

Gilroy SB9 2-Unit Residential Objective Design Standards Policy **Adopted as revised April 4, 2022 (Effective April 4, 2022)**

The intent of the Gilroy SB9 2-Unit Residential Objective Design Standards Policy is to provide applicants and property owners with a clear understanding of the City's expectations. This Policy supplements the City's zoning standards and the Gilroy SB9 Residential Lot Split Objective Design Standards Policy. These standards are also intended to comply with California Senate Bill (SB9).

General Applicability: This policy applies to all duplex and 2-unit residential projects (e.g., two detached single-family dwellings) in an R1 zone in Gilroy that utilize any of the exceptions in SB9, including but not limited to reduced setbacks. The Gilroy SB9 2-Unit Residential Objective Design Standards Policy does not apply to multi-family developments, which are regulated by the [Gilroy Mixed-Use Residential and Multi-Family Residential Objective Design Standards Policy](#).

SB9 Applicability: Ministerial approval under SB9 shall not apply in the case where: development would require the demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income; the development would demolish more than 25% of the existing exterior structural walls of a structure that has been occupied by a tenant in the last three (3) years; or housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power. Furthermore, ministerial approval under SB9 shall not apply in the case where the parcel is: located within a historic district or listed as a historic resource on the City of Gilroy's Historic Resource Inventory; identified as prime agricultural land, wetlands, protected species habitat, or a hazardous waste site; or located within a very high fire hazards zone, earthquake fault zone, floodplain, or floodway.

The City may deny an SB9 project if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

MAXIMUM DWELLING UNITS: New Lot: The maximum number of units permitted on a new lot created pursuant to SB9 shall be two (2) units, including but not limited to accessory dwelling units (ADUs) and junior ADUs. **Existing Lot:** The maximum number of units permitted on an existing lot that is not associated with an SB9 subdivision shall be four (4) units, including but not limited to accessory dwelling units (ADUs) and junior ADUs.

TENANT OCCUPANCY: No dwelling unit shall be rented for a term shorter than 30 days.

MINIMUM PARKING: SFR/Duplex Unit: Unless otherwise exempt under SB9, each single-family residence shall be served by two (2) parking stalls and each duplex unit shall be served by one (1) parking stall. In each case, each stall shall be at least ten (10) feet by twenty (20) feet and at least one of the stalls shall be *covered* (garage or carport). **ADU:** Each ADU shall be served by one (1) parking stall, subject to the restrictions contained in Gilroy City Code Section [30.54.30\(g\)](#).

MAXIMUM PAVING: Paving in the front yard shall be limited to a maximum of fifty percent (50%) of the front yard area. Greater than fifty percent (50%) may be allowed in circumstances where the driveway is the same width as that of the garage frontage.

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MINIMUM SETBACKS

- **Front:** 26-feet from face of curb
- **Interior Side:** 4-feet
- **Exterior/Street Side:** 4-feet
- **Rear:** 4-feet

Setback Exception: No additional setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

MAXIMUM HEIGHT / STORIES: 35-feet / 2 stories

BUILDING ENTRIES, STAIRWELLS, AND GARAGES

Intent: To create an attractive, welcoming, safe, and active interface between private development and the public realm, building and site design shall meet the following objective criteria:

- **Exterior Stairwells.** Exterior stairwells shall not be oriented to the street.
- **Front Entries.** The main entrance to each dwelling unit shall directly face the public street and shall not be oriented inward. Entries shall not face an alley.
- **Front Entry Design.** Front entries for each dwelling unit shall be accentuated by a minimum of one (1) of the following:
 - a change in roof pitch or form, such as a gable, that extends a minimum of one foot past the sides of the door jamb.
 - an increase in roof height of at least one (1) foot to accentuate the entry.
 - wood, stone, tile, or brick accent materials covering a minimum of 30 percent of the entryway wall surface area, inclusive of windows and doors.
- **Patio/Porches.** Each dwelling unit shall include a balcony, patio, porch, or stoop, and this feature shall be a minimum 48 square feet in area.
- **Garage Doors**
 - All garage doors shall be recessed a minimum of six (6) inches from the surrounding building wall and shall include trim of at least one and a half (1.5) inches in depth.
 - Garage doors shall not occupy more than 50% of the building façade.
 - Garage vehicular entrance(s) shall be set back from the property line with a minimum eighteen (18) foot long driveway, measured from the back of the sidewalk.

MASSING, ARTICULATION, AND ARCHITECTURAL FEATURES

Intent: To create a human-scale environment and buildings that are compatible with and enhance the surrounding area, building design shall meet the following objective criteria:

- **Exterior Side Elevations.** Exterior side elevations shall include a minimum of 15 percent fenestration area, and a change in wall plane by a minimum depth of two (2) feet.

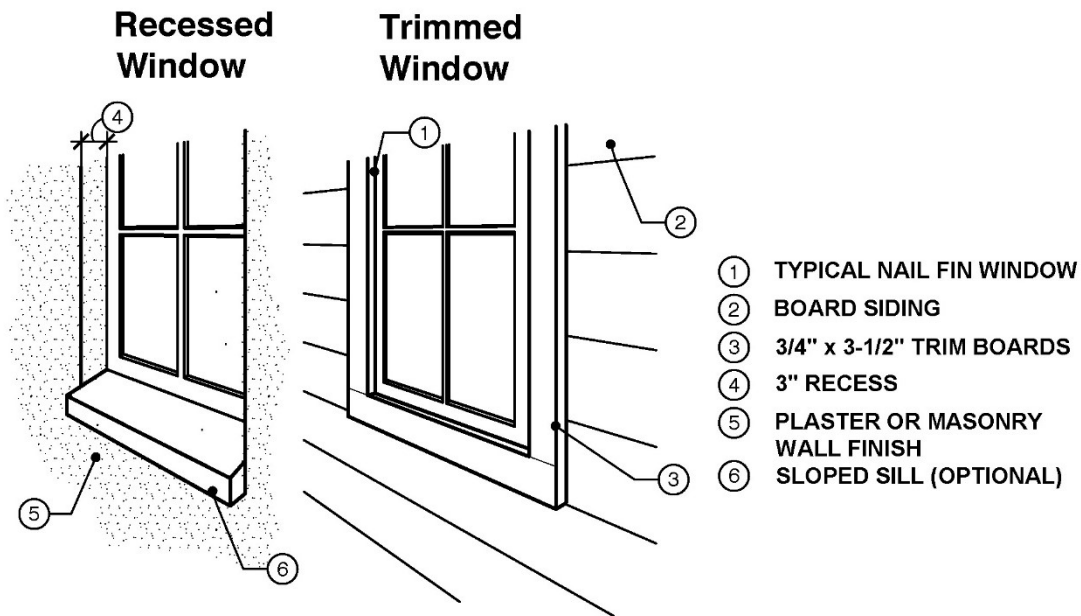
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- **Massing Breaks.** In addition to the front entry requirements, residential buildings shall have massing breaks at least every 24 feet along any elevation, by incorporating at least one (1) of the following features:
 - doors and windows recessed by a minimum of four (4) inches;
 - variations in wall plane (projection or recess) by a minimum of two (2) feet in depth for at least 30% of the facade; or
 - vertical elements, such as pilasters, that protrude a minimum of one (1) foot from the wall surface and extend the full height of the structure.

- **Primary Wall Finish Material.** The primary wall finish material¹ shall be wood, stone, brick, stucco, fiber cement or other cementitious material, or stone. T1-11 siding and all grooved or patterned wood panel or composite wood panel siding are prohibited.

- **Colors and Materials:** A change in colors or materials shall occur with a change in the wall plane.

- **Windows and Doors.** Windows and doors shall either be trimmed or recessed. When trimmed, the trim material shall not be less than 3.5" in width by ¾" in depth when protruding from the wall. Foam trim molding is prohibited on the ground floor. When recessed, the building primary siding material (masonry or stucco) shall cover the recessed edge faces and wrap toward the interior face of the window glazing or door face by not less than 3" in depth.



¹ Primary wall finish material: the material covering the largest percentage of surface area of any building face or elevation.