



Objective Design Standards (ODS) Worksheet - Section 1.2

Single-Family Residential (R-1)

Project Address:

Date:

Characteristic	Standard	Proposal (fill in all that apply)	Consistent and Sheet #	Reference
1.2.1 Site Design				
A. Access and Connectivity				
Gates/Barriers	Private streets shall not be gated or closed off to the public			ODS 1.2.1 (A) (1)
Pedestrian Pathways (does not apply to a typical single-family detached residential)	New development shall provide pedestrian pathways shall be min. 5' wide, shall be provided from the public right-of-way and/or individual unit entries to all primary common entryways and common areas, guest parking, and centralized trash enclosures (if provided), and shall be ADA compliant.			ODS 1.2.1(A)(2)
External connectivity	All streets in any subdivision or development site shall connect to and be aligned with existing and planned streets outside the proposed subdivision or development to the extent feasible. Any cul-de-sac or other dead-end street longer than 400 feet shall be connected to other streets by a pedestrian path.			ODS 1.2.1(A)(3)
B. Townhouse Site Configuration n/a				
C. Parking				
Location and Access	a. Required parking shall be provided on each lot, and/or within a common parking area (e.g., common guest parking lots or common parking within auto court developments). b. Curb cuts and driveways providing access to parking shall be provided from an alley or secondary/private street, rather than from the public right-of-way, whenever such			ODS 1.2.1(C)

	alley or secondary/private access is feasible. c. Parking is not allowed in the front and street side setback area for individual lots and building sites, except within approved driveways.			
Parking Frontage	a. Surface parking lots (e.g., common or guest parking areas) shall not occupy more than 30 percent of the linear width of any street-facing frontage. b. Garage doors that face the street shall not occupy more than 60 percent of the width of any street-facing building facade for new detached single-family homes. This limitation does not apply to frontages along alleys.			ODS 1.2.1 (C)(2)
Garage Design	a. Detached garage structures shall be designed using at least two of the same exterior finish materials and/or colors used on the principal structure. b. For new detached single-family homes, front-loaded garages shall be set back at minimum five feet behind the front facade.			ODS 1.2.1.(C)(3)
D. Trees and Landscaping				
New Street and Pathway Landscaping	All new streets and pathways within the project shall provide a combination of trees and other plants in a min. 4' wide planting strip. Trees shall be planted at a minimum of 1 tree per 30-45 feet of linear path (depending on the species and mature canopy width or growth habit). Shrubs and groundcover shall cover at least 30 percent of the planting strip.			ODS 1.2.1.(D)(1)
Tree Preservation	Existing mature trees of six inches or greater in diameter at breast height (DBH) shall be preserved unless infeasible. Existing trees having a DBH of less than six inches should be relocated unless infeasible.			ODS 1.2.1.(D)(2)

Characteristic	Standard	Proposal (fill in all that apply)	Consistent and Sheet #	Reference
Location of Trees	Trees planted within 5' of a street, sidewalk, paved trail, parking area, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements. Trees planted within the street rights-of-way, utility easements, or within 10 feet of any public improvement shall be submitted to and approved by the Marina P/W Dept. Such approvals may be dependent upon the selection of alternate tree species, the relocation of trees further back from public improvements or the installation of root guards. Also, the location of trees shall not conflict with the location of any private sewer laterals or any private water connections.			ODS 1.2.1.(D)(3)
Plant Size and Spacing	a. Shrubs Size. All proposed shrubs shall be a minimum five-gallons in size, with a 15-gallon minimum size when required for screening. The minimum planter width for shrubs is three feet. City of Marina Objective Design Standards b. Trees Size. The minimum planting size for trees shall be 15-gallon, with 50 percent of all trees on a project site planted at a minimum 24-inch box size. Trees required for screening shall be a minimum 24-inch box size. The minimum planter width for trees shall be four feet. c. Spacing. The spacing of trees, shrubs, and ground cover plants shall accommodate mature planting size. Where required for screening, spacing shall form an opaque barrier when planted.			ODS 1.2.1.(D)(4)

Tree Species	Trees shall be selected from the City of Marina's Recommended List of Preferred Trees. Native and drought-tolerant tree and shrub species are strongly encouraged.			ODS 1.2.1.(D)(5)
Locally Native and Drought-Tolerant Landscaping	a. A min. 65% of the total of all landscaped areas shall be landscaped with drought-tolerant plant material requiring minimal irrigation once established and shall be irrigated separately from any areas which have higher water demands. Locally native plant materials are strongly encouraged. b. A max. 35% of the total of all landscaped areas may be planted or installed with plant material which may require more extensive irrigation once established, including up to a maximum of 25% of said total which may be turf. The above 35% and 25% limitations may be exceeded to allow for increased turf areas associated with high-activity areas or uses such as golf courses, recreation areas, parks, and pet parks. Turf is not allowed in median strips.			ODS 1.2.1(D)(6)
Turf	a. The use of natural turf is discouraged except for recreation areas and high activity/foot-traffic areas. b. Turf shall not be installed on slopes exceeding 4:1 ratio. c. Artificial turf. Artificial turf shall be limited to accent areas, high activity/foot traffic areas, and recreational areas. Where artificial turf is installed, it shall be designed as follows: i. Artificial turf shall be kept a minimum of five feet away from tree root crowns (measured in all directions). ii. Artificial turf used for pet areas shall be specifically formulated for that purpose. iii. A proper drainage system shall be installed underneath to prevent excess runoff or pooling of water.			ODS 1.2.1(D)(7)

Soil and Mulch	a. Native soil in all planting areas shall be amended to a minimum depth of six inches with a minimum of 40 % organic material. Native soil under portions of planting areas, which are covered exclusively by rocks, gravel, or other non-living landscaping material, need not be so amended. b. A minimum of 2" of organic mulch (wood chips, shredded bark, etc.) shall be installed in all non-turf areas unless a ground cover planting is specified.			ODS 1.2.1(D)(8)
Irrigation	Turf areas or other higher water use plantings shall be grouped and irrigated separately from more drought-tolerant planting areas.			ODS 1.2.1(D)(9)
Tree Removal	See MMC Chapter 17.62 (Tree Removal, Preservation and Protection) for tree removal regulations.			ODS 1.2.1(D)(10)
Maintenance	All landscaping shall be maintained and replaced as needed. In addition, tree pruning shall be a part of regular maintenance and shall be performed by a licensed California landscape contractor in accordance with ISA standards. Severe trimming, pruning, or other maintenance that results in significant alteration of the natural shape of a tree or modification of the central leader (including "lollipopping," "heading," or similar techniques) is prohibited, except in conjunction with public utility maintenance.			ODS 1.2.1(D)(11)
Gopher Intrusion	Gopher barriers shall be provided as needed to prevent gopher intrusion in yards.			ODS 1.2.1(D)(12)
E. Services and Utilities - Unless otherwise specified, these standards apply to common areas and communal services and utilities; they do not apply to individual single-family homes.				
	All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, and storage areas			ODS 1.2.1(E)(1)

Location of Service Areas, Storage, Utilities, and Equipment	shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by utility providers, building and fire codes): a. Utilities and equipment, service, and storage areas shall be located inside of buildings or on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings and shall be fully screened from view per Sec. 1.2.1.E.2. b. Utilities and equipment, service, and storage areas shall not be located within the front yard area of the lot or development site. Additionally, utilities and equipment, service, and storage areas shall not be located within setback areas, along mid-block pedestrian connections, within the public right-of-way, and/or within 25' of a street corner.			
Service, Storage, Utility, and Equipment Screening	All common service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards: a. Screening shall be equal to or higher than the height of the equipment to be screened, unless specified otherwise. b. Screening shall be made of a primary exterior finish material used on other portions of the building/residential units, architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted. c. All vents and electrical conduits shall be painted to match the color of the adjacent surface.			ODS 1.2.1(E)(2)
Communal Refuse, Recycling, and Compost/Green Waste Collection	a. For development projects with communal refuse, recycling, and compost/green waste areas/containers, a communal enclosure structure			ODS 1.2.1(E)(3)

Areas	shall be provided that is adequate in capacity, number, and distribution to accommodate all waste generation of the site. The number and type of containers and collection areas shall be reviewed and approved by the local disposal service. b. Location and Screening of Communal Refuse, Recycling, and Compost/Green Waste Enclosures. Refuse collection areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by complying with the following the standards: i. Refuse collection areas are prohibited along primary frontages. ii. Refuse collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings. iii. Enclosures shall be adequate in height to fully screen containers and materials. iv. Enclosures shall be opaque and made of a primary exterior finish material used on other portions of buildings, masonry, decorative block, or architectural grade wood, and may be accented with metal. Barbed wire and chain-link fencing are prohibited. v. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. In these cases, sliding doors may be used. vi. Separate pedestrian access shall be provided to encourage the main gates to remain closed.			
Individual Refuse Containers	Individual refuse, recycling, and compost/green waste			ODS 1.2.1(E)(4)

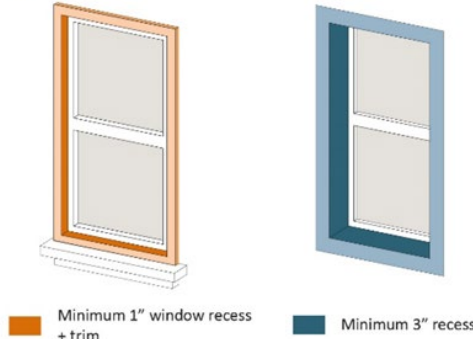
	containers shall be stored in such a manner that containers are not visible to the public or create an odor or vector nuisance.			
F. Open Space				
Common Open Space (if required and provided)	n/a			ODS 1.2.1(F)(1)
Private Open Space	Private open space areas are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private gardens, private yards, terraces, decks, and porches, among others. Private open spaces shall meet the following standards: a. Be directly accessible from a residential unit; b. Minimum Dimensions: i. Private yards: Min. 15' in any direction. ii. Ground-floor private outdoor space (e.g., terrace): Min. 10' in at least one direction. iii. Upper-floor private outdoor space (e.g., balconies): Min. 6' in any direction. c. Min. clear height dimension of 8', measured from the ground-level floor or decking. d. May be covered but cannot be fully enclosed (i.e., at least one side must be open to the air).			ODS 1.2.1(F)(2)

1.2.2 Building Design

Characteristic	Standard	Proposal (fill in all that apply)	Consistent and Sheet #	Reference
A. Façade Modulation and Articulation				
Building height	Max. 30'			MMC 17.06.050(A)
1. Modulation. Residential units shall employ at least two of the following building modulation strategies:	a. Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.; b. Use of balconies, front porches, overhangs, or covered patios; and/or, c. Projections, offsets, and/or recesses of the building wall at least two feet in depth, such as bay windows.			ODS 1.2.2(A)
2. Articulation. All building elevations that face a street or a shared driveway shall employ varied facade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent with the design style, which provide articulation and design interest:	a. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling; b. Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection; c. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building; d. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.; e. Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or, f. Roof overhangs at least 18 inches deep.			ODS 1.2.2(A)
B. Architectural Façade Variability – applies to subdivisions of four (4) or more lots. N/A				
C. Side and Rear Elevations – side and rear elevations not provided. COA 24.a requires that building permit elevations include the same treatments as provided on the front (as feasible).				

D. Building Entries				
1. Orientation	a. Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Deviations from this requirement may be approved by the Director for projects where the project site is located on an arterial or higher classification of four lanes or wider, provided the facade facing the public street is designed with similar details and treatments to those of the front facade. b. Dwelling units located in the interior of a development shall orient the primary entryway. Porch entry provides weather protection. toward and be visible from a private street, pedestrian pathway, or courtyard/common open space that is connected to a public right-of-way or private street. c. Weather Protection. Primary entries shall have a roofed projection (such as a porch) or recess that is a minimum four feet wide and four feet deep by recessing the entry or using a combination of these methods (not including primary roof overhang).			ODS 1.2.2 (D)(1)
E. Corner Side Units – N/A				
F. Building Roofs				
1. Roof Form	1.Primary roof forms shall be gable, hipped, flat or shed.			ODS 1.2.2 (F)(1)
2. Eave Overhangs	2. All residential structures with sloping roofs shall have eave overhangs of not less than 12 inches measured from the vertical side of the			ODS 1.2.2(F)(2)

	residential structure unless overhangs are incompatible with the architectural style of the structure per the Style Guidelines in Appendix A (Architectural Style Guide).			
Characteristic	Standard	Proposal (fill in all that apply)	Consistent and Sheet #	Reference
G. Window Recess/Trim				

Figure 1. Window Recess/Trim  Minimum 1" window recess + trim Minimum 3" recess				ODS 1.2.2(G)
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H. Colors and Materials				
1. Variation in Materials	At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage, excluding windows, railings, and trim.			ODS 1.2.2(H)(1)
2. Material Changes at Corners	A change in material shall be offset by a minimum of two inches in depth. Materials shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane.			ODS 1.2.2(H)(2)
3. Durable Materials	Buildings shall incorporate durable finish and/or accent materials, which include masonry, tile, stone, stucco, architectural grade wood, brick, glass, and finished metal that will not rust. Wrought iron shall not be allowed. Materials should be			ODS 1.2.2(H)(3)

	appropriate to Marina's coastal climate.			
4. Building Component Colors	All vents and electrical conduits shall be painted the same color as the adjacent surface.			ODS 1.2.2(H)(4)