

17 – Zoning Code  
Single-Family Residential  
Objective Design Standards

REVISED PUBLIC REVIEW DRAFT

APRIL 2025~~MARCH 2025~~

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## Chapter 17.12 – Article 2

# Single-Family Residential Objective Design Standards



## Chapter 17.12 Article 2: Single-Family Residential Objective Design Standards

### 17.12.140 Purpose and Applicability

- A. Purpose. The purpose of this Chapter is to establish objective design standards that provide developers with a clear understanding of the City's expectations for all residential project design and streamline the construction of housing units by reducing subjectivity in the entitlement process. All applicable development projects are required to comply with all design standards found in this Chapter in addition to all applicable Building Permit requirements, Zoning Ordinance requirements, City Engineering Division Design and Improvement Standards, and all other applicable City, County, and State provisions.
- B. Applicability. The standards of this Chapter apply to all new single-family residential developments on lots regardless of parcel size, except as described below.
1. For the purposes of this Chapter, accessory dwelling units (ADUs) are considered accessory structures to a single-family residence and are subject to all applicable design standards for accessory structures established in this Chapter except where they interfere with State law or the City's ADU Ordinance.
  2. Buildings and structures listed on the City's Local Register of Historic Structures are excluded from the requirements of this Chapter but are subject to committee review (see Chapter 17.56).
- C. Exception Powers of the Planning Commission. The Planning Commission may grant one or more exceptions to any of the regulations prescribed in Chapter 17.12 Article 2 (Single-Family Residential Objective Design Standards) by using the following exception process.
1. Application. Applicants seeking an exception shall follow the same procedures as those prescribed in Chapter 17.42 for obtaining a variance. City staff shall prepare a separate form for applicants seeking an exception to file.
  2. Review and Decision. In reviewing a request for an exception, the Planning Commission is not required to make any or all of the five findings required for a variance action found in Section 17.42.090. Rather, the Commission must make a finding that the standards requested through this exception process become an integral part of the site development (e.g., design, material, contour, height, distance, color, texture) and do not adversely affect the established and distinctive character of any existing neighborhoods that are adjacent to the site being developed to achieve land use compatibility in terms of height, massing and other characteristics.
  3. Appeals. The decision by the Planning Commission over the requested exception may be appealed to City Council in the same manner as a variance under the appeal provisions of Section 17.02.145.
  4. Revocation and Lapse of Approval.



- a. If the exception is approved, then the exception shall be subject to revocation or lapse in the same manner as a variance under Chapter 17.42.
- ~~b.~~ If a request for an exception is denied or revoked, then no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial or revoked unless the Planning Commission or City Council specifically allow such further applications in the decision for denial or revocation.

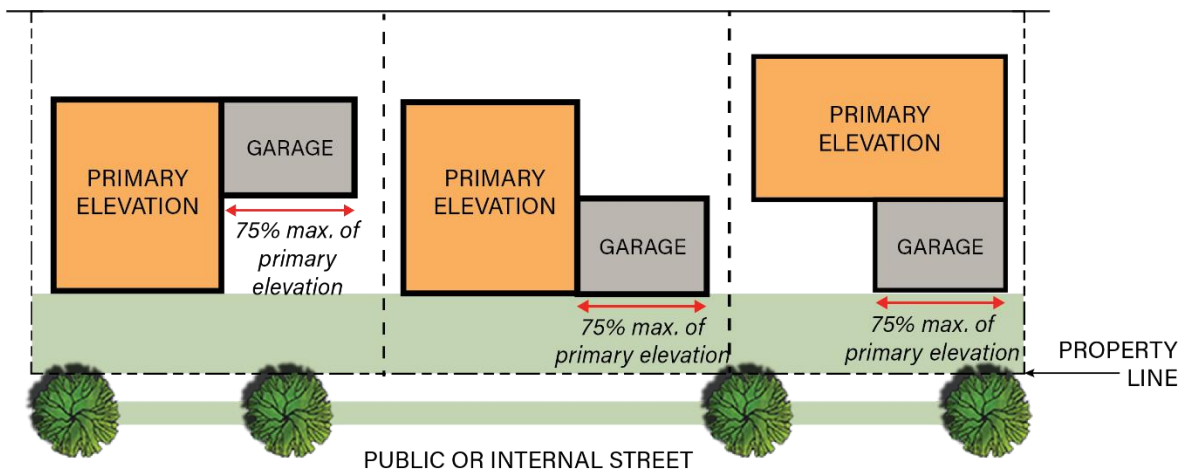
**17.12.150 Site Planning**

A. Site Placement

~~1. Site Area. Developments with two or more structures shall be staggered with a minimum of two-foot variation measured from the front setback with the intent of providing a varied street elevation. To achieve the staggered elevations garages setbacks may vary from 18 feet to 22 feet, so that front setbacks and structures on adjacent parcels differ by a minimum of two feet and a maximum of six feet.~~

~~2.1.~~ Orientation

- a. The primary elevation of the residence shall face the primary public or private right-of-way on which the parcel is located. For the purposes of this Section the primary elevation is that in which the primary entrance is located.
- b. On corner lots, the primary elevation is considered the elevation that is facing the street in which the residential address is associated with and front door is located. The applicant/developer/property owner may file for an address change if they would like to change what street the primary elevation is located.
- ~~b.c.~~ On corner lots, garages may be located on the secondary elevation and are required to include a garage setback of 22 feet.
- ~~c.d.~~ Garages. Garages (attached or detached,) shall be setback farther from or equal to the primary elevation and shall not exceed 60-75 percent of the width



~~of the primary elevation for lots greater than 5,000 square feet. For lots less than 5,000 square feet wide, this standard does not apply.~~

B. Site Development.

1. Setbacks. Structure setbacks shall be subject to the provisions of the applicable zone of which the subject parcel is located in. For single-family provisions please see Chapter 17.12. For lots less than 5,000 square feet the setback requirements specified in Section 17.12.135 shall apply.
2. Height. Structure height shall be subject to the provisions of the applicable zone of which the subject parcel is located in. For single-family provisions please see Chapter 17.12. For lots less than 5,000 square feet the height requirements specified in Section 17.12.135 shall apply.
3. Front Entryways. Front entryways shall comply with one of the following styles:
  - a. Front Porch.
    - i. Front porches shall be at least three feet deep and six feet wide.
    - ii. Front porches shall be covered by a roof with a similar style and material as the primary elevation.
    - iii. The front porch shall include a minimum of one window.
    - iv. Front porches may project up to six feet into the front yard setback
    - v. Front porches shall include at least one step
  - b. Recessed Entry.
    - i. Recessed entries shall have a depth of at least one foot from the primary elevation to create a covered landing area.
  - c. Deep Overhang.
    - i. Deep overhangs shall be a minimum depth of three feet and a maximum of five feet.
  - d. Front Landing.
    - ~~— The main entry to the residence shall be located on the primary elevation.~~
    - ~~— The primary elevation (first and/or second story) shall include a minimum of one window that is at least three feet by four feet.~~
    - i. Front entries landings shall be covered by a landing with a minimum depth of at least three feet deep.
    - ii. Front landings shall include at least one step.



~~f.iii. Front landings shall be The covered area over the front entry include a covered porch that complies with standards established in Section 17.32.090 of this Title. A porch can be recessed and/or projecting, however a canopy or awning alone cannot be utilized to fulfill this standard covered with a roof in similar style and material as the primary elevation.~~

~~c. A minimum three-foot wide pedestrian walkway, other than the driveway, shall provide direct access to the front entryway of the residence from the driveway, primary sidewalk, or primary right-of-way if no sidewalk is present. Pedestrian walkways can be constructed with any materials (i.e., aggregate or natural stone or rock, brick, gravel, wood, poured concrete), except for dirt or topsoil. On corner lots, where the garage is on the secondary elevation, a walkway shall be provide direct access from the front entryway to the primary sidewalk.~~

~~In addition to the pedestrian walkway described in Subparagraph 3.d, a minimum three-foot pedestrian walkway may be provided to connect the front entry to the driveway. The walkway shall match the material as the pedestrian walkway from the front entry to the sidewalk.~~

### **17.12.160 Structure Design Standards.**

~~A. All developments shall include at least three of the following design elements:~~

~~0. Massing. To provide for visually interesting structures, primary elevations wider than 25 feet shall incorporate at least one of the following massing elements for every 15 feet:~~

~~1. A pProjections for every 25 feet of continuous plane on each elevation. A Each projection shall be shall project at least two feet deep, but no more than six feet, from the main elevation plane and be at least and eight five feet wide. A projected area shall be capped with an eave or gable that matches the same materials and style as the main structure. A projection may extend into the required setback if it complies with Section 17.32.090 (Yard requirements – Exceptions) of this Title.~~

~~2. A recession for every 25 feet of continuous plane. Recessions. A Each recession shall be at least two feet deep, but no more than six feet deep, from the main elevation plane and be at least five feet wide.~~

~~3. Second Floor Stepbacks. For two-story structures, the second floor may shall be stepped back by at least six three feet, but no more than 12 feet, from the ground floor wall plane. The stepback shall extend along at least 50 percent of the length of the wall plane. The stepback may be continuous or composed of multiple segments that together total the required length.~~

~~4. Bay Window. A protruding protruding window (such as a bay window) that is shall protrude at least two feet from wall plane in depth.~~

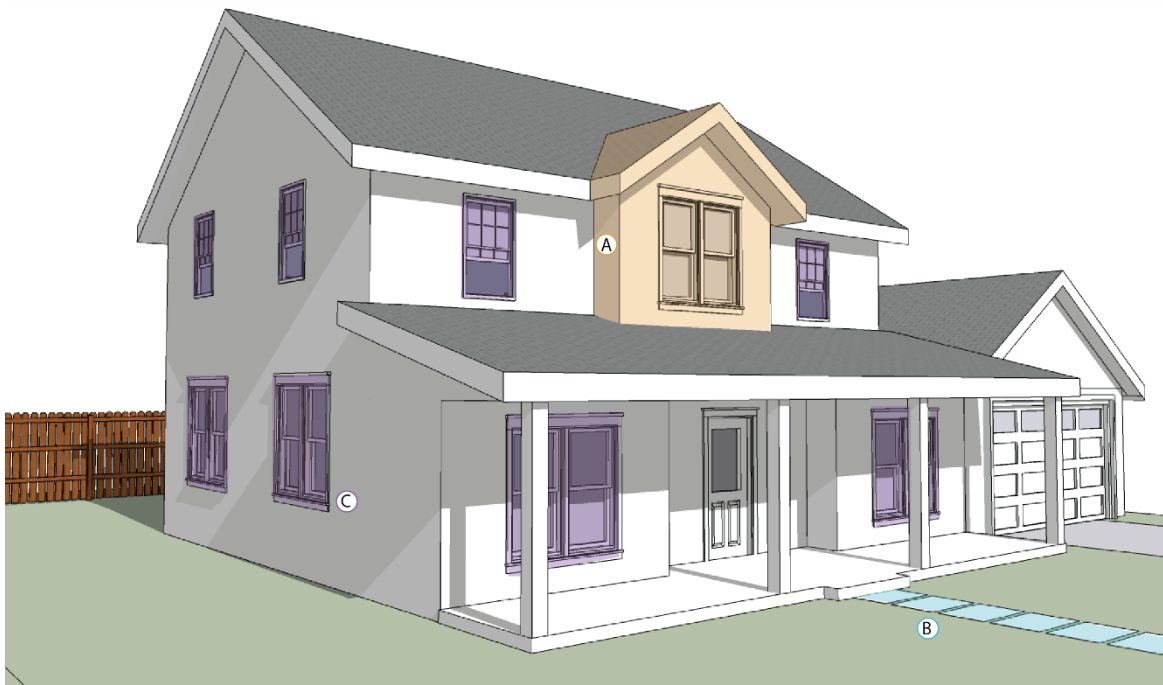
~~5. \_\_\_\_\_~~



6. \_\_\_\_\_
- 7.4. \_\_\_\_\_
0. \_\_\_\_\_ Articulation. Structures shall be vertically (height) and horizontally (depth) articulated along the primary elevations.
5. \_\_\_\_\_ Vertical Articulations. Vertical articulations shall include a A change in total height of a façade for every 15 feet of continuous plane. Change in height shall be of a minimum of two feet, ~~or a~~
6. \_\_\_\_\_ Cehange in roof pitch or form for, at least, every 15 feet of continuous plane, ~~or the inclusion of~~
7. \_\_\_\_\_ A ~~ga~~ gable or dormer for, at least, every 15 feet of continuous plane.
8. \_\_\_\_\_ A Juliette balcony for, at least, every 15 feet of continuous plane.
9. \_\_\_\_\_ A second story balcony at least three feet deep and five feet wide.
10. \_\_\_\_\_ A decorative trellis, at least, every 15 feet of continuous plane.
11. \_\_\_\_\_ A window for, at least, every 15 feet of continuous plane.
12. \_\_\_\_\_ A pedestrian walkway, measuring at least three feet wide, other than the driveway, provides direct access to the front entryway of the residence to the primary sidewalk, or primary right-of-way if no sidewalk is present. Pedestrian walkways may be constructed with any materials (i.e., aggregate or natural stone or rock, brick, gravel, wood, poured concrete), except for dirt or topsoil. On corner lots, where the garage is on the secondary elevation, a walkway shall provide direct access from the front entryway to the primary sidewalk.
13. \_\_\_\_\_ A pedestrian walkway, measuring at least three feet wide, other than the driveway, that provides direct access to the front entryway of the residence to the ~~via the driveway.~~ Pedestrian walkways may be constructed with any materials (i.e., aggregate or natural stone or rock, brick, gravel, wood, poured concrete), except for dirt or topsoil. On corner lots, where the garage is on the secondary elevation, a walkway shall provide direct access from the front entryway to the primary sidewalk. Trees. New developments shall plant a minimum of one tree along the street frontage. Trees shall be 15 gallons at the time of planting.



14. A tandem garage with a maximum width of 13 feet and a minimum depth of 38 feet. This option is only allowed for lots less than 40 feet wide.



- (A) Projection or recession measuring at least two feet deep and five feet wide and capped with a gable  
 (B) A pedestrian walkway measuring at least three feet wide, other than the driveway that provides direct access to the front entryway from the sidewalk  
 (C) A window for, at least, every 15 feet of continuous plane.

*NOTE: The rendering above is meant for illustrative purposes only to demonstrate a development in compliance with the requirements established in Section 17.12.160 (Structure Design Standards).*

1. \_\_\_\_\_, and such articulation shall occur at intervals of a maximum of 15 feet.

~~Horizontal Articulation. Horizontal articulations shall include a change of wall plane by a minimum depth of two feet at intervals of a maximum of 20 feet.~~

~~G.B.~~ Fenestration.

1. All windows and doors shall include at least one of the following exterior design details:
  - a. A recess of at least two inches from the wall plane.
  - b. Wood, metal, stucco covered foam, or engineered wood trim around the entire window or door ~~with a minimum width of three inches and minimum depth of three-quarters of an inch.~~

2. If used, shutters shall be sized to cover 100 to 105 percent of the window and match the exact window shape.

~~D. — Balconies. No portion of a second floor balcony shall be within 20 feet of the adjacent property line (except on the primary elevation), unless the side(s) of the balcony facing the adjacent property(ies) is screened from view.~~

### E.C. Design Details.

#### 1. Materials

- a. No more than four materials or finishes (not including roofing, door, or window materials) shall be used on each elevation, and no more than five materials or finishes (not including roofing, door, or window materials) in total shall be used across all elevations.
- b. The following materials are prohibited from use as exterior finishes (excluding windows and doors):
  - i. Vinyl siding
  - ii. Plastic
  - iii. Raw, non-treated/coated metal

#### 2. Colors-

a. Single-Family Standalone Unit. A minimum of two, but no more than five, colors (or tints, shades, or tones of the same color) shall be used on the entire exterior of the building.

~~-b.~~ Single Family Subdivisions. Single family subdivisions shall provide a minimum of three color schemes and shall not use a single color scheme on more than 40 percent of the residential units. Structures shall incorporate a color scheme that contains a maximum of four distinct colors per building. A color scheme is defined as (body one and/or body two, trim, and a contrasting accent color). Adjacent colors shall not use the same color scheme.

3. Accessory Structures. All accessory structures (i.e., accessory dwelling units, garages, workshops, storage sheds) visible from the primary street shall be constructed of the same materials, colors, ~~roof,~~ and roof type as the primary structure. This standard only applies to accessory structures constructed together with the primary dwelling unit.



### **17.12.170 Utility and Service Areas**

- A. Above ground utilities, transformers, and other mechanical equipment placed between the front or street side of a residence and a public street or vehicular or pedestrian accessway, shall be screened from view by a fence, wall, or landscaping in accordance with this Chapter.
- B. If private vehicle charging facilities are provided in the development, these facilities shall be located close to the garage's electrical panel and blend in with the house design/color to provide architectural compatibility.

### **17.12.170 17.12.171 Landscaping.**

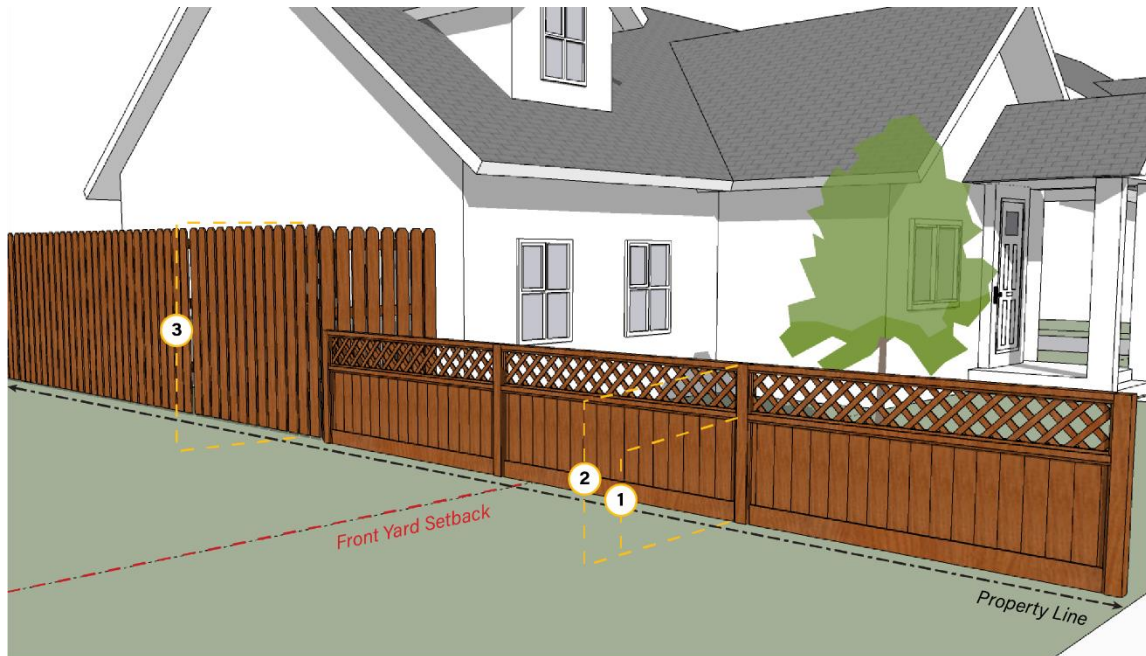
- A. All areas not occupied by structures or pavement in the front yard area shall be landscaped. Landscaped areas shall consist of plantings, turf, mulch, or bark.
- B. All landscape areas shall meet the requirements of the State Model Water Efficient Landscape Ordinance, or if applicable, the Water Efficient Landscape Ordinance of the City of Visalia. [Source: 17.30.015.C.1.a]
- ~~C.A. Trees. New developments shall plant a minimum of one tree along the street frontage. Trees shall be 15 gallons at the time of planting.~~
- ~~D.C.~~ Pavement or hardscape shall not make up more than 50 percent of the front yard, unless necessary to meet other standards required by this Chapter.

### **17.12.180 Fences, Walls, and Hedges.**

- A. Height. Fences, walls, and hedges shall not exceed seven feet in height if on the side or rear yard setbacks, or three feet in height if in the front yard setback. A front yard fence or wall may be allowed to a height of up to four feet only if the portion exceeding three feet, at minimum, is constructed with a material that has a visibility percentage of at least 50 percent (i.e., lattice fencing). These standards also apply within five feet of the street side property line for corner lots.
- B. Materials. The following materials are prohibited from use as fencing:
1. Barbed wire
  2. Electric charged fencing
  3. Corrugated Paneling



4. Chain link (except for three to four-foot height fences within the front yard and street side yard setback)



- 1 Maximum height of three feet in front yard setback.  
2 Maximum height of four feet in front yard setback if top one foot of fence is at 50 percent visibility.  
3 Maximum height of seven feet in on side and rear yard setback.

### 17.12.190 Exterior Lighting.

- A. All entryways, porch areas, pedestrian pathways, and gates shall include lighting for safety and security. All exterior lighting fixtures shall comply with all of the following standards:
1. Be fully shielded ~~and directed downward\_ (not above the horizontal plane)~~ and shall not spill onto adjacent properties;
  2. ~~Be no more than of eight feet above the ground plane;~~
  - 3.2. ~~Ground-mounted light fixtures to illuminate driveways, landscaped areas, or pedestrian pathways shall be no more than three feet in height; and~~
  - 4.3. ~~Use light emitting diodes (LEDs) with a maximum temperature of 3000 kelvins.~~
- B. Permanently installed light fixtures that blink, revolve or flash are prohibited. This excludes decorative seasonal lighting.

### 17.12.200 Off-Street Parking Facilities.

- A. The number and type of off-street parking facilities for a single-family residential development shall comply with the requirements of the underlying zoning district as established in Chapter 17.34. In addition to the provisions in Chapter 17.34, all off-street parking facilities shall comply with the following standards:



- B. Covered parking areas shall be in garages. Carports are allowed only if they do not serve as the required covered parking (e.g., porte cocheres, carports in front of garages). [Source: 17.12.135.A.7]
- C. Uncovered parking areas (i.e., driveways) shall be paved with concrete or a permeable or impermeable surface. [Source: 17.34.030.P]
- D. Off-Street Guest Parking Facilities for Planned Unit Developments. Planned unit developments with four or more dwelling units shall provide off-street guest parking spaces when on-street parking is not allowed on the streets within the development. Planned unit developments shall provide a minimum of one guest parking space per four dwelling units within the total project. If a fraction occurs based on the specified number of guest spaces, the project applicant shall round up to the next round number of guest spaces.

#### **17.12.210 Useable Common Open Space Areas for Planned Unit Developments.**

- A. Useable Common Open Space. Planned unit developments shall provide usable outdoor passive/active open space with outdoor amenities as required in Table 1 (Outdoor Amenities). Useable common open space means an unobstructed area or areas, accessible to all occupants of the structure it serves, having no dimension less than 10 feet in any direction. Useable common open space excludes areas designated for parking, including surface parking, carports, or garages. A minimum of 60 percent of the common useable open space shall be provided as landscaped green area (not hardscaped).
- B. Recreational Amenities. Recreation amenities as required in Table 1 (Outdoor Amenities) can be either passive or active as described below, or a combination of the two.
  - 1. Passive Recreational Amenities. Passive recreation refers to recreational activities that require minimal to no facilities or development to perform such activities. Passive recreation amenities include, but are not limited to, community gardens, outdoor gathering/seating area, picnic/barbeque area, pet area/dog park, courtyard/plaza. All passive recreational amenity area shall be a minimum of 200 square feet unless otherwise stated.
  - 2. Active Recreational Amenities. Active recreation refers to recreational activities that require specific facilities or equipment to perform such activities. Active recreational amenities include, but are not limited to, playground/tot lot, sports court/field, fitness area, swimming pool, clubhouse w/kitchen, community room. All passive recreational amenity area shall be a minimum of 500 square feet unless otherwise stated.
- C. Seating. Seating shall be provided for all common open space areas.
- D. Playgrounds/tot lots shall be located in an area with direct visibility from a minimum of three dwelling units to allow for casual surveillance.



**Table 1**  
**Open Space and Recreational Requirements**

Number of Units in Project	Minimum Number of Amenities <sup>1</sup>	Minimum Total Area <sup>2</sup>
Less than 5	1	500 sq. ft.
5-10 <sup>1</sup>	1	500 sq. ft. plus 100 sq. ft per unit over 5 units
11-30	2	1,000 sq. ft. plus 150 sq. ft per unit over 10 units
31-60	2	4,000 sq. ft. plus 165 sq. ft per unit over 30 units
61-100	2	9,000 sq. ft. plus 200 sq. ft per unit over 60 units
101-150	3 plus 1 additional amenity for every 50 units over 200	17,000 sq. ft. plus 250 sq. ft per unit over 100 units

*1 – Minimum number of amenities can be passive or active amenities as described in Subsection 17.12.210.B  
 2 - Minimum Total Area means the combined area of all amenities. Each amenity must still meet all applicable standards established in this Section.*

**17.12.220 Sidewalks for Planned Unit Developments.**

Sidewalks within a Planned Unit Development shall incorporate the following standards:

- A. Shall be a minimum width of five feet; and
- B. Shall implement the concrete specifications for sidewalks and ramps as determined by the City of Visalia City Engineering Division Design and Improvement Standards.

