

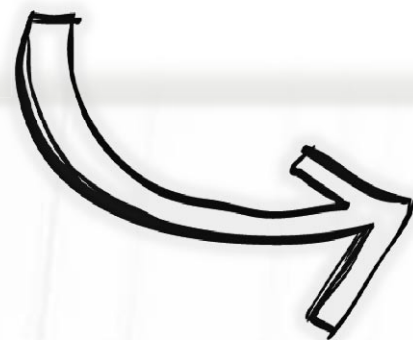


## Privacy Design Guidelines

### For Adding a Second Story and/or Second Story Deck

Information Bulletin No. 35

When adding or expanding a second story or a second story deck to a residence, some loss of privacy to existing neighboring structures can be expected. Here are a few things that will help protect privacy between your home and your neighbor's home:



1

Using frosted window(s), glass block or clearstory window(s) above a five-foot wall opening will allow light to come through and still protect privacy. Skylights are another way to maintain privacy and allow natural lighting in rooms.



2

Reducing the size of the second story and or stepping the second story back, much like a “wedding-caking” effect, will also help add privacy. Multi pitched and varied rooflines will help to break up the massing and stagger the windows. Stepping back the placement of the second story and careful placement of windows will help create privacy. Consider using setbacks greater than the minimum standards for the zone.





3

Offset or stagger window location to counter the neighboring windows. This is another way to help create privacy for you and your neighbor. By minimizing the number of second story windows or placing the windows so as to break the line of site between houses more privacy will be created.



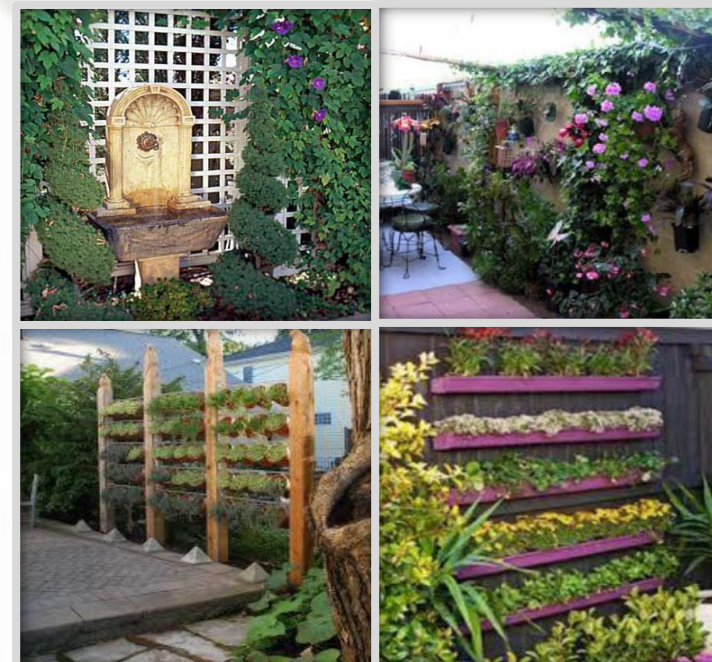
4

Use solid, frosted or opaque deck walls, railings or glass panels for your second story deck. Avoid wrap around decks will minimize the ability to look over neighboring properties from many different locations.



5

Construct a privacy wall between the two homes along the interior and or rear property line by using planted lattice wood panels or fencing as this will soften the appearance of the wall. A wooden wall that is part open at the top can also help create privacy. Locate buildings so they do not overlook active indoor and outdoor living spaces of adjacent yards.



***All applicants are strongly encouraged to talk with their neighbors very early in the design process to learn their concerns and explain the proposed projects.***

***Most significant delays and appeals occur due to lack of communication with the adjacent neighbors during the design process.***