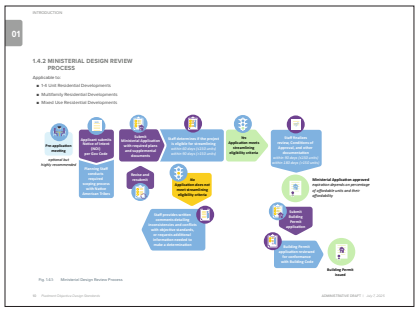

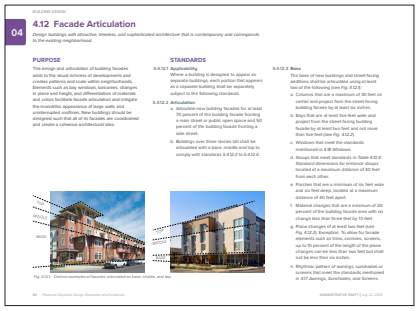

PIEDMONT OBJECTIVE DESIGN STANDARDS
PIEDMONT, CA

BUILDING DESIGN

04

4.10 Massing, Form, and Proportions

Mixed-use and multifamily building design, form and massing should support a cohesive urban fabric.

PURPOSE

The size and proportions of Piedmont's multi-family lots generally limit their capacity. A few of the lots with existing apartment buildings are larger. Thus, the focus of the multifamily guidelines is to accommodate diverse housing types while recognizing the constraints of small parcels and respecting Piedmont's architectural heritage.

STANDARDS

S.4.10.1 Stepbacks

For buildings taller than three floors, step back the top one-third of the floors by a minimum of eight feet along the street frontage (see *Fig. 4.10.1*).

a. Intrusion into the stepback plane shall be allowed for up to 25 percent of the building facade along the shared property line (see *Fig. 4.10.2*).

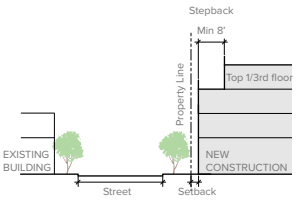

Fig. 4.10.1: Stepback at rear and side shared property lines.

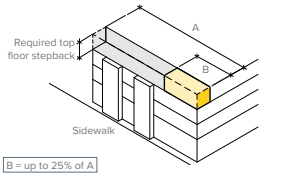

Fig. 4.10.2: Intrusion into the required stepback at the top floor.

Fig. 4.10.3: Example of an articulated building facade.

S.4.10.2 Multiple Uses in Mixed-use Developments

Differentiate ground floor commercial uses from upper level residential uses by utilizing one or more of the following: stepbacks, cornices, awnings, or other architectural elements.

S.4.10.3 Buildings at Street Intersections

For buildings at street intersections with traffic signals, terminus points, and open spaces, include at least two of the following architectural features for a minimum of 20 percent and not less than 15 feet of each building facade measured from the corner of the property lines in both directions:

a. Articulated corner with vertical or horizontal projections.

b. Massing that is different from the rest of the building facades intersecting at the corner, either taller or lower.

c. Building entrances with a minimum recess of three feet (see *Fig. 4.10.3*).

d. Window grouping or spacing that is different from the rest of the building facade (see *Fig. 4.10.3*).

e. Windows that are at least 30 percent larger than 75 percent of the windows on that building facade.

f. Different material or color at the building corner that extends the entire height of the building corner for buildings up to four stories tall and a minimum of two-thirds height of the building corner for taller buildings (see *Fig. 4.10.3*). The ground floor facade may use a different material.

Streamlining Development with Objective Design Standards

Client: City of Piedmont
Site Area: Piedmont, CA
Completion: TBD

Contact: Kevin Jackson, AICP
Planning and Building Director
City of Piedmont, CA
510.420.3039
kjackson@piedmont.ca.gov

Piedmont is a small community with a well-maintained neighborhoods abundant greenery, attractive streetscapes and varied topography. New state laws incentivize the production of housing leading to the City of Piedmont taking an active role in the planning for new housing units. These Objective Design Standards implement state housing laws by providing clear, objective and enforceable design requirements to facilitate streamlined review of eligible housing and mixed-use development projects. VMWP along with Good City Company are at the draft ODS stage working closely with City staff to translate their style-based design standards to objective standards, while also addressing the need for larger buildings being inserted into their village community.

Scope of Design Standards

- Quantifiable, measurable, and enforceable design standards
- Site planning, design, and organization including access and open spaces
- Building design features, including massing, articulation, roof forms, windows, awnings and sunshades etc.