

City of Davis Objective Design Standards for Residential Projects

Citywide Objective Design Standards are herein established for projects that are eligible. The provisions of these Objective Design Standards are intended to apply to all new qualifying residential and mixed use development projects where state law limits the City of Davis' enforcement of design standards to objective standards, or where state law or the City Code require a ministerial approval process.

Objective Design Standards		Compliance			
A.	Site Plan				
	Setbacks and Orientation	Yes	No	N/A	Staff
1	Buildings shall comply with the setbacks established in the Zoning Ordinance or the applicable Planned Development.				
2	Paved pedestrian access shall be provided to connect the primary building entry to the nearest public sidewalk. In the case of multiple building entries, paved pedestrian access shall be provided for each building entry. For mixed use projects, commercial uses shall include paved pedestrian access connecting the building entry or entries to the public sidewalk.				
3	Residential projects that include a common recreational area designed for the benefit and use of project residents and their guests, shall setback the recreation area a minimum of 30 feet from all of the project's exterior property lines. For purposes of this standard, a "common recreational area" shall include any one or more of the following features; sport courts, BBQ & picnic facilities, play grounds, dog parks, and swimming pools.				
4	Site improvements shall not be permitted in drainage areas, recorded easements, or within root zones of existing trees to be retained.				
5	The project shall be designed so that there is no net-new increase in stormwater runoff volumes as compared to existing conditions as demonstrated on the materials submitted with the application. Application materials must clearly identify the existing runoff volume and the runoff volume calculated for the proposed project.				
Objective Design Standards		Compliance			
B.	Parking, Circulation and Access	Yes	No	N/A	Staff
6	While vehicle parking is not likely to be required, if parking is provided, it shall meet all Parking and				

	Circulation standards included in the Objective Design Standards.				
7	All parking areas and drive aisles shall be paved and include concrete curb and gutters.				
8	All onsite parking shall have a minimum of two points of access to a public street(s).				
9	General project access shall not be gated.				
10	Emergency Vehicle Access Only points must be paved and may be gated to City of Davis Fire Department standards.				
11	All pedestrian circulation walkways shall be constructed of impervious surface and designed to provide access to the disabled in compliance with the Americans with Disabilities Act, California Building Standards and the City of Davis Improvement Standards.				
12	Grade level parking spaces located under residential buildings shall not be visible from the public right of way and shall be eighty percent screened with one of the following: <ul style="list-style-type: none"> • Building Walls • Landscaped berms • Shrubs, grasses or vines 				
13	Screening that is a minimum of 30 inches tall (above the surface elevation of the parking lot) shall be provided for surface level parking lots adjacent to required front or street side setback areas using one of the following approaches: <ul style="list-style-type: none"> • Landscaped berms • Solid walls • Shrub material (that is a minimum of 30 inches tall at plant maturity) 				
14	Driveway aprons shall be designed and installed per City of Davis standard specification 301.				
15	When provided, on site circulation shall allow for and facilitate emergency access to the site and to all buildings by providing for minimum driveway aisles and lane widths, minimum 25 foot inside and 45 foot outside turning radii at all corners and intersections, and comply with minimum site access requirement of the California Fire Code as adopted by the City of Davis.				
16	Bicycle parking shall be consistent with Davis Municipal Code. (See DMC Section 40.25A)				

17	All landscape areas shall be enclosed by a six-inch raised concrete curb.				
18	All parking lot planters shall be fully landscaped including the portion where a parking stall overhangs into the planter.				
19	Minimum parking lot planters shall be provided in accordance with the City's Parking Lot Shading Guidelines. https://www.cityofdavis.org/home/showpublisheddocument/572/635736851393530000#:~:text=Per%20Section%2040.25.,parking%20lot%20tree%20list%20guidelines . A minimum 6' by 6' planting area shall be provided for each tree planted in a tree well or planter strip. A minimum 4' by 8' planting area shall be provided for each tree planted in a planter island. Planter dimensions are measured from the interior side of the curb.				
20	Plans and construction shall comply with the City's Parking Lot Shading Guidelines (DMC 40.25.100 (f) All tree species planted must be listed on the City of Davis Master Tree list for Parking Lots. No substitutions will be permitted. A separate parking lot shading diagram shall include all light poles and utility boxes. Parking lot trees shall be located so as to not interfere with parking lot light poles.				
21	No grading is permitted within the dripline of any existing preserved tree.				
Objective Design Standards		Compliance			
C	Fencing and Walls	Yes	No	N/A	Staff
22	Fencing and wall height shall comply with the Davis Municipal Code.				
23	All wooden fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, masonry or treated wood materials.				
Objective Design Standards		Compliance			
D	Waste Enclosures	Yes	No	N/A	Staff
24	A solid waste enclosure shall be provided for all solid waste collection containers. All required waste enclosure areas (for waste, recycling, paper, and organics collection containers) shall consist of a solid roof cover, a minimum 6' high block wall, and a self-closing and				

	lockable gate constructed of solid metal materials attached to posts embedded in concrete and shall be graded to drain to the interior of the enclosure and plumbed to drain to the sanitary sewer. The trash enclosure shall meet the minimum dimension and specifications as determined by Recology and Davis Public Works Utilities and Operations. Details of the waste enclosure design, including size and internal layout of required services based on Public Works Department's waste generation calculator.				
25	The developer shall submit verification from Recology Davis that the project has been designed so that they will be able to serve the project for waste, recycling, organics and yard trimmings removal and that their vehicles will be able to access the waste bins from the proposed enclosures. The space within the enclosure should be sufficient to provide 75% of the total waste service for recycling and organics collection and 25% of the space for waste service. The enclosures must provide equal access to recycling and organics bins as to waste bins (access to recycling and organics bins cannot be blocked by waste bins).				
Objective Design Standards		Compliance			
E	Exterior Lighting	Yes	No	N/A	Staff
26	Light standards shall be 15 feet in height or less.				
Objective Design Standards		Compliance			
F	Streets and Right of Way	Yes	No	N/A	Staff
27	When not already existing, street frontage improvements (i.e. curb/gutter, sidewalk, streets, etc.) shall be installed along the project frontage(s) consistent with the City of Davis Improvement standards				
Objective Design Standards		Compliance			
G	Fire Safety	Yes	No	N/A	Staff
28	All new development shall comply with the fire safety requirements of the California Fire Code and California Building Code as adopted by the City of Davis.				

29	All necessary public services, including water service and fire hydrants, shall meet the Fire Department and Public Works standards.				
30	Vehicle access is sufficient to accommodate fire department equipment per CFC 503 and CFC Appendix D.				
31	Fire sprinklers shall be provided in any building over 5,000 square feet and in any new residential building.				
32	A fire hydrant shall be located within 100 feet of the nearest Fire Department Connection (FDC CFC 507.5.1.1.)				
33	All Fire Department access and fire lanes shall be posted as "No Parking, Fire Lane."				
34	Backflow prevent valve wheels and stems shall be maintained in a manner which enables inspection in order to determine whether or not the valve is open.				
Objective Design Standards		Compliance			
H	ARCHITECTURE				
	Building and Massing	Yes	No	N/A	Staff
35	All building elevations greater than 40 feet in horizontal length (and facing the public right of way), shall have a wall depth change of a minimum of 24 inches for every 40 feet or portion thereof. For example, a building that is 60 feet in length shall include at least two wall depth changes of at least 24 inches each; a building of 100 feet in length shall include at least three wall depth changes of a least 24 inches each.				
36	All building elevations taller than 20 feet in vertical height (and facing the public right of way), shall have a wall step-back change of 8 feet for the third and fourth floors and another 8 feet or a total of 16 feet from the vertical plane of the first floor for all floors above the fourth floor.				
37	All stucco treatment shall be a three-coat system and shall be so noted on the construction drawing set.				
38	Every apartment shall be provided with facilities for drying clothes outside, in accordance with section 40.26.080 of the Davis Municipal Code.				
39	All of the south facing windows on the upper floor(s) of the building(s) shall be operable with at				

	least 50 percent of the window able to be open to the outside to allow natural ventilation of units/tenant spaces.				
40	<p>All building masses greater than 20 feet (either vertically or horizontally) shall provide a minimum of 3 of the following features for articulation:</p> <ul style="list-style-type: none"> • Balconies • Bay windows, recessed windows, and/or projecting windows • Permanent canopies or trellises above doors • Color and/or material change • Roof Height change • Window detail, either lintels, sills, trims or wall plane change, a minimum of 6 inches in depth. 				
41	Bay windows and projecting building elements shall project at least 24 inches, but no more than 36 inches, from the primary plane of the building.				
42	<p>Building entries shall incorporate two or more of the following approaches:</p> <ul style="list-style-type: none"> • Front porch • Projecting element above the entrance • Changes in the roofline • A change in the wall plane. 				
43	Affordable dwelling units and market rate dwelling units in the same development shall be constructed of the same exterior materials and details such that the Affordable dwelling units are not distinguishable.				
44	Along any exterior building walls, material transitions shall only occur on the inside corner of.				
45	<p>Walls visible from the public right of way shall include building details using a minimum of 3 of the following approaches:</p> <ul style="list-style-type: none"> • Balconies • Bay Windows • Canopies or trellis above doors and windows • Change in color or material • Roof Height change • Window detail of either projecting lintels, sills, trims or moldings 				

	<ul style="list-style-type: none"> Recessed elements 				
46	Walls not visible from the public right of way shall include building details using a minimum of 1 of the following approaches: <ul style="list-style-type: none"> Window detail, including shutters, trim, sills, mullions, and/or lintels. Ornamentation, including corbels, cornices, moldings and/or design detail of the vents in all locations. 				
47	On all exterior building walls, each building shall utilize a minimum of 3 colors, inclusive of trim color.				
48	Concrete block shall not be left bare. All concrete block must be covered with stucco and/or painted.				
49	Neon or fluorescent colors are prohibited.				
50	Color palette shall include at least one neutral color as the primary building color.				
Objective Design Standards		Compliance			
I	Roof	Yes	No	N/A	Staff
51	Roof mounted mechanical equipment shall be screened on all sides using at least one of the following approaches: <ul style="list-style-type: none"> Use of Parapet walls Screening built from material selected from the building material palette 				
52	Flat roofs shall include a minimum of one of the following: <ul style="list-style-type: none"> Roof Cornice Parapet walls Changes in Height 				
53	Roofing materials shall be within the grey, brown or terra cotta, or matt white family of colors. Living green (vegetative) roofs are also acceptable. Roofing materials that are not visible from the public right of way, including on flat roofs, may be white or light colors to reduce heat island effect.				
Objective Design Standards		Compliance			
J	Mechanical Equipment	Yes	No	N/A	Staff
54	All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be screened and located out of public view as viewed from the nearest public sidewalk.				

55	All gas, electrical, backflow prevention devices and communications equipment shall be completely concealed in an enclosed portion of the building, on top of the building or within a screened utility area. All transformers and vaults that must be located within the right-of-way shall be installed below grade unless they otherwise can be completely screened from view.				
56	All new utility and service lines shall be installed underground. All existing overhead utilities shall be placed underground.				
57	All vents, gutters, flashing, and electrical panels shall be painted to match the surface to which the item is attached.				
58	All outside storage areas shall be permanently screened from view using solid masonry walls.				
Objective Design Standards		Compliance			
K	Down Spouts	Yes	No	N/A	Staff
59	Internal roof drains shall be provided on all buildings over 40 feet tall. Run-off shall not discharge over sidewalks.				
60	Down spouts and drains shall be painted to match the same color as the building to which they are attached.				
61	Gutters, downspouts, and other features used to collect precipitation runoff from the roof, such as rain barrels, cisterns, or pipes shall be included in the roofing design using the following approaches: <ul style="list-style-type: none"> • Same Color • Same Material 				