. The RDG are used by the Town's Planning Department, ASRB, and Planning Commission to evaluate the merits of a residential project.

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PROCEDURES

HOW TO USE THIS DOCUMENT

In designing a project, the applicant should read and consider the guidelines and diagrams beginning with Community Character, next working through Site Planning, Building Design, and then Landscape Elements.

APPLICABILITY

Applications requiring design review in Woodside are evaluated on the criteria of Community Character, Site Planning, Building Design, and Landscape Elements. Based on the scope of the project, design review is conducted by Town staff, the Architectural and Site Review Administrator (ASRA), the Architectural and Site Review Board (ASRB), and/or the Planning Commission.

The Woodside Architectural and Site Review Administrator (ASRA) reviews the site and architectural design of new small-scale development. The ASRA reviews all of the following proposed projects:

- Construction of 1,000 square feet or less within Woodside's Scenic Corridors* or within the Western Hills area**.
- All new accessory living quarters.
- Landscape screening plans.
- Gates, entry features, and fences per Woodside Municipal Code section 153.051.
- Outdoor lighting of residential athletic courts or recreational facilities.

The Woodside Architectural and Site Review Board (ASRB) is an advisory board that makes recommendations to the Planning Director or Planning Commission regarding the site and architectural design of new development. The ASRB reviews all of the following proposed projects:

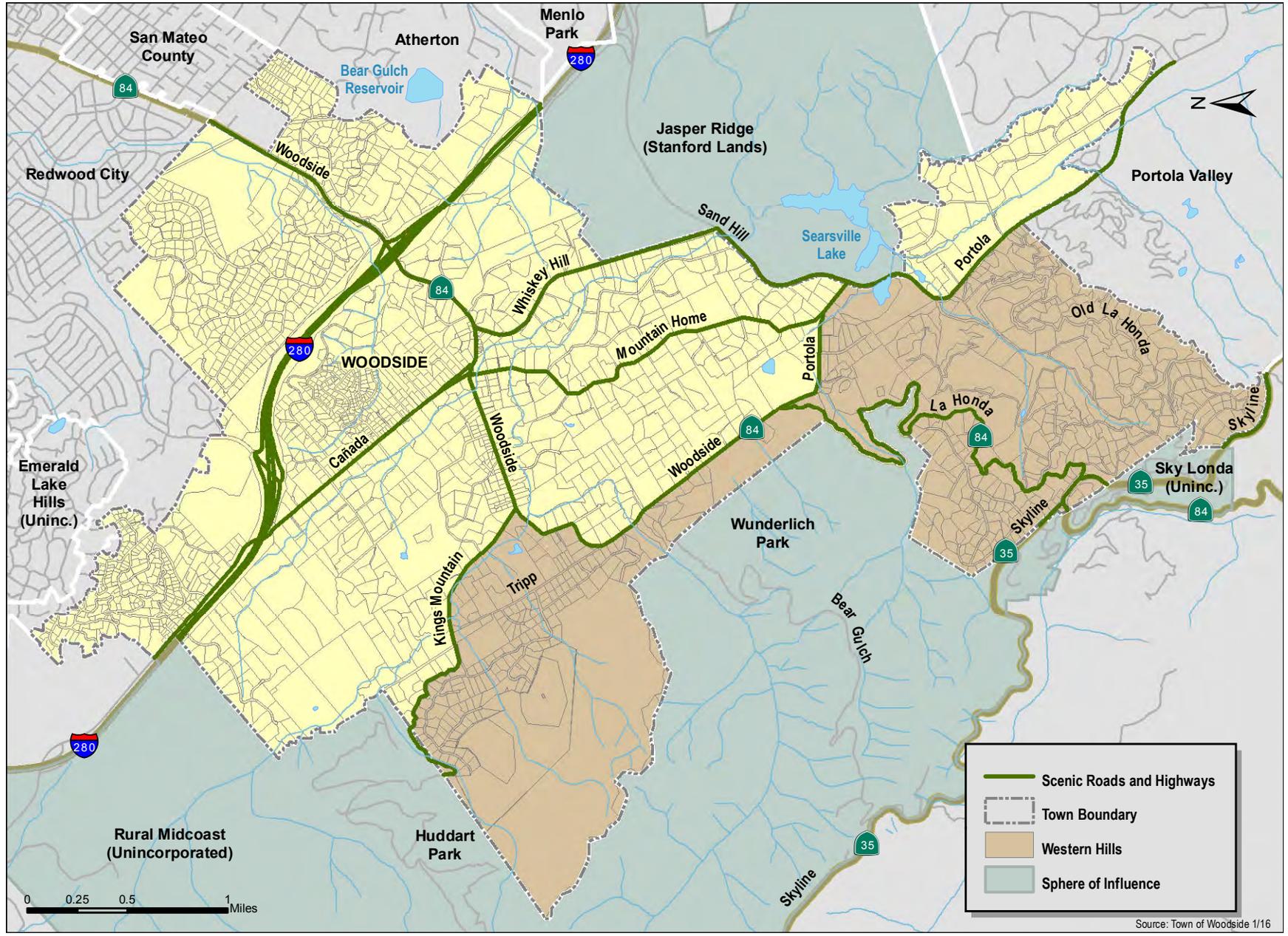
- Construction of greater than 1,000 square feet within Woodside's Scenic Corridors* or within the Western Hills area**.
- Construction of greater than 2,000 square feet, or greater than 30% of the total floor area (TFA) allowed for the property.
- Any project upon referral by the Town Council, Planning Commission or Planning Director, when in their judgment, the project may have a significant effect upon the aesthetic or functional character of Woodside or surrounding properties*.

Following staff, ASRA, or ASRB review, the Planning Commission will review any project requiring additional entitlements (i.e., Setback Exception, Variance, etc.).

*Town Scenic Corridors: Lands visible from Skyline Boulevard (State Highway 35); Interstate 280; or within 1,000 feet and visible (if currently visible, or visible if existing vegetation was removed) from the driving surface of Kings Mountain Road, Mountain Home Road, Woodside Road (State Highway 84), Whiskey Hill Road, La Honda Road (State Highway 84), Portola Road, Cañada Road, and Sand Hill Road (Woodside Municipal Code Section 153.221 (A)).

** Western Hills: All lands west of Kings Mountain Road, Woodside Road and Portola Road (Woodside Municipal Code Section 153.221 (A)).

Map P1: Scenic Corridors Map



DEVELOPMENT REVIEW PROCESS

1. Attend a pre-application meeting with the Planning Department.
2. Discuss project ideas with neighbors.
3. Submit an application for staff review for completeness.
4. Meet with Citizen Advisory Subcommittee(s), as directed by staff.
5. ASRA review of the project (if applicable). If additional entitlements are included in the project, Planning Commission review is required.
6. ASRB review of Conceptual Design (if applicable).
7. Submit an application for Formal Design Review, after considering feedback from staff, ASRB, and neighbors on Conceptual Design. (Staff will review the full application for completeness before scheduling the project for Formal Design Review).
8. Present proposed project to ASRB and or Planning Commission for evaluation and approval.
9. Submit application(s) for Building Permit(s), after the end of any appeal period(s).

WOODSIDE MUNICIPAL CODE EVALUATION CRITERIA

If Town staff, the Architectural and Site Review Administrator, the Planning Director (after receiving any required recommendation from the Architectural and Site Review Board), or the Planning Commission (if applicable) can meet all four evaluation criteria, the project shall be approved (ref. WMC 153.227).

1. Community Character

That the project is designed in a manner that is in keeping with and contributes to the rural character and aesthetics of the Town, respects the character of scenic corridors and vistas, and supports equestrian facilities where applicable.

2. Site Planning

That the site plan is designed in a manner which preserves natural features, respects and preserves the Town's rural residential character, considers safe circulation, neighborhood compatibility, fire safety, and sustainability.

3. Building Design

That the architectural design is consistent with the Town's rural character and development patterns; is architecturally cohesive and understated; that the materials, color, and details are well-composed and understated; and that the architectural design is fire safe and sustainable.

4. Landscape Elements

That the landscape design minimizes grading, preserves natural and scenic features; that the planting design respects existing native and mature vegetation and is informal in design; that the fencing and entry features are open and rural in design; that exterior lighting is minimized; and that the landscape design is fire safe and sustainable.

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SECTION 1: COMMUNITY CHARACTER

INTRODUCTION

Woodside is committed to preserving the rural residential character of the Town. This section addresses the Town’s natural and built environment as viewed from roads, scenic corridors, trails, and adjacent properties. Each development project impacts the neighborhood, as well as the fabric of the community as a whole. The Community supports quality architectural and site design that is consistent with community expectations (ref. GP-4).

1. RURAL CHARACTER AND COMMUNITY AESTHETICS

Properties shall be developed in a manner that is in keeping with the rural character and aesthetics of the Town.

a. Town character and values

The Woodside Community is dedicated to preserving and enhancing the Town’s character as a rural, scenic, unique, and historic community (ref. GP-1 & GP LUE-2).

b. Natural terrain

Properties should be developed with minimum disturbance to the natural terrain (ref. GP LU1.2).

c. Built environment

The built environment should be subordinate, sensitive, and complementary to the natural environment and specific site conditions in order to minimize disturbance to terrain, conserve natural resources, and protect open space (ref. GP-4).

d. Natural setting

Ensure that the scale of buildings, the siting of structures, and the design and materials of construction are harmonious with the natural setting so that the visual quality of open spaces is not unreasonably impaired (ref. GP OS1.1.4).

e. Equestrian lifestyle

The Woodside Community recognizes and supports the equestrian heritage, lifestyle, and facilities as unique and defining attributes of the Town (ref. GP-2).

f. Project impacts

Homeowners wishing to develop their property should communicate with adjacent neighbors to discuss plans and project goals. Projects should be designed with consideration of offsite impacts both during and after construction. (ref. GP-9).

g. Resource conservation

The Woodside Community seeks to be a good steward of the land by promoting the conservation of resources and utilizing sustainable practices which recognize the connection to, and interdependence with, the environment (ref. GP-10).

2. SCENIC CORRIDORS AND VISTAS

Properties shall be developed in a manner which respects the character of scenic corridors and vistas.

a. Natural hillsides and wooded areas

Preserve the natural hillsides and wooded areas so that development is perceived as natural and rural (ref. GP LUE-6).

b. Scenic corridors

Maintain and enhance the natural environment, preserve open space, and design with sensitivity along scenic corridors. Consider the cumulative impacts of development along a scenic corridor, particularly as viewed both onto and through the property from the road and trails (ref. GP OS1.5.1).

c. Vistas and views

When designing new structures, respect vistas from adjacent properties toward the Western Hills, the bay, and valleys. Protect vistas of the Western Hills by designing structures that blend into the hillside and woodlands (ref. GP LUE-4).

3. NATURAL ENVIRONMENT

Properties shall be developed in a manner that preserves natural features.

a. Natural features

The Woodside Community seeks to preserve, enhance, and restore the Town's riparian corridors, woodlands, significant stands of native vegetation, hillsides, other areas of special ecological significance, wildlife and natural habitats (ref. GP-3 & GP OS1.1).

b. Rural character

Development should be in harmony with the rural character of the Town. Optimize opportunities to preserve open space through imaginative planning, good conservation practices and, where appropriate, the dedication of open space, conservation, trails, or scenic easements (ref. GP OS1.1 & GP LU1.1).

4. EQUESTRIAN LIFESTYLE

Properties shall be developed in a manner which preserves and supports equestrian facilities and the Woodside trails network.

a. Equestrian heritage

Protect the Town's equestrian heritage by preserving and enhancing the equestrian trail system, and by encouraging and preserving equestrian facilities (ref. GP CL4.1).

b. Visibility of Equestrian Facilities

The visibility of equestrian facilities is an important component of the rural character of the Town (ref. GP LU1.2.6).

SECTION 2: SITE PLANNING

INTRODUCTION

Site Planning is the initial design activity. It requires the preparation of an inventory of on-site and off-site conditions, an analysis of development opportunities and constraints, and the preparation of a diagrammatic design study of optimum locations, orientations, and configurations for buildings, driveways, yards, agricultural or equestrian uses, and conservation areas.

1. SITE CONSTRAINTS AND FEATURES

Building location and site improvements shall be based on a clear understanding of the property's natural features, regulatory constraints, and relationships to adjacent properties.

These conditions should be mapped to form a basis for further analysis and decision-making. Refer to Appendix 3 for formal submittal requirements.

Consider the following:

a. Review development standards (ref. WMC Chapter 153)

Zoning setbacks, height regulations, total floor area limit, paved area limit, hillside development regulations, natural state, and similar development standards.

b. Identify easements

Equestrian, open space, conservation, utility, and scenic easements (ref. WMC 153.058 & GP 051.2).

c. Identify natural hazards

Earthquake faults, landslide hazards, flood zones, and potential fire hazards (ref. GP NH1.1, GP NH1.3, GP NH1.6, & GP NH1.9).

d. Identify natural features

Site topography showing contours, riparian and wildlife corridors, rock outcroppings, meadows; areas with steep slopes (over 35%) that restrict development, and other significant elements on the terrain that influence site planning (ref. WMC Chapter 139.153 & GP LUE-3).

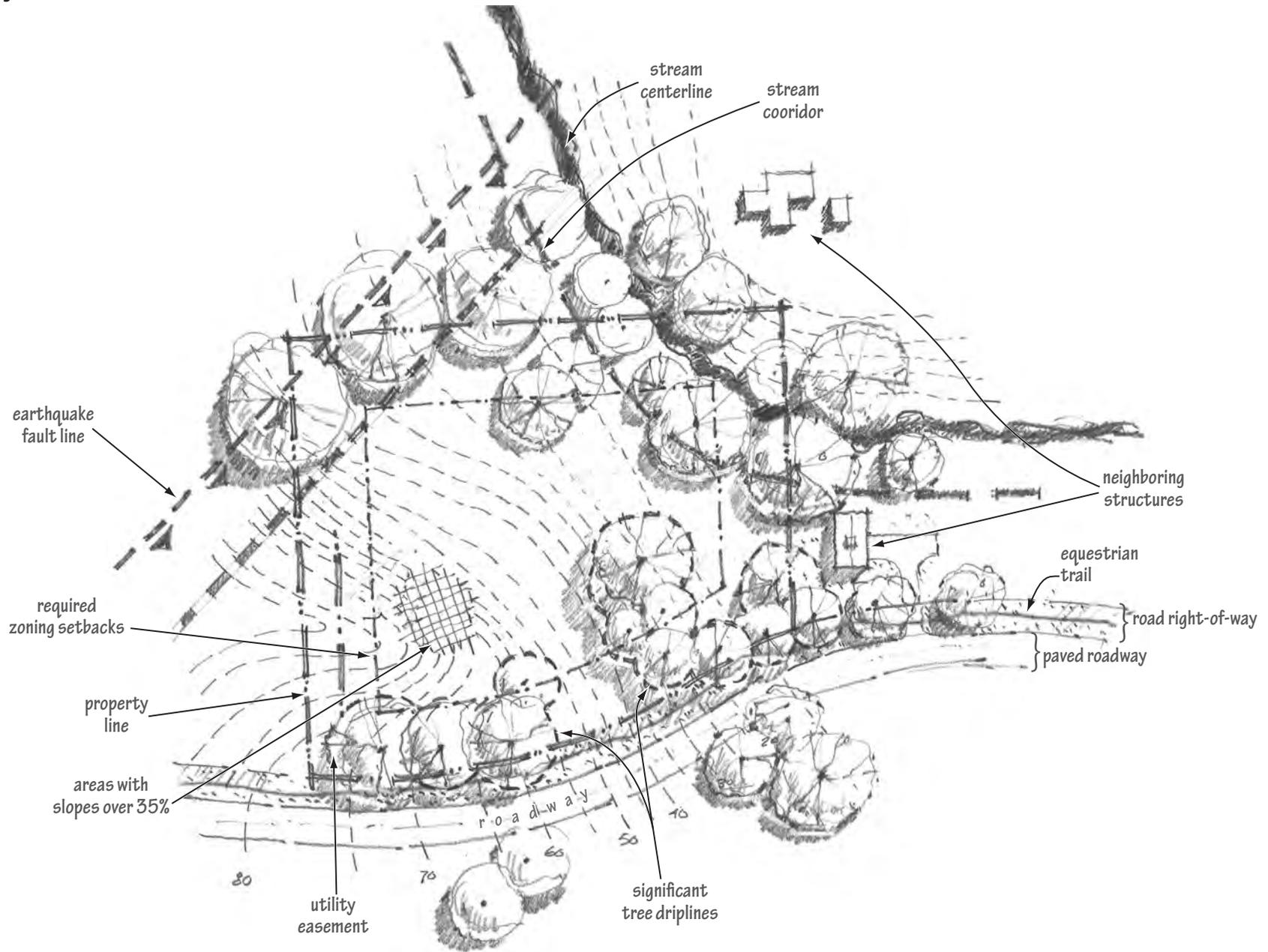
e. Identify trees and vegetation

Significant trees and tree groupings showing drip lines. Include significant vegetation abutting or extending over property lines that influence site planning or that provide privacy or similar amenities to abutting properties (ref. WMC 153.170).

f. Identify historical resources and existing structures to remain

Any on-site historic resources and any existing conforming or nonconforming structures that will remain (ref. WMC Chapter 153.295).

Figure SP-1: Site Constraints and Features



g. Locate utilities

Possible locations and sizes for septic fields (where applicable) given site conditions and topography, as well as existing and future utilities connections (ref. WMC 153.050).

h. Locate neighboring development and features

The location of improvements on adjacent properties that may impact development such as residential structures (including living and private spaces), exterior living areas, swimming pools, recreational courts, barns, significant trees, solar collectors, etc. (ref. GP GP-9, GP LU1.2, & GP LU1.4).

i. Identify vistas and views

The direction of the most desirable scenic views from the roadway to points of interest on the site or beyond (ref. GP LUE-4 & GP LU1.4).

Figure SP-2: Locate Neighboring Development and Features

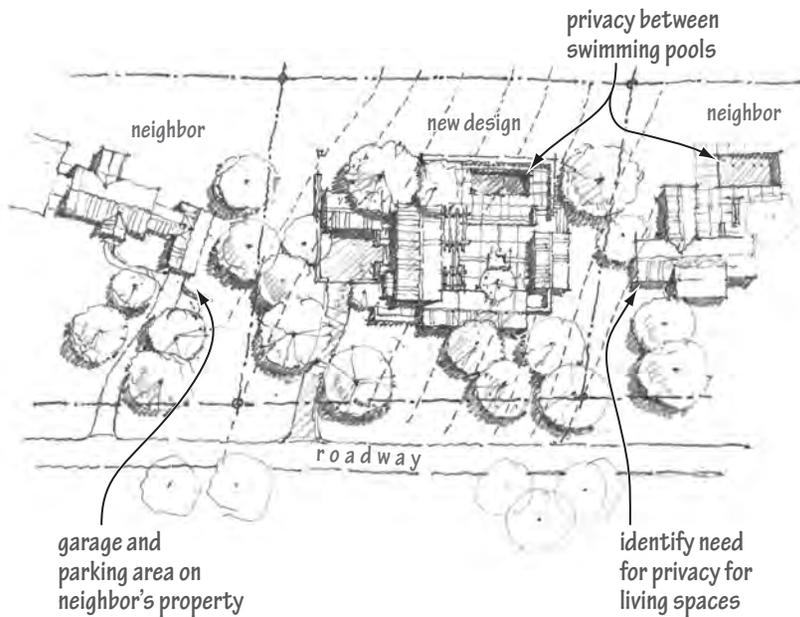
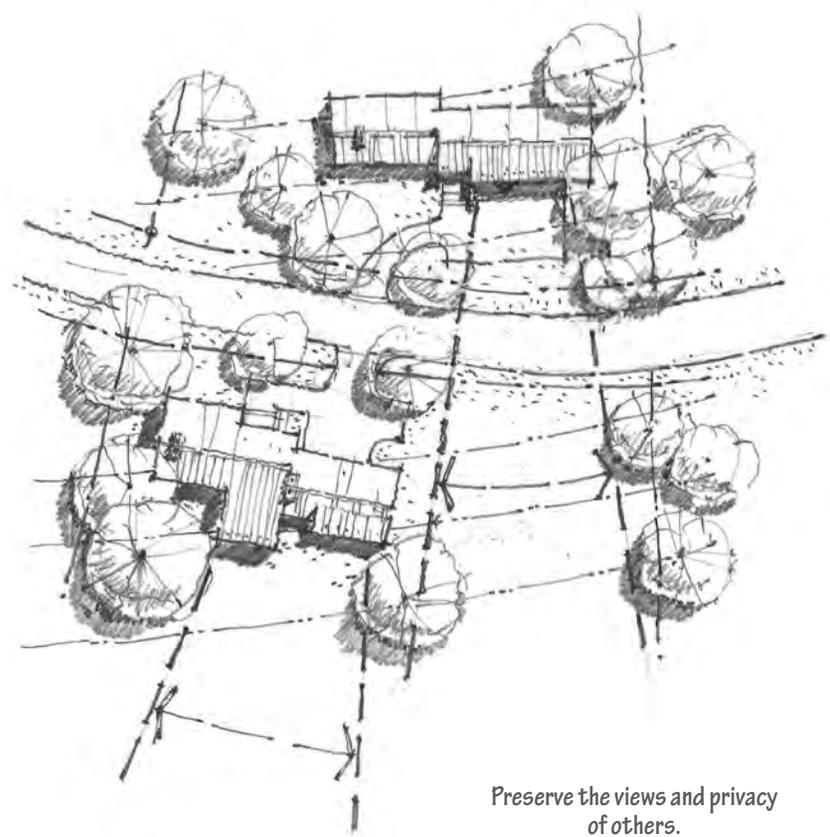


Figure SP-3: Identify Views and Vistas



2. NATURAL FEATURE CONSERVATION

Site development shall conserve the property's open space, natural features, vegetation, and wildlife by subordinating development to the site's natural conditions.

a. Conserve topography

Conserve hillsides, knolls, native soil, and other natural features on the property. Minimize grading for buildings and driveways by locating these facilities close to and parallel with natural hillside contours (ref. GP CV1.1 & GP LU1.2).

b. Preserve trees and vegetation

Preserve and minimize development within the drip lines of significant trees and areas of natural vegetation (ref. WMC 153.170).

c. Protect stream corridors

Stream corridors, ponds, and wetlands must be kept free of structures and maintained in a natural condition, except to provide for erosion and flood control measures or other uses beneficial to the water regimen (ref. GP LU1.1).

d. Protect wildlife corridors and habitat

Protect wildlife corridors and habitat as follows: (ref. GP OS1.2)

- i. Maintain or establish wildlife corridors through the property, with particular emphasis on connecting to wildlife corridors on adjoining properties, especially in riparian areas.
- ii. Avoid habitat fragmentation by maintaining or establishing natural areas adjacent to similar habitats on adjoining properties.
- iii. Avoid fencing types and locations which negatively impact wildlife corridors and habitat.

e. Maintain vistas and views

Subordinate building location to the natural setting while limiting the visibility of residential and recreational buildings from the roadway. Maintain visibility to hillcrests and similar natural features of the site and keep these vistas free from development (ref. GP LU1.3, GP LUE-4, & GP OS1.5).

3. SITE USAGE AND BUILDING SITING

Residential and accessory uses shall be located to respect and preserve Woodside's rural residential character, and maintain the visual continuity of natural landforms.

a. Develop a master plan

Create a master site plan that considers and anticipates the use of the property over time. The plan should organize uses on the site within a project envelope that preserves natural features (ref. GP GP-4 & WMC Chapter 153).

b. Consider structure placement and scale

Use informal arrangements and groupings of structures to reduce impacts on natural landforms; limit the overall scale of development to be compatible with rural development patterns (ref. GP GP-1).

- i. Smaller lots:
On smaller lots take cues from site development patterns on neighboring properties in determining building location, footprint configuration, the location of upper floor areas, and the location of outdoor living areas (ref. GP LU1.2).
- ii. Flat lots:
Break up structures with U or L shaped footprints (ref. GP LU1.3). Balance the footprint of one story versus two story structures with site and energy conservation (ref. GP CV1.1 & GP GP-10).
- iii. Hillside lots:
On hillsides, keep living areas close to grade, and step the building with the slope; utilize smaller footprints to preserve natural features and limit bulk (ref. GP LU1.3).

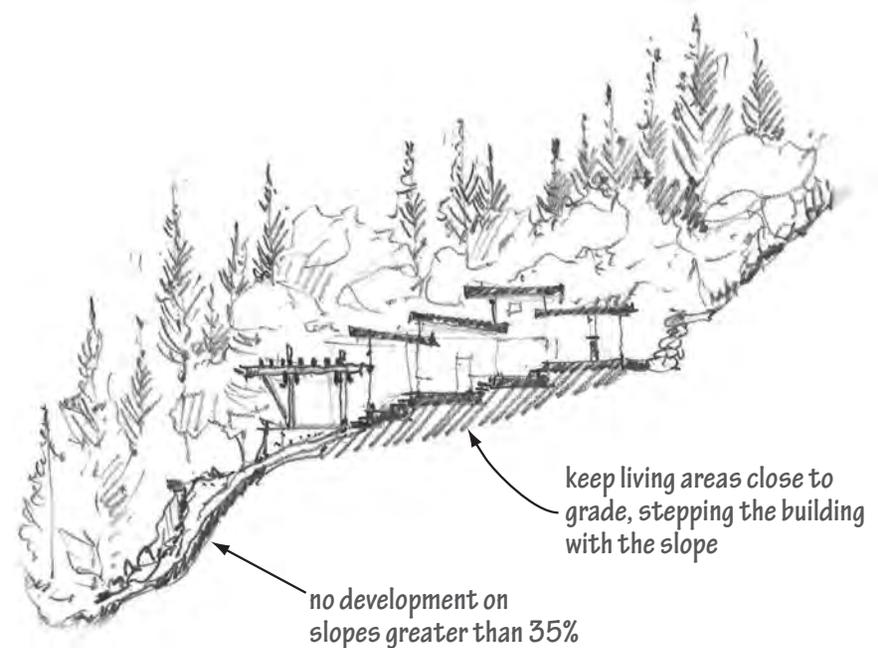
c. Utilize increased setbacks

Locate larger residential structures farther from property lines by increasing setbacks (ref. GP LU1.3).

d. Landscaped areas

Use informal and natural patterns in landscape design. Limit the area and visibility of formal landscaping and manicured lawn areas (ref. GP LU1.3).

Figure SP-4: Hillside Lots



e. Recreational facilities

Limit the size and visibility from roads of recreational facilities, such as pools and sport courts (ref. GP LU1.4).

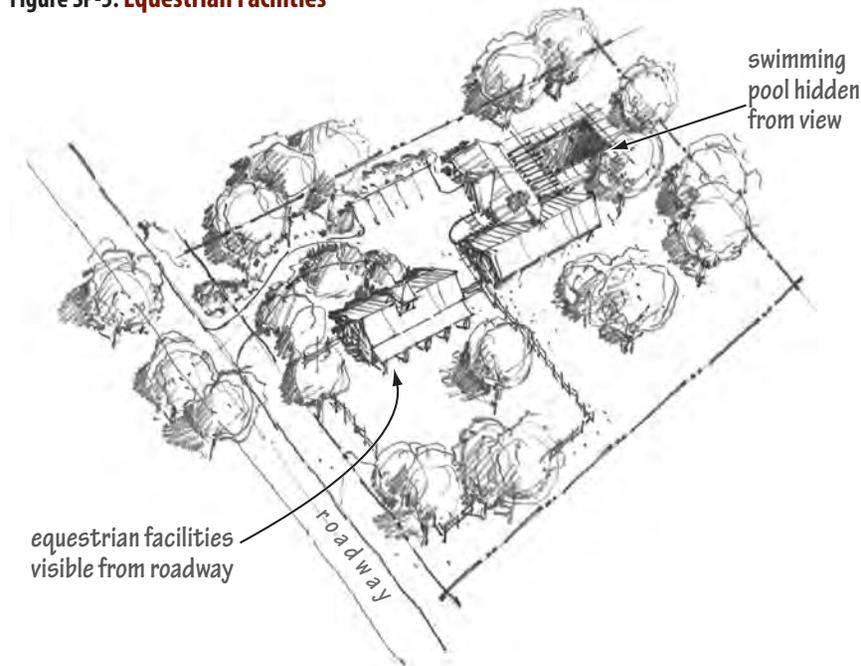
f. Equestrian facilities

Locating equestrian facilities to be visible from the roadway is desirable, where feasible. Factors to consider when siting equestrian facilities include gentle topography, protection of mature trees and riparian corridors, health and safety of the horses, and functionality of location (ref. GP GP-2).

g. Livestock and agricultural uses

Livestock and agricultural uses should be appropriately located, proportional to the site, balanced with the other desired site improvements and uses, and considerate of adjacent properties (ref. GP LU1.4).

Figure SP-5: Equestrian Facilities



4. SITE CIRCULATION

Driveways, garages, parking areas, trails, and pathways shall be located and designed to be safe, minimally visible from the roadway, and subordinate to the site's natural features.

a. Provide safe access

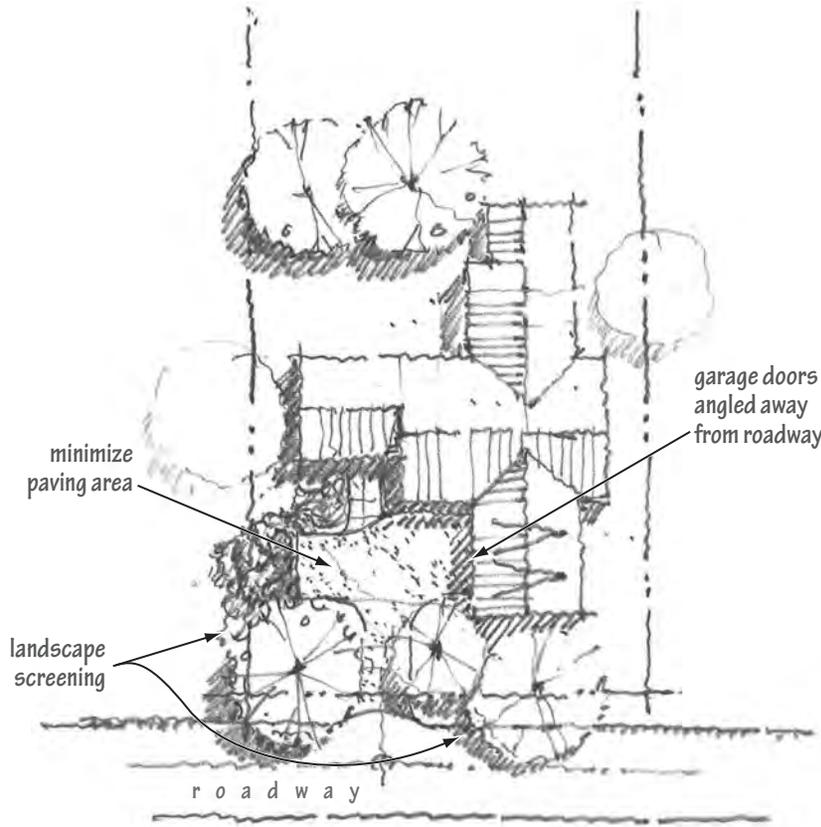
Provide safe vehicular, pedestrian, and equestrian access to the site. Locate driveway entry points to be visible from the road for safety yet visually understated. Integrate emergency vehicle access and turnaround areas. Avoid siting potentially incompatible uses, such as dog runs, along equestrian trails (ref. GP GP-5).

b. Driveways and Parking

Where possible, locate driveways and parking areas away from public view and neighboring properties. Consider site development patterns on neighboring lots in planning garage and safe driveway locations (ref. GP LU1.2.4).

- i. Larger lots:
On larger lots, design driveways to visually blend with the site's natural contours and reinforce its rural or natural character. Garages and parking areas should be screened from view (ref. GP LU1.2 & GP NH1.7).
- ii. Flat lots:
Minimize paving and development, and minimize visibility of parking areas (ref. WMC 153.170 & GP NH1.7).
- iii. Hillside lots:
On hillside lots, locate driveways and garages to minimize grading and their visual impact from roadways (ref. GP LU1.2).

Figure SP-6: Minimize Visibility of Driveways and Parking



c. Minimize paving

Minimize the amount of paved coverage, and the prominence and visual impact of parking areas, driveways, carports, and garages. Conserve trees by minimizing paving within driplines (ref. WMC 153.170). Rural paving materials, such as gravel, are preferred where feasible (ref. GP NH1.7).

d. Equestrian and pedestrian trails

Extend and connect existing equestrian and pedestrian trails (ref. GP CL4.1). Provide safe driveway crossings at trails and paths.

5. NEIGHBORHOOD AND COMMUNITY COMPATIBILITY

The location, scale, and orientation of site improvements shall complement and be consistent with neighborhood and community development patterns.

a. Use compatible building size and scale

The size and scale of development projects should be compatible with the natural site and the rural character of the community (ref. GP GP-1 & 3).

b. Review placement of buildings and site improvements

The location of structures and the layout of driveways, paths, and other site improvements should be compatible with the neighborhood (ref. GP LU1.2.4).

- i. Smaller lots (ref. GP LU1.3 & GP LU1.4):
 1. Preserve neighborhood harmony in smaller lot neighborhoods.
 2. Relate the scale and silhouette of the proposed home to the scale and silhouette of adjacent and nearby homes.
 3. Locate the driveway and garage to minimize visibility from the roadway, and to relate to existing neighbor patterns.
 4. Create natural areas of screening between structures.
- ii. Flat lots:
 1. Preserve neighborhood harmony by minimizing two story elements near adjacent homes (ref. GP LU1.4).
- iii. Hillside lots:
 1. Preserve the rural harmony of open hillsides by locating structures so they do not create a silhouette against the sky when viewed from roads and neighboring properties. Use one-story building forms, or a mix of one and two-story building forms, to connect the residence to the hillside (ref. GP LU1.3).

c. Consider neighboring properties

Consider neighboring homes' privacy, scenic vistas, and solar access. Windows, decks, and balconies should not look directly into private areas of adjacent properties. The scenic views and solar access of adjacent homes should not be negatively impacted by a proposed structure's location, height, or roof pitch (ref. GP LU1.2 & GP LU1.4).

d. Noise Impacts

- i. Minimize noise impacts to adjacent properties. Locate noise generating activity areas, such as sports courts, and noise-generating equipment, such as pool equipment and generators, away from sensitive areas on adjacent properties. Use appropriately-sited garden wall enclosures and landscape to dampen noise and shield views (ref. GP LU1.2, GP N1.1, & GP N1.3).
- ii. Orient outdoor living areas to consider reoccurring noise from off-site, such as the I-280 (ref. GP N1.2 & GP N1.4).

6. FIRE SAFE DESIGN

Site planning shall consider the relationship between buildings and high fuel load vegetation.

a. Identify existing fire hazards

Identify existing fire hazards, such as: steep terrain; canyons and saddles, which channel wind and fire; prevailing winds; existing vegetation; and related fire behavior (ref. GP NH1.9).

b. Consider structure location

Locate structures to minimize fire danger. Avoid locating structures near tops of hills. On steep sites use noncombustible site walls to deflect heat (ref. GP NH1.9).

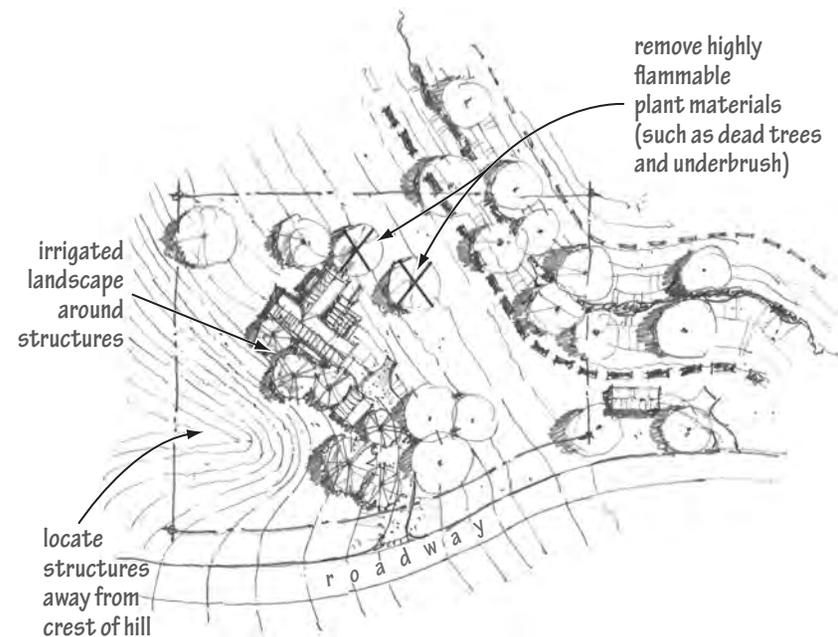
c. Maintain defensible space

Provide defensible space by reducing plant density, and/or irrigating landscape around structures. Identify highly flammable plant materials that should be removed for fire safety. Reduce fire ladders. Create reduced fuel load transition zones on down slope side of structures (ref. GP NH1.9 & GP CV1.4).

d. Fire safety and conservation

Balance the management of fire fuel load (such as removal of underbrush) with the maintenance of the natural habitat (ref. GP NH1.7).

Figure SP-7: Fire Safe Design



7. SUSTAINABILITY

Site planning shall incorporate sustainable strategies to conserve and minimize energy consumption in the construction and use of structures.

a. Support reuse

Reuse existing buildings, portions of buildings, or building materials to conserve resources (ref. GP S2.2).

b. Preserve historic resources

Preserve historic and cultural resources which contribute to the community fabric. Consider adaptive re-use for those buildings which cannot be preserved in their entirety (ref. GP S2.2).

c. Consider solar design

Orient buildings to incorporate passive and active solar design features. Placement of solar panels on roofs is preferred over ground placement. Locate solar panels away from public and neighbors' views. Locate solar panels on out buildings, accessory buildings, and agricultural buildings where such placement reduces their visibility (ref. GP PU2.2 & GP S2.2).

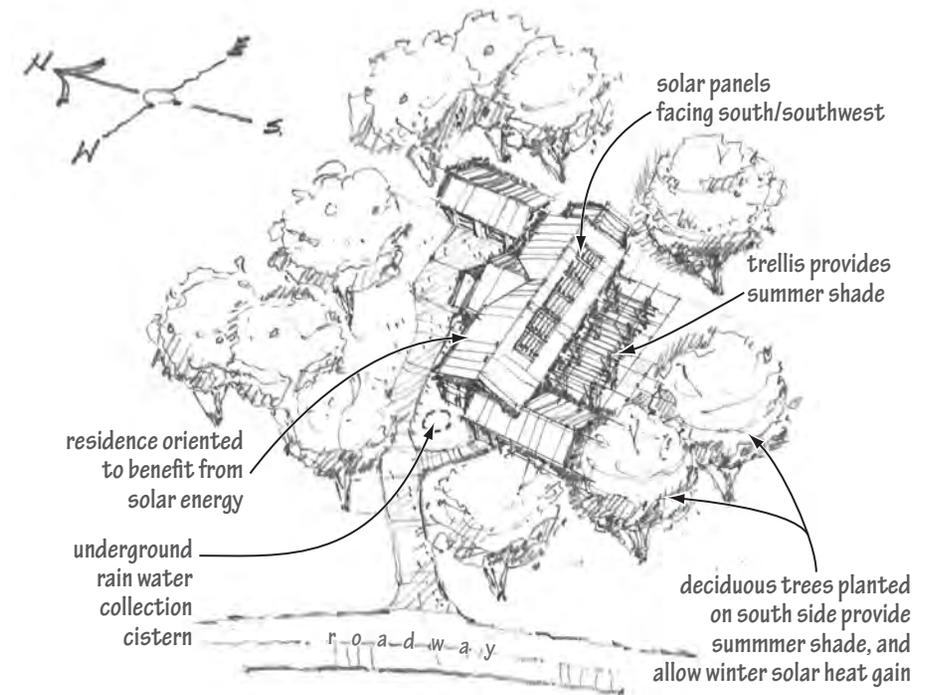
d. Utilize passive heating and cooling

Orient structures to take advantage of prevailing wind patterns for cooling. Locate deciduous trees and incorporate passive measures to manage heat gain, yet allow for solar heat gain in winter. (ref. GP PU2.2 & GP S2.2).

e. Implement renewable technologies

Use renewable technologies throughout site development and building design, such as rainwater collection, graywater systems, and geothermal systems (ref. GP PU2.2 & GP S2.2).

Figure SP-8: Sustainable Conditions



SECTION 3: BUILDING DESIGN

INTRODUCTION

In Woodside, building design should respond to the site's unique characteristics and natural features. Building forms should visually blend into their environment and maintain a rural simplicity and scale. Architectural forms should be unassuming and understated. Woodside values building design that embraces sensitivity to neighboring properties, fire safety, and sustainability. Adherence to the Guidelines is expected of every home, regardless of its visibility from the roadway and neighboring properties. Although there are examples of development in Woodside that do not meet the Residential Design Guidelines, projects for any new construction must meet the current Guidelines.

Figure BD-1: Structures in Scale with the Natural Environment



1. SETTING AND ARCHITECTURAL STYLE

The architectural design shall be tailored to lot size, terrain, vegetation, and other natural and neighborhood conditions.

a. Minimize building scale

- i. The scale of residences and accessory structures should be subordinate to the site's natural conditions (ref.GP LU1.3).
- ii. The size, mass, and scale of buildings should not dominate the natural features of the site.

b. Architectural style

Residences should embody an architectural vocabulary attuned to the natural environment of Woodside (ref. GP LU1.3).

- i. A successful architectural style is responsive in scale, character, and design to site, neighborhood, and community character.
- ii. If a specific architectural style is desired, the design should be consistent with the vocabulary of that style.
- iii. Within a chosen architectural style, the design should strive for simplicity. Restrain the use of excessive detailing to be compatible with the Town's rural vernacular.

c. Consider privacy

Privacy impacts on neighbors should be addressed with particular attention to the location, orientation, and extent of windows and decks. Position and orient large windows and decks to minimize sight lines into neighbors' homes or patios, and to minimize night lighting impacts (ref. GP LU1.2 & GP LU1.4).

d. Preserve existing or historic resources

Historic structures contribute to the community fabric. Preservation or adaptive reuse of existing or historic structures is preferred over demolition (ref. GP HP1.1, GP S1.3, & GP S2.2).

2. BUILDING FORM

Building form shall be architecturally cohesive and understated.

a. Form and mass design principles (ref. GP GP-4, GP LU1.4, & GP CV1.1)

- i. Use simple massing to minimize bulk.
- ii. Limit building height and bulk in response to site topography and neighborhood conditions.
- iii. Building forms should be responsive to human scale.

b. Reduce mass and bulk

Minimize overall building volume and strive to achieve a modest expression of building mass (ref. GP LU1.3).

- i. Techniques for reducing mass and bulk include:
 1. Locating the ground floor level close to grade regardless of topography.
 2. Avoiding excessively tall or monumentally scaled elements such as towers, porticos, or wide, steeply pitched two-story gable ends.
 3. Setting upper floors within roof volumes and dormers.
 4. Placing second floors over first floors with lower ceiling heights.
 5. Designing first floor rooflines to have ample depth to differentiate between floors.
 6. Incorporating articulated elements such as stepped or skewed wall profiles, deep wall recesses, one-story porches, terraces near grade, or deep roof overhangs.
 7. Using shadow and building mass articulation to reduce apparent mass.
 8. Using simple variation in materials, color, or fenestration to provide articulation and reduce the perception of bulk.

ii. Smaller lot techniques:

1. On smaller lots, design buildings to be compatible with the height, mass, and scale of adjacent homes and neighborhood pattern (ref. GP LU1.3).

iii. Flat lot techniques:

1. Limit the amount of mass facing the road.
2. Use predominately one-story massing, particularly when using steeper pitched roofs.
3. Use variations in height to minimize bulk (ref. GP LU1.3).

Figure BD-2: Minimize Mass and Bulk

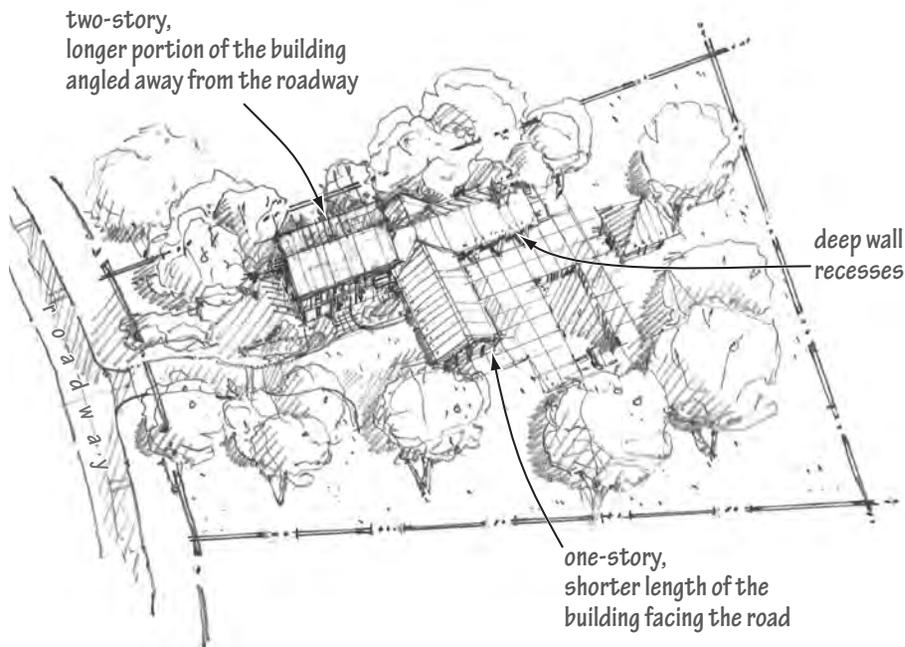
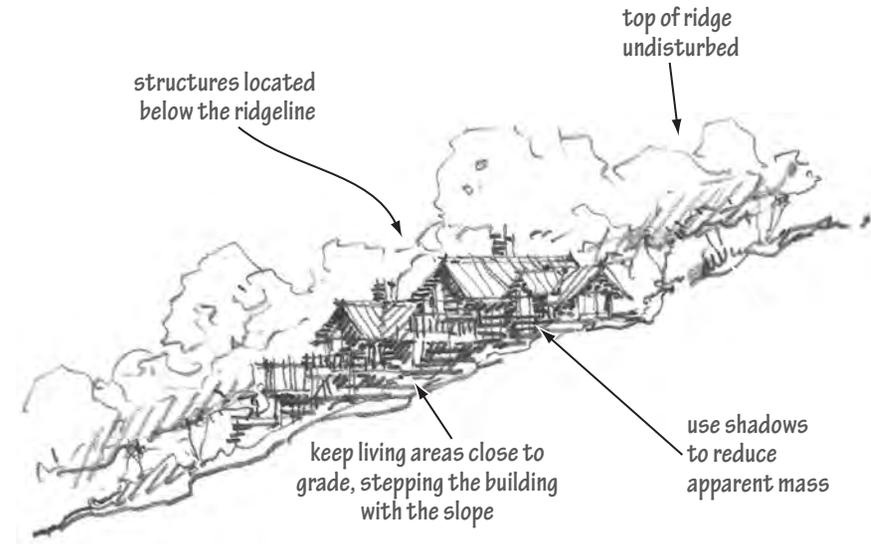


Figure BD-3: Mass Reduction on a Hillside



iv. Hillside lot techniques:

1. Do not locate structures on ridgelines which silhouette against the sky (ref. GP LU1.3).
2. Use stepped or divided massing to relate the house to the hillside; avoid using large, monolithic masses. Use elongated building forms that run parallel to land contours or multiple semi-detached forms, each set close to the hillside, to limit the visual impact of the home on the hillside. Step interior living levels as necessary to keep floor levels close to grade, thereby minimizing skirt wall usage and height. Use one-story building forms and terraces to visually connect the house with the hillside (ref. GP LU1.3).
3. On some very steep hillsides with tall, mature trees, vertical massing may be appropriate. The use of tall, thin multiple story building forms can preserve the hillside and vegetation (ref. GP LU1.3).

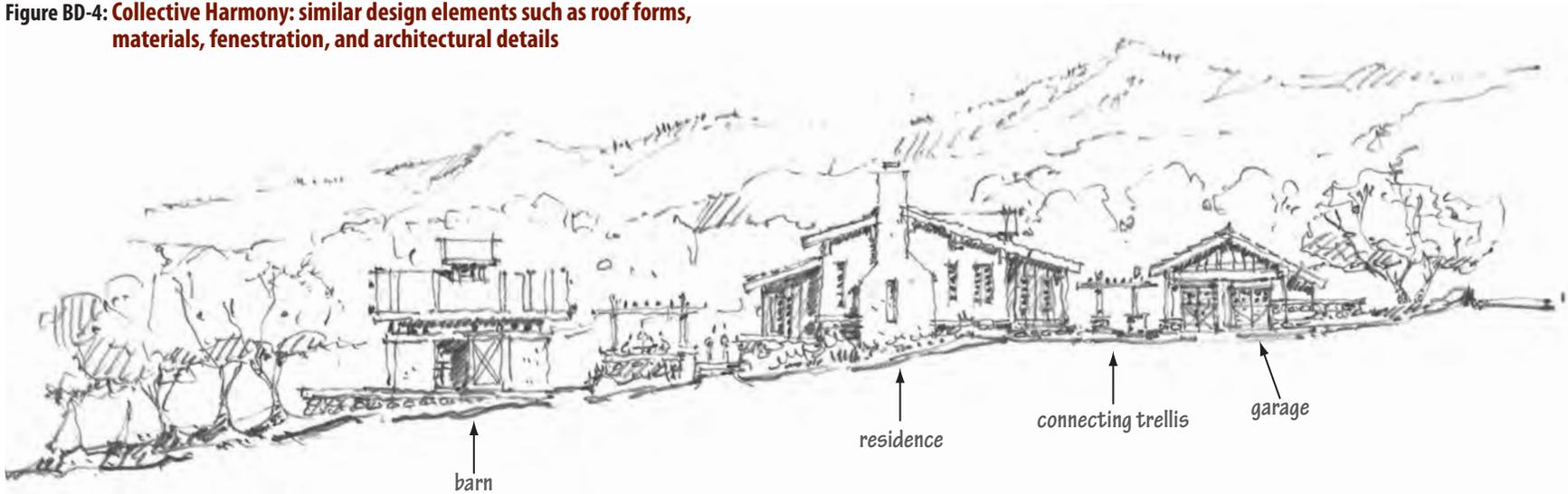
c. Simplify roof form and design (ref. GP LU1.3)

- i. Roof form should be consistent with the building's architectural style and compatible with the neighborhood. Simplicity in roof geometry is preferred.
- ii. Narrower building footprints, utilizing intersecting roof forms will reduce roof volume and the overall building mass – yet create variety in the design. Roof hips, gables, or shed forms create strong forms which can create excessive massing if roof pitches are not carefully selected.
- iii. Where steeper pitch rooflines are used, building walls should be one-story at the eave line. Variations in roof pitch should be considered to reduce mass and scale.
- iv. Dormers can be used to help regulate scale and proportion, but should be carefully and cohesively composed. Dormers should be subordinate and proportional to the main roof form and be consistent with the architectural style.

d. Foster compatibility

Multiple structures onsite should be compatible with each other and maintain a collective harmony by using similar design elements such as roof forms, porches, fenestration, architectural details, materials, finishes, and color. The design of all buildings should strive to be compatible with other structures on the site (ref. GP LU1.4). Barns and related utilitarian buildings should reflect the style of the other buildings on site yet be simpler and more rural in character. Barns should look like barns.

Figure BD-4: Collective Harmony: similar design elements such as roof forms, materials, fenestration, and architectural details



3. MATERIALS, COLOR, AND DETAILS

Material, color, and detail shall be used to enhance the architectural style in a well-composed, understated manner.

a. Consider building materials

Walls, roofs, as well as trim should favor natural and fire resistant materials. Materials for roofs, wall surfaces, windows, railings, and other features should be non-reflective and compatible with the natural and neighborhood conditions. Simple variations in materials and finishes may be used to define building scale and proportion (ref. GP LU1.3).

b. Determine color and materials (ref. GP LU1.3)

- i. Select colors and materials which fit with the natural environment, the site, and the neighborhood. Materials which retain the appearance of their natural finish are preferred. Lighter colors should be used in settings where they are appropriate, such as meadows as opposed to redwood forest.
- ii. The use of lighter colors may be appropriate for structures that relate to the historic vernacular of Woodside.
- iii. Color and material choices should be consistent with the building's architectural style, building location, and mass. Muted colors that complement the surrounding natural landscape are preferred. Excessive variation in color is discouraged.
- iv. Roof colors should be inconspicuous when viewed from a distance. Select roof colors and materials that limit glare.

c. Use consistent architectural details

Use design details that are consistent with the architectural style. Avoid excessive embellishment (ref. GP LU1.3).

d. Utilize appropriate fenestration

- i. Fenestration should be consistent with the building's architectural style, detailing, and materials. The arrangement of windows, doors, and other openings should be thoughtfully composed on each façade.
- ii. The size and proportion of window and door glazing panes should be consistent across all façades (ref. GP LU1.3).
- iii. Reflective glass is not permitted.
- iv. The placement and size of windows and skylights, should be designed to prevent offsite glare as seen from adjacent properties, the roadway, and from distant views.

e. Lighting (see Landscape Elements Section for additional requirements)

Exterior building lighting should be minimized. Exterior lighting should be designed to prevent offsite glare as seen from adjacent properties, the roadway, and distant views (ref. GP LU1.2).

- i. Light fixtures shall shield the light source from view.
- ii. Lighting fixtures should be consistent with the architectural style of the building.
- iii. Avoid general area illumination and wall-washing.

Figure BD-5: Exterior Lighting



4. FIRE SAFETY (ref. GP NH1.9)

Adhere to fire safety regulations, while maintaining the rural character of Woodside.

The Town of Woodside is an Urban/Wildland Interface community. In keeping with State requirements, the Town of Woodside has enacted regulations which require the use of fire resistant materials and construction methods throughout the Town. Section 4, Landscape Elements, discusses additional site improvements and defensible space that are required for sites designated as Very High Fire Hazard Severity Zones (VHFHSZ).

Fire safety regulations can impact building design. Carefully consider how best to comply with fire safety regulations while maintaining the Town's rural character.

a. Roofing and siding materials

Woodside prefers the use of naturally fire resistant roofing and siding materials which retain the rural design character of the Town. Methods of meeting the requirement for fire resistant construction for roofs and siding include:

- i. Use materials which are innately fire resistant. Roofing examples include: clay, stone, concrete roof tiles, or metal, as well as Class A roofing materials. Siding material examples include: stucco, natural stone, and cementitious siding.
- ii. Use of less fire resistant materials, such as wood, requires special installation techniques or treatment. Consult with the Town and Fire District. Where less fire resistant materials are used, consider a wainscot of noncombustible material, such as stone.

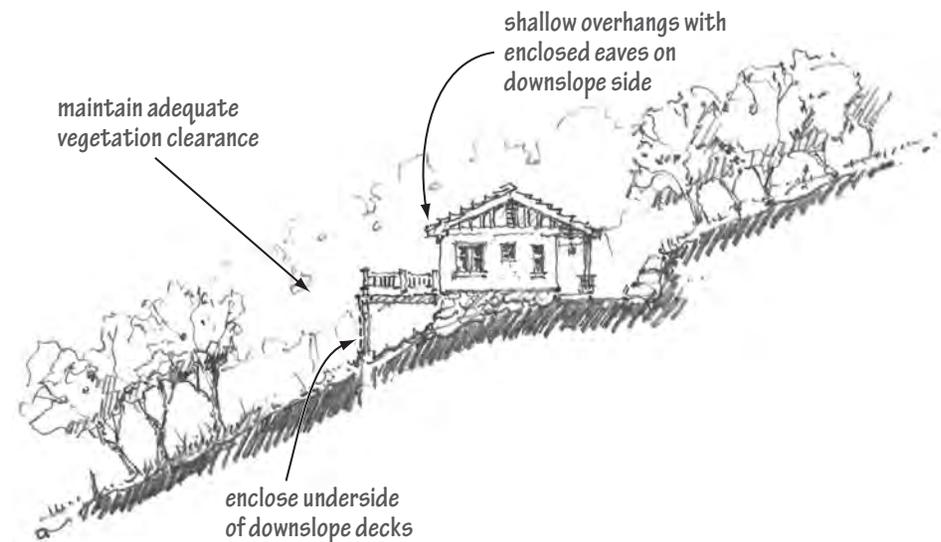
b. Eaves

- i. Open eaves can be a fire risk. Design eaves to limit the potential for ember intrusion (ref. GP NH1.9).

c. Hillside lots

- i. Use shallow roof pitches and short overhangs on the down-slope side of the house.
- ii. Minimize the size of upper-level decks on the down-slope side of the house, and use non-combustible structural and surfacing materials (ref. GP NH1.9). Enclose the underside of decks with skirt walls or retaining walls to limit vulnerability of decks to fire. Skirt walls and enclosures may add to the bulk and massing of a structure.
- iii. Large areas of glazing on down-slope building elevations can increase fire risk and therefore must be treated appropriately. Consult with the Town and Fire District.

Figure BD-6: Hillside Fire Safety



5. SUSTAINABILITY

Sustainable building practices shall be considered in project design.

a. Integrate sustainable design

Consider the integration of sustainable design features and elements into the building early in the design process (ref. GP Sustainability Element).

b. Utilize passive heating and cooling

Building placement and massing should consider the potential for passive heating and cooling techniques such as (ref. GP S1.2 & GP S2.1):

- i. Orienting building volumes to minimize large areas of south or west facing windows to reduce summer sun exposure.
- ii. Using appropriately sized overhangs, trellises, porches, or vegetation, such as deciduous trees, on south, southeast, and southwest facing building sides to reduce heat gain on exposed walls and windows.
- iii. Using south-facing windows unshaded in winter to maximize solar heat gain.
- iv. Using the thermal mass of floors and walls to maximize thermal storage and moderate daily temperature swings.
- v. Providing cross-ventilation by locating operable windows and skylights to catch prevailing breezes.

c. Specify sustainable building materials

Specify recycled, sustainably harvested, or locally sourced building materials such as siding, paving, decking, and insulation (ref. GP S1.3 & GP S2.2).

d. Adaptive reuse and recycling

Preservation and/or adaptive reuse of structures is preferred over demolition. Recycling and reuse of materials on-site from dismantling and/or demolition of a building or site improvements is also preferred (ref. GP S1.3, GP HP1.1, & GP S2.2).

e. Incorporate sustainable roofs

- i. Consider using a green roof on flat or low sloped roof areas. Green roofs are installed by placing earth and plant cover over waterproof membranes. Green roofs have an insulating effect and allow for storm water recharge.
- ii. Heat reflecting roof systems can also be considered to reduce roof heat gain. Balance the benefits of light colored roofs with aesthetics as they can produce unwanted glare and conflict with the natural rural aesthetic.

f. Integrate solar

Incorporate alternative energy generation into the design of building forms and roofs. Establish effective locations for solar panels: south and west facing roofs are best (ref. GP S1.2). Locate solar panels on out buildings, accessory buildings, and agricultural buildings where such placement reduces their visibility. Ground mounted solar collectors do not contribute to the Town's rural aesthetic and should be avoided.

g. Support water conservation

Consider utilizing graywater systems and rainwater collection systems for on-site irrigation and water conservation (ref. GP S1.1).

SECTION 4: LANDSCAPE ELEMENTS

INTRODUCTION

Landscape design is an integral component of Site Planning and Building Design. The landscape design should minimize site disturbance; and preserve mature and native vegetation, stream corridors, wildlife corridors, and hillsides. The design should be informal and rural. The intensity of landscaping should decrease with the distance from the residence.

1. GRADING, DRAINAGE, AND HARDSCAPE

The landscape design shall minimize grading, allow for appropriate drainage, minimize paving, and preserve the natural and scenic character of Woodside.

a. Grading design

- i. Grading should result in natural-looking landforms which blend with existing contours (ref. GP LU1.2.3 & LUE-3).
- ii. Grading and development within the driplines of significant trees should be avoided to protect the roots of the trees (ref. WMC 153.170 & GP CV1.1).
- iii. Preserve usable top soil by minimizing grading, and stockpiling for reuse after construction (ref. GP CV1.3).
- iv. The use of retaining walls should be minimized. Where retaining walls are necessary, the use of natural materials is encouraged. The tops and ends of walls should be shaped to blend with natural contours (ref. GP LU1.2.3).

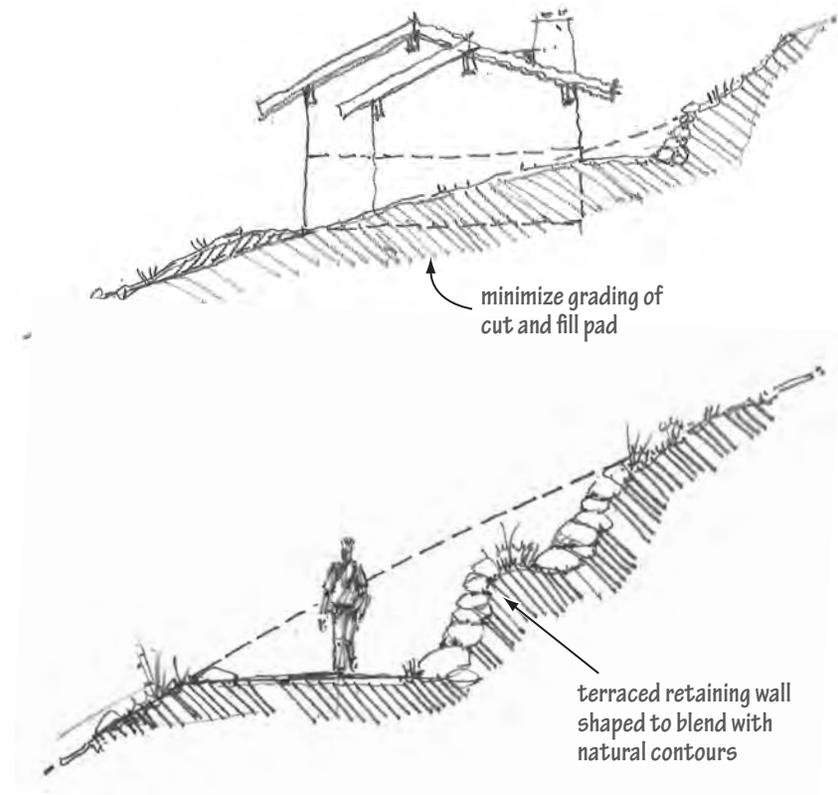
b. Protect riparian areas, stream corridors, and wetlands

Riparian areas, stream corridors, and wetlands should be protected. On sites where riparian areas have been previously compromised, restore natural condition to the greatest extent possible (ref. GP CV1.1 & GP CV1.2).

c. Drainage design

New drainage areas should appear and function like natural drainage ways by using techniques such as vegetated swales, and natural-appearing energy dissipaters (ref. GP CV 1.2, PU 8.1 & NH1.7).

Figure LE-1: Grading Design



d. Paving

- i. Driveways, patios, walkways, and other paved surfaces should be minimized (ref. NH1.7).
- ii. Permeable paving surfaces are strongly encouraged, including gravel and decomposed granite (ref. NH1.7).
- iii. Paving and gravel should be neutral in tone and blend with the natural surroundings (ref. GP NH1.7).
- iv. If there is an equestrian trail on the property, avoid paved surfaces that may be slick, particularly crossing driveways.
- v. Coordinate with the Fire District on a driveway design that minimizes paved surface area while providing required emergency vehicle access (ref. GP NH1.7).

e. Water features

Water features, including fountains, should be subtle in design, particularly if visible from roads and scenic corridors (ref. GP LU1.3.3).

2. PLANTING DESIGN

The planting design shall respect and maintain existing native and mature vegetation, shall be informal in design, and shall be in keeping with the rural character of Woodside.

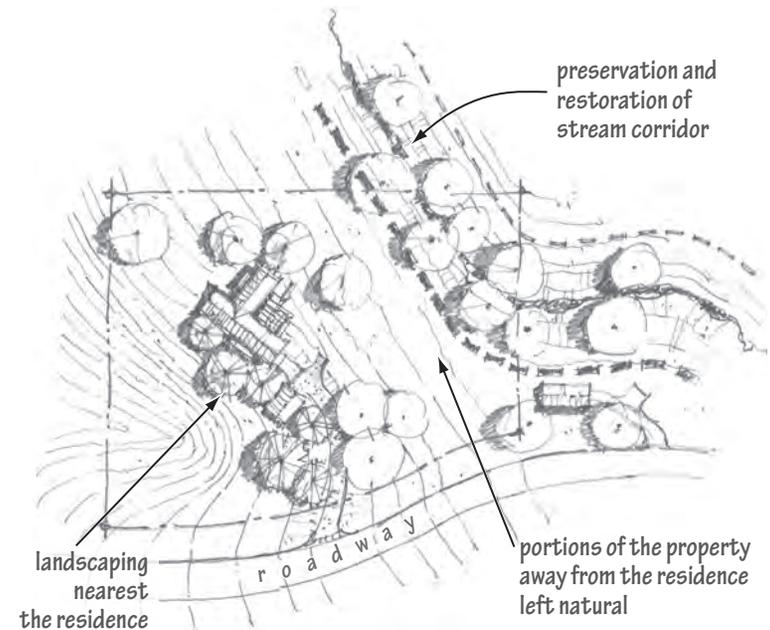
a. Existing vegetation

Existing native and mature vegetation, such as oak and redwood trees, should be preserved. New vegetation should not crowd existing trees. Do not plant or irrigate within the driplines of mature oaks (ref. WMC 153.170 & GP LU1.2).

b. Planting design

- i. Planting design should appear natural, in clustered, informal patterns (ref. GP LU1.3 & GP LU1.4).
- ii. New plantings on the project site should not disturb the existing, open view of the countryside as seen from the road (ref. GP LU1.4 & GP LUE-4).
- iii. Specimen trees may be used to “frame”, enhance, or soften new structures, but may not be mitigation for structures with inappropriate bulk and mass.
- iv. Planting design should be informal and rural, with landscaping occurring nearest the residence. The intensity of landscaping should decrease with the distance from the residence so that portions of the property are left natural.

Figure LE-2: Planting Design Site Plan



- v. Consider reducing plant density in overgrown areas, which may be a fire hazard, in balance with habitat preservation (ref. CV1.4).
- vi. The restoration of native forest, meadows, riparian areas, and wildlife habitat is encouraged (ref. GP LU1.1).
- vii. Agricultural plantings, such as orchards and vineyards, should be appropriately sited based on topography and proximity of neighbors.

c. Plant materials

Native and fire resistant plants are encouraged. The planting of invasive species is discouraged. The removal of naturally occurring invasive species is encouraged (ref. GP LU1.3).

Figure LE-3: Planting Design Detail



e. Privacy

- i. Use selective and informally placed landscape screening to maintain or enhance privacy between properties where necessary.
- ii. Avoid linear planting which can create “green walls” or hedges.

f. Safety (ref. GP CL1.2, GP CL1.3, & GP CL2.1)

- i. In the vicinity of equestrian easements, avoid shrubs and trees with low hanging branches which might encroach into the easement (ref. GP CL4.2 & GP CL4.4).
- ii. Planting should not block site distance of driveways and roadways.
- iii. Emergency vehicle access should not be impeded by low hanging branches.

3. FENCES

Fencing shall be open in design and compatible with the rural character of Woodside (ref. WMC 153.051).

Woodside's rural character includes views of oak woodlands, mixed evergreen forests, meadows, the Western Hills, and the valley floor. The location and design of fencing is critical in maintaining these views. Fences also impact properties as seen from public roadways. Low, open design fences contribute to the rural experience of Woodside.

a. Minimize fencing

Minimize fencing to the greatest extent possible.



b. Fence siting

Locate fencing at least the required setback from the road and blend it into the existing landscape (ref. WMC 153.051). Avoid creating fenced “tunnels”, particularly along equestrian trails.



c. Natural feature protection

- i. Locate fencing outside of stream corridor setbacks, riparian areas and any known wildlife habitats and migratory corridors (ref. GP 051.2).
- ii. Locate fencing to avoid impacts to trees and other natural features (ref. WMC 153.170).



d. Design (ref. WMC 153.051)

- i. Open design: Fencing should be visually open. Fencing that allows for wildlife migration, such as open rail, is preferred. Fencing that is visually open, such as wood posts and welded wire is encouraged if wildlife friendly fencing is not feasible.
- ii. Fence materials: Rural styles, those that emphasize the use of natural materials such as wood, wood posts and welded wire with wood posts, natural stone or brick, and which utilize natural colors, such as brown, grey or green, are strongly encouraged. Other types of fencing, such as chain link, stucco, brick and solid walls are strongly discouraged.

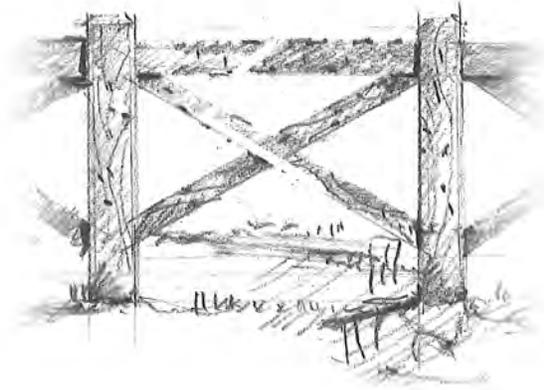


e. Perimeter fencing

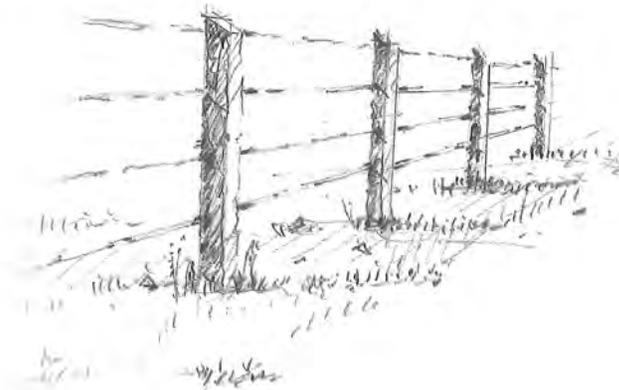
Limit the use of perimeter fencing (fencing along property lines). Perimeter fencing, if used, should be low in height and wildlife friendly, such as open rail (ref. GP 051.2).



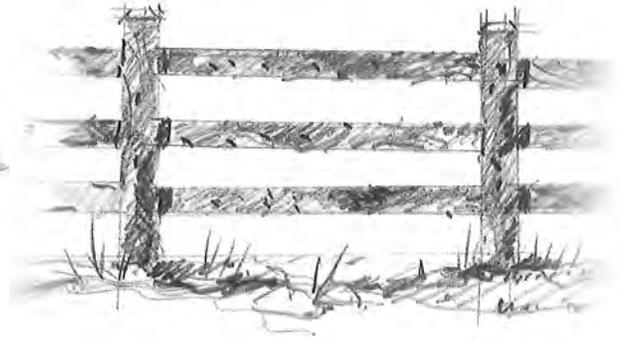
Figure LE-4: Fencing Design Examples



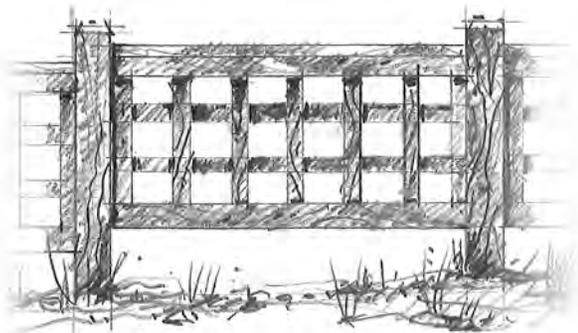
Wood "x" mesh



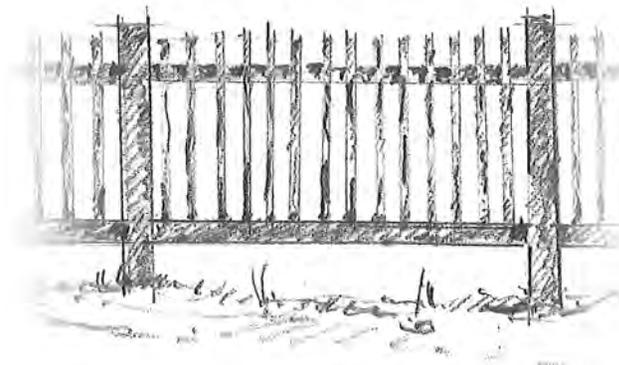
Wood post and wire



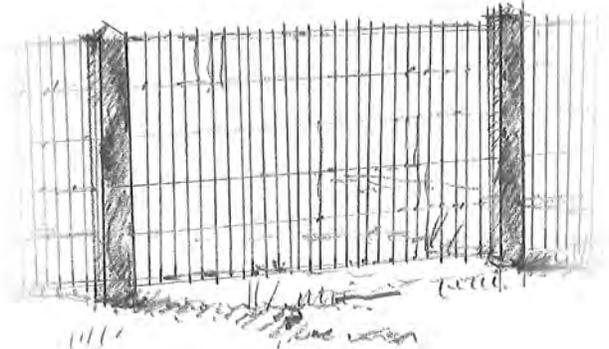
Split 3 rail



Wood post and grid



Vertical grape stake



Wood post and wire mesh

f. Enclosure fencing

- i. Locate security and garden enclosure fencing away from the property lines and minimize its visibility.
- ii. Screen sport courts from public view using landscape screening and/or fencing that blends with the natural color palette. Sport courts should be enclosed with wood and wire fencing, not chain link. Sport courts may be screened from public view with landscaping.



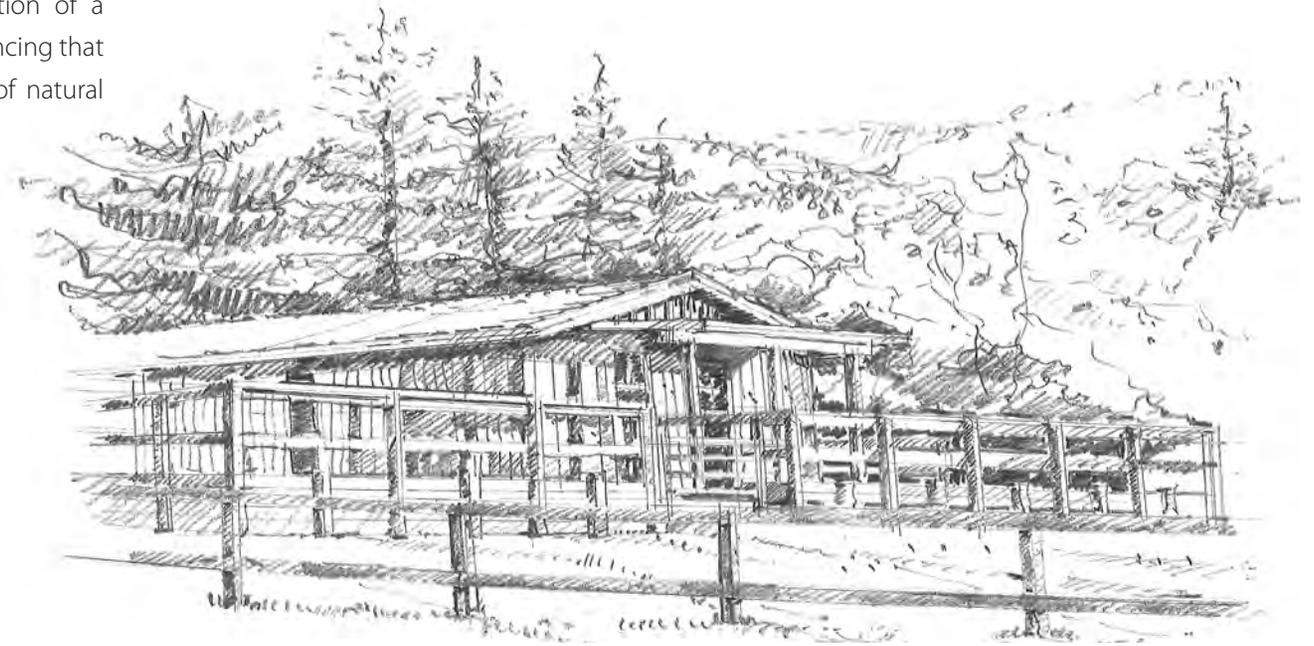
g. Deer fencing

The use of enclosure fencing, visually open but not wildlife friendly, may be considered for plant cultivation. This type of fencing should be limited to the area within the building setback envelope. Deer fencing around vineyards, orchards, and other agricultural uses may be appropriate outside of the building setback area (ref. WMC 153.051).



h. Livestock fencing

Livestock related facilities, within a portion of a property, lend themselves to the use of fencing that is simple, understated, and constructed of natural materials (ref. WMC 153.051).



i. Wildlife Friendly Fencing Designs

Numerous citations in the Woodside General Plan and Municipal Code encourage wildlife friendly fencing. Some ways to accomplish this include:

- i. Limiting fence height to 4 feet (which is low enough for deer & fawns to jump);
- ii. Creating breaks in fencing; and,
- iii. Creating periodic openings at the bottom of wood mesh fences, or installing subterranean, small diameter culverts (i.e., 6" minimum) which allow small wildlife to pass.



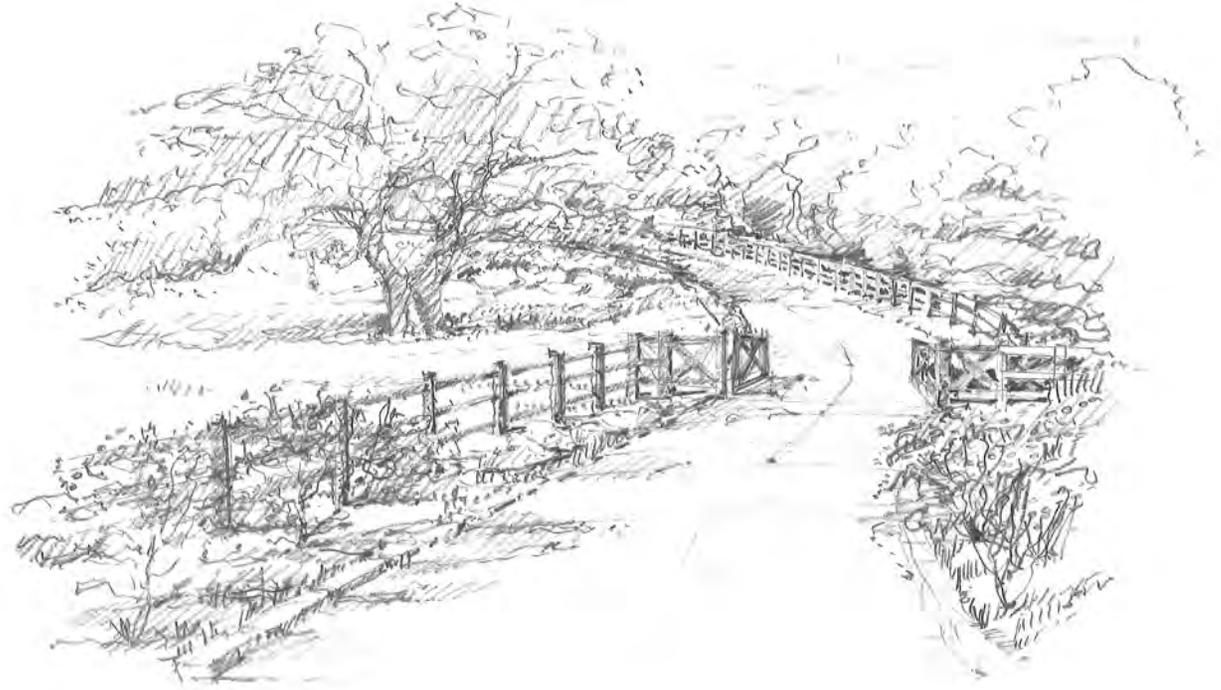
4. ENTRY FEATURES

The design of entry features shall be simple, modest, and understated.

Entry features greatly impact properties as viewed from public roads. Entry features include gates, pylons, wing walls, and gate houses. Elaborate entry features are not compatible with the rural character of Woodside.

a. Siting

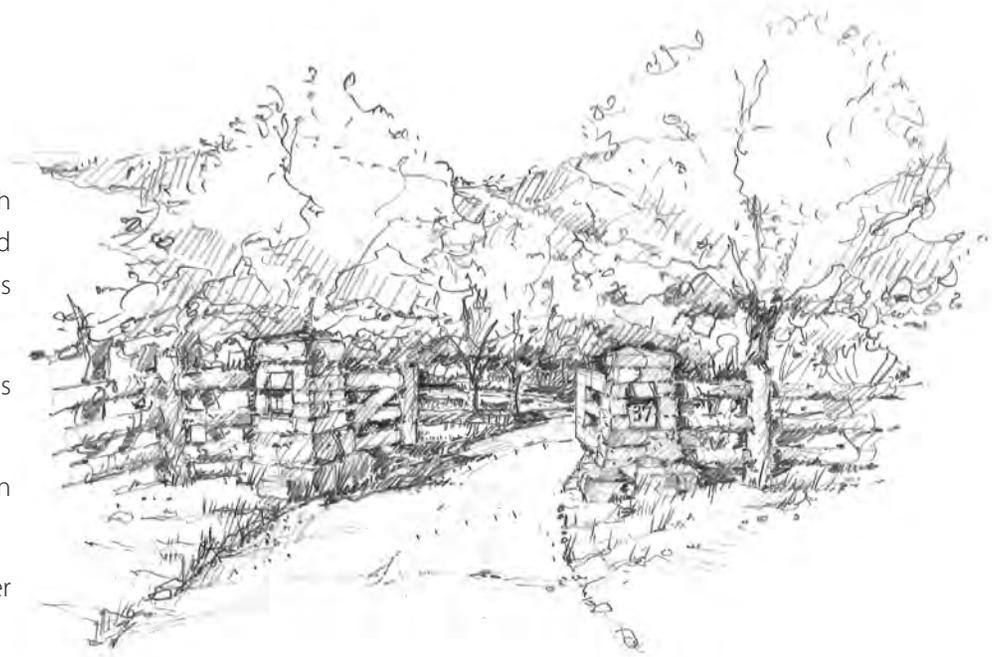
Locate entry features away from the road, and integrate them into the existing landscape. Locate gates and other entry features farther away from the road to reduce visibility (ref. WMC 153.051).



b. Design

Design gates, pylons, and attached fencing as follows: (ref. WMC 153.051)

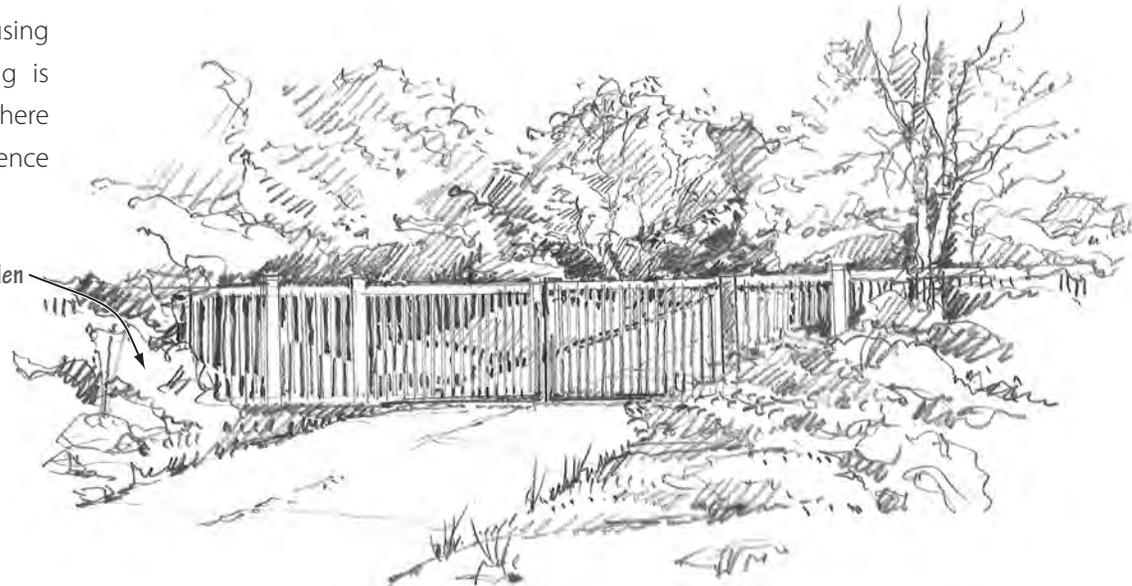
- i. Gates and wing walls should be open in appearance.
- ii. Rural styles, those which emphasize the use of natural materials such as wood, wood posts and welded wire, natural stone or brick, and utilize natural colors are strongly encouraged. Stucco and solid walls are discouraged.
- iii. Rural design should take precedence over elaborate entry features of a particular architectural style.
- iv. Pylons and wing walls should provide an unobtrusive transition between the adjacent fencing and the gate.
- v. Locate gate operating mechanisms to the inside of gates, whenever feasible.



c. Landscape screening

Screen mechanical and utility equipment by using natural groupings of native plantings. Screening is particularly important for up-sloping driveways where the view from the road has greater visual prominence (ref. WMC 153.051 & WMC 156.050.B.3).

Gate mechanical hidden by landscaping.



5. LIGHTING

Woodside values dark night skies and limited lighting. Lighting on private property, especially if visible offsite, shall be minimized to maintain the rural experience.

Exterior lighting should be limited in quantity and overall illumination intensity.

a. Site and landscape lighting

- i. Lighting for site circulation should be kept to the fewest number of fixtures necessary. Fixtures should be shielded to illuminate only the surface of pathways and steps. Limit driveway illumination (ref. WMC 153.049H & GP LU1.2).
- ii. All lighting should be limited to the lowest wattage necessary to perform the practical function of illuminating entranceways and providing safe passage through the property (ref. WMC 153.049H & GP LU1.2).
- iii. Decorative landscape lighting should be avoided. The uplighting of trees, or lighting within the canopy of trees, is not permitted.
- iv. The lighting of sport courts is discouraged (ref. WMC 153.049H & GP LU1.2).

b. Minimize exterior fixtures

The number of fixtures on the exterior of buildings should be limited to the minimum requirements of the building code for safety. Wall washing with light is not permitted (ref. GP LU1.2).

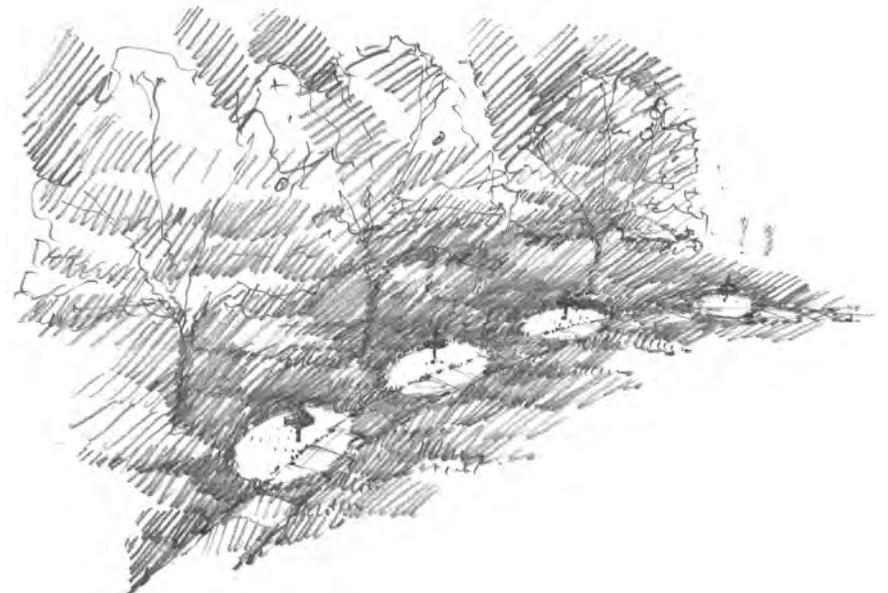
c. Fixture style and design

Light fixtures should be simple and consistent with the design of the residence. Light sources must be shielded. Low voltage and low illumination fixtures are encouraged. Utilize lighting controls to benefit dark night skies and reduce energy use (ref. GP LU1.2).

d. Lighting of entry features

Pylon lighting may contain an illuminated street number, limited in size and wattage to comply with the minimum standards required by the Fire District. Subtle, low wattage lighting may be considered on pylons for the primary function of identifying the entrance to the property for visitors. Do not place lights on top of pylons (ref. WMC 153.049H & GP LU1.2).

Figure LE-5: Minimize landscape lighting



6. FIRE SAFE DESIGN

The landscape design shall include fire resistant plantings and the development of a defensible space around structures by elimination of overgrown plant materials with high fuel content, while preserving the natural environment.

a. Removal of fire hazards

Wherever feasible, remove plant materials which are highly flammable, such as eucalyptus and pine, and replace with native, fire resistant plant materials. Overgrown, under-story plant materials that provide fire ladders should also be thinned or removed (ref. GP NH1.9 & GP CV1.3).

b. Fire resistant plantings

Favor native plants that are fire resistant (refer to Appendix 4 for a listing of native plants that are fire resistant) (ref. GP CV1.1).

7. SUSTAINABILITY

Landscape design shall incorporate sustainable strategies to maximize water efficiency and preserve open space.

a. Water efficiency

Lawns and other water intensive plantings should be minimized. Water efficient, drought tolerant plantings should be used wherever possible. Irrigation, except within areas of fire defensible space, should be minimized. New, native plantings outside the defensible space may utilize temporary irrigation until the plantings are established (ref. GP S1.1 & State Model Water Efficient Landscape Ordinance).

b. Sustainable systems

Incorporate sustainable practices such as graywater systems, rain water collection, and gravity drip irrigation (ref. GP S1.1).

c. Open space preservation

Maintain open space which serves as carbon absorption areas (ref. GP S2.3).



APPENDICES

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APPENDIX 1: DESIGN GUIDELINES SUMMARY

The following is a summary of the Residential Design Guidelines found throughout this document, and provides review criteria for projects. This summary is available in PDF form at www.woodsidetown.org.

SECTION 1: COMMUNITY CHARACTER

1. RURAL CHARACTER AND COMMUNITY AESTHETICS

- Properties shall be developed in a manner that is in keeping with the rural character and aesthetics of the Town.

2. SCENIC CORRIDORS AND VISTAS

- Properties shall be developed in a manner which respects the character of scenic corridors and vistas.

3. NATURAL ENVIRONMENT

- Properties shall be developed in a manner that preserves natural features.

4. EQUESTRIAN LIFESTYLE

- Properties shall be developed in a manner which preserves and supports equestrian facilities and the Woodside trails network.

SECTION 2: SITE PLANNING

1. SITE CONSTRAINTS AND FEATURES

- Building location and site improvements shall be based on a clear understanding of the property's natural features, regulatory constraints, and relationships to adjacent properties.

2. NATURAL FEATURE CONSERVATION

- Site development shall conserve the property's open space, natural features, vegetation, and wildlife by subordinating development to the site's natural conditions.

3. SITE USAGE AND BUILDING SITING

- Residential and accessory uses shall be located to respect and preserve Woodside's rural residential character, and maintain the visual continuity of natural landforms.

4. SITE CIRCULATION

- Driveways, garages, parking areas, trails, and pathways shall be located and designed to be safe, minimally visible from the roadway, and subordinate to the site's natural features.

5. NEIGHBORHOOD AND COMMUNITY COMPATIBILITY

- The location, scale, and orientation of site improvements shall complement and be consistent with neighborhood and community development patterns.

6. FIRE SAFE DESIGN

- Site planning shall consider the relationship between buildings and high fuel load vegetation.

7. SUSTAINABILITY

- Site planning shall incorporate sustainable strategies to conserve and minimize energy consumption in the construction and use of structures.

SECTION 3: BUILDING DESIGN

1. SETTING AND ARCHITECTURAL STYLE

- The architectural design shall be tailored to lot size, terrain, vegetation, and other natural and neighborhood conditions.

2. BUILDING FORM

- Building form shall be architecturally cohesive and understated.

3. MATERIALS, COLOR, AND DETAILS

- Material, color, and detail shall be used to enhance the architectural style in a well-composed, understated manner.

4. FIRE SAFETY

- Adhere to fire safety regulations, while maintaining the rural character of Woodside.

5. SUSTAINABILITY

- Sustainable building practices shall be considered in project design.

SECTION 4: LANDSCAPE ELEMENTS

1. GRADING, DRAINAGE, AND HARDSCAPE

- The landscape design shall minimize grading, allow for appropriate drainage, minimize paving, and preserve the natural and scenic character of Woodside.

2. PLANTING DESIGN

- The planting design shall respect and maintain existing native and mature vegetation, shall be informal in design, and shall be in keeping with the rural character of Woodside.

3. FENCES

- Fencing shall be open in design and compatible with the rural character of Woodside (ref. WMC 153.051).

4. ENTRY FEATURES

- The design of entry features shall be simple, modest, and understated.

5. LIGHTING

- Lighting on private property, especially if visible offsite, shall be minimized to maintain the rural experience.

6. FIRE SAFE DESIGN

- The landscape design shall include fire resistant plantings and the development of a defensible space around structures by elimination of overgrown plant materials with high fuel content, while preserving the natural environment.

7. SUSTAINABILITY

- Landscape design shall incorporate sustainable strategies to maximize water efficiency and preserve open space.

APPENDIX 2: ASRB CONCEPTUAL DESIGN REVIEW SUBMITTAL REQUIREMENTS

Submittal requirements for ASRB Conceptual Design Review are available at the Building/Planning counter and on the Town's website at:

<http://www.woodsidesideton.org/planning>

APPENDIX 3: ASRB FORMAL DESIGN REVIEW SUBMITTAL REQUIREMENTS

Submittal requirements for ASRB Formal Design Review are available at the Building/Planning counter and on the Town's website at:

<http://www.woodsidesideton.org/planning>

APPENDIX 4: ASRA DESIGN REVIEW SUBMITTAL REQUIREMENTS

Submittal requirements for ASRA Design Review are available at the Building/Planning counter and on the Town's website at:

<http://www.woodsidesideton.org/planning>

APPENDIX 5: SUGGESTED NATIVE PLANTS LIST

The following is a partial list of trees and shrubs suited to California gardens. The plants followed by an “R” are somewhat fire resistant. As with all plants, the growing conditions and maintenance of your garden will affect the health of your plants.

Table A4-1: Shrubs and Perennials

	Scientific Name	Common Name		Scientific Name	Common Name
Shrubs and Perennials	Arctostaphylos	Manzanita	Shrubs and Perennial	Myrica californica	Pacific wax myrtle
	Atriplex	Saltbush (R)		Penstemon centranthifolius	Scarlet bugler
	Baccharis	Coyote brush		Phipadeiphus lewisii	Western mock orange
	Calcanthus occidentalis	Spice bush		Polystichum munstrum	Western sword fern
	Capenteria californica	Bush anemone		Prunis ilicifolia	Hollyleaf cherry (R)
	Ceanothus	Wild lilac		Prunis lyonii	Catalina cherry (R)
	Cercis occidentalis	Western redbud		Punica granatum “Nana”	Dwarf pomegranate (R)
	Cornus stolonifera	Redtwig dogwood		Rhamnus	Coffeeberry (R)
	Dendromecon harfordii	Island bush poppy		Rhododendron occidentale	Western azalea
	Eriogonum	Wild buckwheat		Rhus integrifolia	Lemonade berry (R)
	Fremontodendrom	Flannel bush		Rhus ovata	Sugar bush
	Galvezia speciosa	Island bush-snapdragon		Ribes viburnifolium	Evergreen currant (R)
	Garrya lavatera assurgentiflora	Silktassel		Romneya coulteri	Matilija poppy
	Heteromeles arbutifolia	Toyon		Salvia clevelandii	Salvia
	Heuchera maxima	Island alum root		Salvia leucophylla	Purple sage
	Lupinus arboreus	Lupine		Sambucus	Elderberry
	Mahonia	Mahonia		Styrax officinalis californicus	California storax
Mimulus	Monkeyflower	Symphoricarpos albus	Common snowberry		
Muhlenbergia rigens	Deer grass	Trichostema lanatum	Woolly blue curls		

Table A4-2: Trees

	Scientific Name	Common Name		Scientific Name	Common Name
Trees	Acer macrophyllum	Big leaf maple	Trees	Populus fremontii	Western cottonwood
	Aesculus californica	California buckeye		Populus tremuloides	Quaking aspen
	Arbutus menziesii	Madrone tree		Quercus agrifolia	Coast live oak (R)
	Arbutus unedo	Strawberry tree (R)		Quercus douglasii	Blue oak
	Cercis occidentalis	Western Redbud		Quercus kelloggii	Black oak
	Cornus nuttallii	Pacific dogwood		Quercus lobata	Valley oak
	Lithocarpus densiflorus	Tanbark oak		Rhus lancea	African sumac (R)
	Lyonothamnus floribundus	Catalina ironwood		Sequoia sempervirens	Coast redwood
	Platanus racemosa	California sycamore		Sequoiadendron giganteum	Big tree, Giant sequoia

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