Introduction to Fremont

Fremont’s Infill Toolbox (FIT)

- General Plan Framework/Vision
- Community Plans
- Design Guidelines and Design Rules
- Zoning Tools
  - Historic/Conservation Districts
  - Designated Neighborhoods
  - Low Density Setback
  - Multi-family Step Backs
  - Solar Access Preservation
Fremont’s Strategically Urban Vision

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FIT-Neighborhood Context Studies

- Survey of the immediate neighborhood including:
  - A vicinity map showing the existing home, two homes to either side of the home, three to four homes directly across the street and two to three homes directly to the rear with photos keyed to the vicinity map.
  - A summary of common features (e.g., number of stories, types of roofs, building materials, etc.)
- The survey results shall be used to guide the project design.
- Design of additions shall reinforce prevailing neighborhood development patterns by maintaining similar:
  - Setbacks
  - Entry elements/Garage locations
  - Window type and orientation
  - Roof forms
  - Finish floor to ceiling heights
  - Building Materials/Architectural Style
- New or substantially reconstructed homes need not replicate existing home designs.
FIT – Design For Enhancing Privacy

2.5MR. Potential privacy-sensitive areas on adjacent parcels shall be identified on the site plans and details shall be provided on how they have been addressed by the proposed design.

2.6.1R. New development shall provide for a layout and orientation of one window placement to minimize unobstructed and direct views from a primary living area into a primary living area, or back yard recreational area. Note: If side and rear yards have been substituted for one another, setbacks shall be taken to address the most sensitive yard.

2.6.2R. Windows, doors, porches, balconies, and decks shall be oriented to minimize privacy impacts on adjacent properties. Second story windows not required for access from directly adjacent to neighboring outdoor living spaces or facing second story windows on adjacent lots shall employ techniques such as the use of smaller and/or higher-placed (deferred) windows, louver windows, non-transparent or obscure-glazing, permanent architectural screens, permanently affixed towers or increased distance between homes at privacy-sensitive locations.

2.6.3R. The use of large, dark walls as a method to address privacy impacts is not acceptable.

FIT – Design For Enhancing Privacy

2.5AR. Landscaping including large evergreen trees, masonry garden features, trellis or trellis plantings shall provide a buffer or screening between properties and obscure direct sight lines (see diagram 2.5A) into private yard areas or windows on adjacent properties. Screening must be attained at privacy-sensitive areas before certification of occupancy or final sign-offs are provided. The city shall also require the current owner sign a notice that eliminates them to disturb (at times of sale) that landscaping or other garden features were required for screening purposes and that they and subsequent property owners are obligated to maintain or replace them as needed. The notice shall incorporate a site plan identifying such features. Shrubs shall be a minimum 15-gallon size, and trees shall be a minimum 24-inch tree caliper and a minimum 12 feet in height at planting. However, the zoning administrator may require a larger number or size of trees to achieve screening goals. The mixture also of the screen planting must be compatible with available space and not obstruct solar access as provided in the state solar survey.

2.5GR. Windows on walls adjacent to a neighbor’s home should be offset to minimize direct views into neighbor’s windows, with specific attention paid to new second floor windows that look down into first floor windows or outdoor living spaces on adjacent properties.

2.5HR. Balconies and second floor decks are not permitted when adjacent to one-family homes.

2.5JR. Balconies and second floor decks (not covered by Design Review Board but in accordance with Building Offsets) are not to protrude from a building rather than projecting from a building.
FIT– Setbacks and Step backs

- Height limits adjacent Residential Low-Density Designation
- Increased step backs for between different density designations
- Multi-family Design Guidelines & Rules

FIT–Specialized Zoning

Designated Neighborhoods
(Specialized Zoning and Design Guidelines)

- Roof Pitch
- Finish Floor Heights
- Single Story Limitation or
- Maximum Lot Coverage
- Design Guidelines
FIT–Specialized Zoning

• Historic & Conservation Districts
  Mission San Jose Design Guidelines and Regulations
  • Historic Architectural Review
  • Specialized bonuses for doing it right

Bryant Street Conservation District
  • Site Development Guidelines
  • Design Terms of Reference

FIT–Solar Access Preservation Ordinance
Resources

- General Plan: [www.fremont.gov/398/General-Plan](http://www.fremont.gov/398/General-Plan)
  - Vision Book
  - Community Character Element/Place Type Manual
- Design Guidelines: [www.fremont.gov/design](http://www.fremont.gov/design)