

TOWN OF LOS ALTOS HILLS

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Metal Roofing Policy

Approved by Planning Commission – 9/6/18

Code Sections:

Section 10-2.703(b) in the Site Development Chapter of the Municipal Code states:

Color and Materials. For large or highly visible surfaces on buildings, special attention shall be given to the selection of exterior colors and construction materials that are not highly reflective.

Intent:

































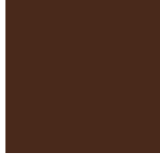









The purpose of this policy is to outline desired criteria for colors and reflectivity on highly visible surfaces of structures, including all fences, walls, gates, column types, and roofs.

These policies are intended to be used by staff in evaluation of proposed development and making recommendations to the Planning Commission and/or City Council regarding site development applications, and as guidance for applicants. Individual sites may dictate a need to deviate from the criteria to the extent determined to be appropriate by the Planning Commission and/or City Council.

Policy:

1. The maximum "Light Reflectivity Value" (LRV) for all fences, walls, gates, and columns shall be 50%.
2. The maximum "Light Reflectivity Value" (LRV) for any roof shall be 40%. For purposes of this policy, a roof is defined as any surface which is visible from a position which is directly overhead of a structure.
3. The 40% restriction for roofs is not just the average measurement for the whole roof - it also applies to any part of a roof. This means that any localized high-intensity and persistent specular reflection on curved or domed surface does not comply.
4. All roofs of the type known as "seamed metal" are limited to a color selected from the table specified in Exhibit A to this policy. This table consists of a selection of "nominal" colors which are shown in the center column. To the right and left of each nominal color is a "light" and a "dark" version of that color which indicates the acceptable range for this color across the light/dark spectrum. *Should such a roof exhibit significant specular reflection which only becomes apparent after installation, the Town may require the developer or owner to mitigate this reflective behavior, possibly by the application of a matte paint or other coating.*

EXHIBIT A

	Light	Nominal	Dark		Light	Nominal	Dark
Gray1 (No Shift)	 94948F	 666662	 484842	Brown4	 D7A799	 C0745D	 8D30271
Gray2 (Red Shift)	 9D8687	 715051	 3F1F20	Brown5	 D9B595	 C08B61	 8C401C
Gray3 (Blue Shift)	 95999F	 5C636B	 212A34	Green1	 559E84	 31624F	 264F3E
Gray4 (Green Shift)	 778987	 4B6260	 092926	Green2	 67844D	 485F35	 3B4F2B
Brown1	 A88169	 854F2D	 522815	Green3	 C9BB55	 9D8B35	 705C1B
Brown2	 AF9A7C	 5A4D3C	 49291B	Blue1	 156496	 0D4168	 0B375B
Brown3	 C99670	 7D533B	 62331C	Blue2	 488EA2	 346D80	 1F424D

Some values of light for a given nominal color in the above table are marked with a red "X". These are cases where the nominal color is already at the light end of the range and there is no acceptable lighter variant.

The character strings under each color are solely for reference purposes. These are the color specifications expressed as a hexadecimal triplet of values for the RGB style of notation.