

Section 3.5.6, Window Details
Adopted: 3-21-08
(Applies to Custom Homesites)

3.5.6 Window Details

1. Individual window units shall be proportioned according to the requirements of the building's style however they shall not exceed 5 feet in width.

2. Individual window units may be grouped into composite units of any width provided the resulting window proportions and width are authentic and true to the chosen house style. Posts may also be used to separate individual windows, provided that the exterior detailing of these window groups incorporates a compatible wood trim surround within the required recess. Alternative window mullions may be considered on a case-by-case basis, provided they are accompanied by authentic, supportive imagery.

3. All windows of a home must express a consistent and uniform intent in their proportions, orientation and divided light patterns.

4. Mirrored or colored glass is not permitted on the exterior elevations.

5. Window frames and mullions shall be wood, metal-clad wood, or steel. Except where permitted elsewhere, true divided lights are required. Simulated divided light windows may be allowed if they appear to be "true divided". Simulated divided lights must have a filler bar inside of the double pane glass at each divider bar. Divider bars must be permanent. Vinyl clad wood windows and French doors will be allowed on a case-by-case basis when the units are of high quality construction and the profiles of the mullions and stiles are thick enough to represent historically authentic units. Aluminum, vinyl or fiberglass-clad wood windows are not permitted.

6. Individual picture window units, where permitted, shall not exceed 6-feet in width and shall be flanked on both sides by divided light windows. Windows and doors located under loggias are not required to

have divided lights. The excessive use of picture windows is discouraged.

7. Circular, elliptical, square and arch-top windows may be used as accent windows in a limited number of locations depending upon the chosen style. The use of these window types shall be approved on a case-by-case basis.

Note: Square windows may be used more extensively in clerestory locations.

8. Triangular shaped windows are not permitted except restricted use is permitted in glassed-in walls in the California Ranch style.

9. Glass block units are not permitted on exterior walls.

10. When wood, stone or brick headers are expressed over window or door openings, the recessed soffit shall be of the same material.