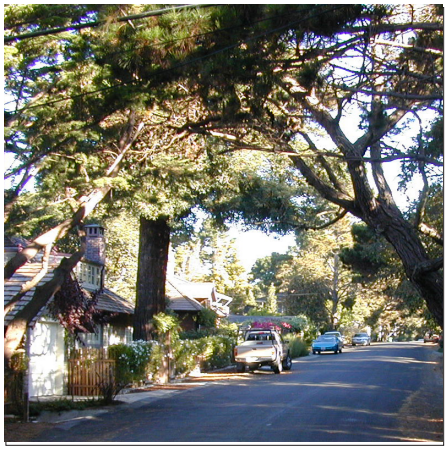
The Design Traditions of Carmel

RESIDENTIAL DESIGN GUIDELINES




Public Review Draft

February 2023

Note:

CMC 17.10.010 (Purpose and Design Objectives) establishes the standards and requirements for development in the R-1 district. The Residential Design Guidelines implement these design objectives (CMC 17.060, Residential Design Guidelines).

Note:

These Residential Design Guidelines are an update of the City's current guidelines. In order to help readers understand where new text has been added, it is shown in RED font. An exception is for a new section that is lengthy. These are identified by a note in the margin as being new.

Guiding Principles

While there are many aspects of the character of Carmel that are addressed in the Design Guidelines, some Guiding Principles apply citywide and set the stage for the more detailed Design Guidelines that follow. All improvement projects shall comply with these principles:

1. **Restore and enhance the forest in all improvement projects: private, public, and otherwise.**

2. **Subordinate every built structure to the character of the forest, natural environment, and to the natural features on its own site.**

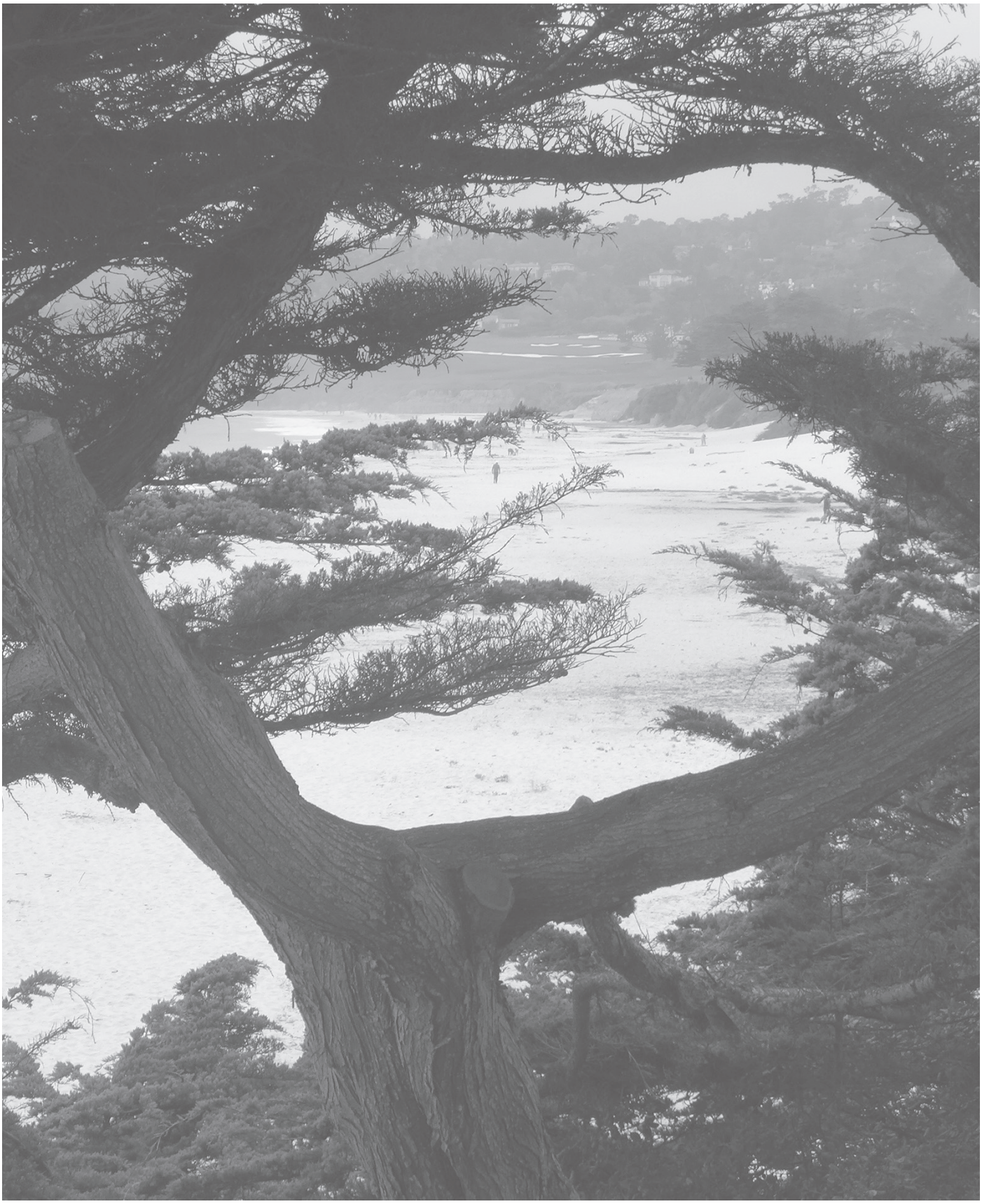
3. **Keep every built structure modest and simple.**

4. **Retain and build upon Carmel's official architectural heritage.**

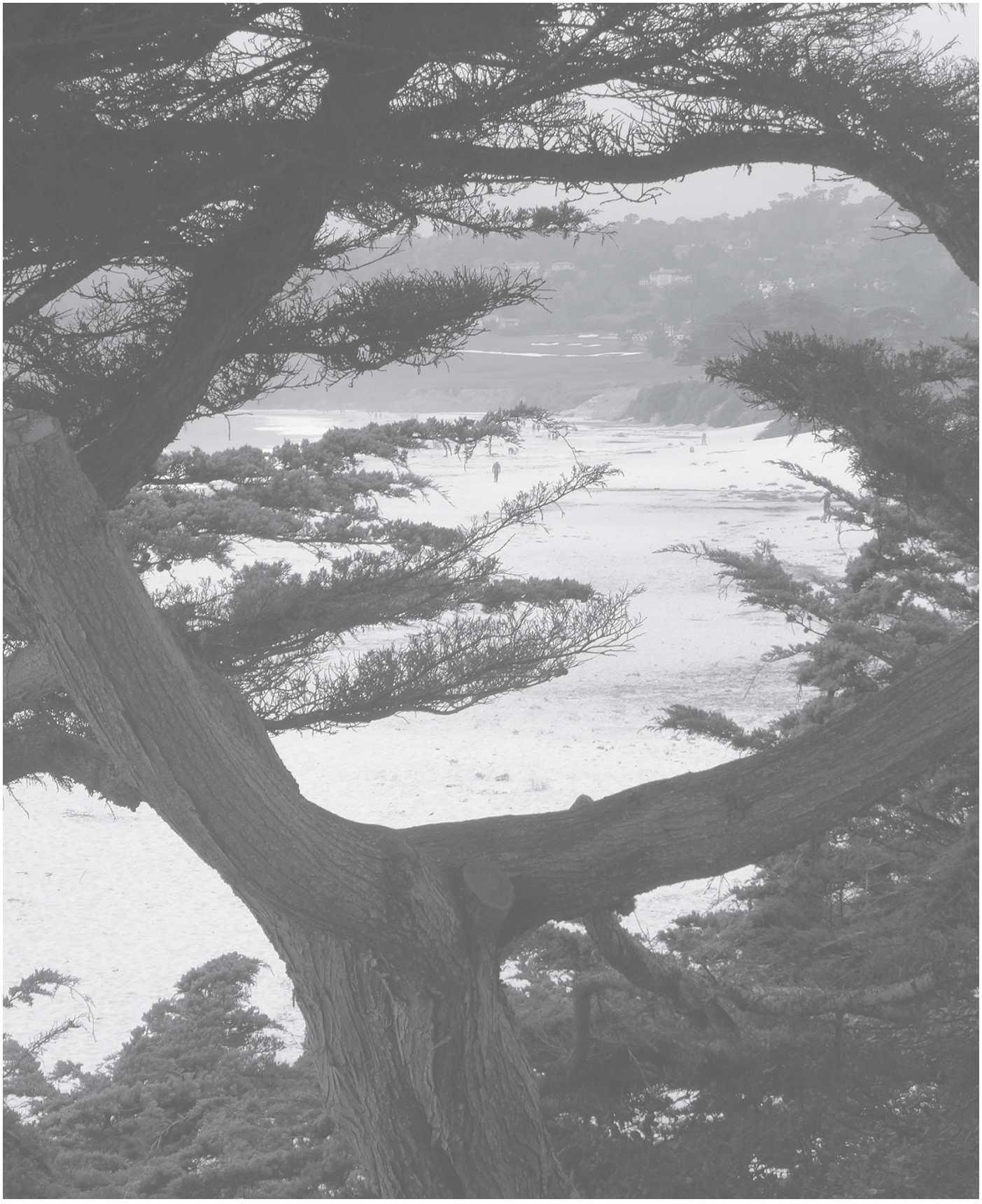
5. **Fit every built structure within its neighborhood context.**

6. **Design every property with authentic and consistent details.**

RESIDENTIAL DESIGN GUIDELINES TABLE OF CONTENTS



PART ONE: INTRODUCTORY MATERIAL



Part One: Introductory Material

Introduction to the Design Review Process

A place like no other! Carmel-by-the-Sea is a unique community in an extraordinary setting with significant natural resources, high quality architecture and a strong community identity. Residents value its traditional character, village charm, tree-lined streets, wooded hillsides and walkable neighborhoods. These Design Guidelines provide a tool to retain the City's design traditions.

About the design guidelines

What are Design Guidelines?

Design guidelines are a regulatory tool that convey the community's expectations for maintaining its Design Traditions. They focus on the qualitative aspects of design but in some cases set forth prescriptive (measurable) requirements. They therefore work in concert with prescriptive standards related to design in the City's zoning code. They provide City staff and its boards and commissions a basis for making informed decisions about the appropriateness of proposed improvements.

The Scope of the Guidelines

The guidelines focus on maintaining the traditional character of Carmel.
They address all projects in the R-1 and R-4 zoned areas of Carmel, including public and quasi-public uses and public works projects. Please note that the City of Carmel-by-the-Sea will not issue a construction permit for exterior additions, remodeling or new buildings without design review approval from the City. These guidelines also will aid property owners and their architects in developing appropriate design strategies.

> ***Note:***
>
> *CMC 17.10.010 (Purpose and Design Objectives) establishes the standards and requirements for development in the R-1 district. The Residential Design Guidelines implement these design objectives (CMC 17.060, Residential Design Guidelines).*

About the design guidelines, continued...

Note:

The maximum development standards in the Zoning Code (height, FAR, etc.) are not guaranteed by right and may be limited if they are not consistent with the character of the surroundings. The design guidelines shall be used in determining those conditions.

The Format for a Guideline

Each design guideline in this document typically has four components:

1. **Design Objective** - describes a desired state or condition of the design element being discussed.
2. **Design Guideline Statement** - typically performance-oriented, describes a desired design treatment.
3. **Supplementary Information** - may include suggestions on how to meet the objective, additional requirements, or may provide an expanded explanation. This information is listed in bullet format.
4. **Illustrations** - may be provided to clarify the intent of the guideline.

Section Heading

1

Roof Form

Varied roof forms are typical in a block and this tradition should be continued.

2

11.3 Use simple roof forms. Limit the number of subordinate attachments such as dormers, to avoid a cluttered design.

3

- For example, basic gable and hip roofs are traditional and their use is encouraged.
- Flat roofs may be used to a limited extent on smaller, one-story structures. They shall not be used on large buildings or two-story elements.
- Avoid complex roof forms that call attention to the design or add unnecessary detail.
- Mansard roofs typically add more mass than other forms and are discouraged. A sloping roof "skirt" that conceals a flat roof is particularly out of character. Similarly, a gable roof that is "clipped" at the top adds unnecessary complexity to a design and should be avoided.

4

Simple primary roofs with subordinate attachments, such as dormers, are appropriate.

Sample of the guideline format used in this document

How the Guidelines are Organized

The design guidelines are presented in a sequence that follows the City's design review process. When proposing projects, applicants first should become familiar with the City's design traditions and its goals for preservation of traditional character. Next, applicants must consult with the City's planning staff and the City Forester to develop a preliminary site assessment. This will aid in understanding the resources of the site and issues need to be addressed. Based on these preliminary steps, applicants should then develop concept plans and complete a Design Concept review. After this, a Final Details review is scheduled. Only after this final review can an application for a construction permit occur.

The first design guidelines section focuses on broad-scale design issues which should be used during the Design Concept review stage. This includes design principles which apply neighborhood-wide as well as design guidelines for forest character, site planning and for the mass and scale of a building.

The second design guidelines section focuses on specific building and site design issues which should be used during the Final Details study stage. These include design guidelines for architectural character, details and materials. Other general design guidelines, such as solar access, views, energy conservation and utilities are also included.

Guidelines Organization

Part 1
Introductory Material

Part 2
Concept Level Guidelines

Part 3
Final Details Guidelines

Part 4
Appendices

About the design guidelines, continued...

Related code section:

Design Review: CMC Section 17.58

Link: forthcoming...

Who Uses the Design Guidelines?

The design guidelines provide criteria for the design review process that applies throughout the city. As stipulated in Section 17.10.070 of the zoning code, all new construction and exterior repair and/or renovations to existing buildings within the city requires design approval.

Property Owners

Property owners are strongly encouraged to use the guidelines in planning projects with their contractors and design professionals to assure that the results will comply with the City's design guidelines. While the guidelines are written for use by the layperson, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, particularly architects and landscape architects who are experienced working in the Carmel context.

City Staff, Boards and Commissions

The guidelines also will be used by City staff, boards and commissions in determining compliance. In doing so, they consider how each project meets the design guidelines and promotes the goals set forth in the City's General Plan, Local Coastal Plan and Zoning Code.

Related code section:

Findings required:

CMC 17.58.060.B.3

Link: Forthcoming

Determining Compliance

Compliance with all relevant design guidelines is required. Each project must meet all relevant design guidelines. In doing so, there is an interaction among the guidelines, in terms of the degree to which each is met. If the scope of work is only an alteration to the exterior wall of a building, with no expansion of footprint or site work, then guidelines related to landscaping would not apply.

The Role of Precedent

Note that previous projects do not imply precedent for approval of new work. Each project is unique with its distinct context. The design guidelines clarify how the City's design objectives are interpreted for individual projects.

Design Review Tracks

The Design Review process is organized into separate tracks, which correspond to the scale of a project or its complexity.

Some projects may be approved at staff level while others may require comment and/or action by a board, committee or commission of the City. Submittal requirements vary accordingly. Consult with City Planning staff to determine the process for a specific project.

(More information about the Design Review tracks may be added, pending potential revisions to the process.)

Related document:

"Design Review Submittal Requirements"

web link: placeholder

Note:

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Gaining Project Approval

Each project shall follow a series of steps in order to assure that the proposed work meets all the relevant design guidelines. Compliance review with relevant zoning code regulations occurs concurrently. Check with Planning Staff for specific submittal requirements.

Step 1: Site Assessment

- Applicant submits an application for preliminary site assessment.
- Planning and Forestry staff assess the site.
- The applicant uses the assessment in developing the project design.

Step 2: Concept Review

- Owner develops the Concept Design level information.
- City decision-makers review for compliance.
- When approved, applicant continues to Final Design.

Step 3: Final Review

- Owner develops the Final Design, using the Final Details design guidelines.
- City decision-makers review for compliance.
- When approved, applicant applies for other city permits, including building permit.

Factors that distinguish one neighborhood from another

Many characteristics of Carmel appear throughout the entire village bu some differences exist among neighborhoods. For example, most residential streets have a forested character but some streets near the Carmel Mission Basilica Museum are more open. Another example is along Scenic Road which has its own distinguishing features. These distinctions are important to address when crafting a design to fit in with the surrounding neighborhood. Some of the variables that may define different contexts are listed below.

1. The amount of natural light available: This relates to the character of the tree canopy and street widths.

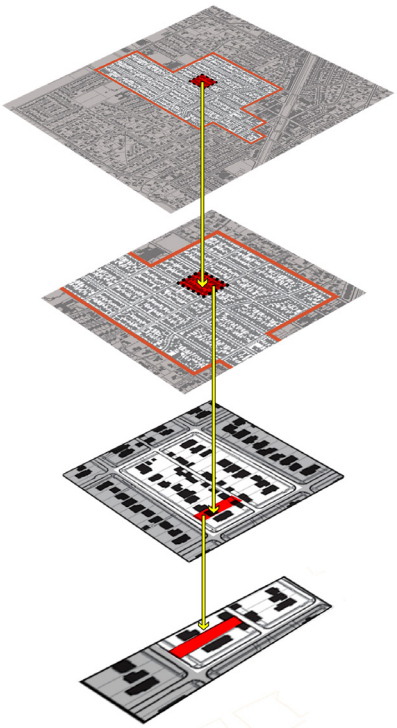
2. The extent of the tree canopy: Most streets have a sense of enclosure with a healthy tree canopy, but a few were planned to be more open, such as in the Carmel Mission area.

3. Street widths: This influences where on-street parking occurs and how street edges are treated. Most have similar widths, but narrower ones exist and others are wider, such as along Junipero Avenue.

4. Variations in topography: This may be in the slope of a street itself or of lots, which may occur as "uphill" and "downhill" conditions. This influences the location of garages, how building forms may be stepped on a site and the way in which view opportunities exist.

5. Street layout: Most street are laid out in a grid pattern and not improved to their full widths resulting in informal street edges. A few actually are laid out with curves.

6. The different phases in which the City developed.



Understanding "Context"

The Design Guidelines emphasize respecting context which includes those traditional characteristics that are valued by the community and occur at different scales of perception. These aspects of context must be considered. They include:

1. The City
The defining characteristics of traditional Carmel as a whole are described on page 19 and are fundamental parts of the context for any project.

2. The Neighborhood
The traditional character of an individual neighborhood is a part of the context. A neighborhood may be loosely defined or it may have boundaries that are broadly understood. Some neighborhoods correspond to the original sub-divisions as they developed over time. Others are defined by shared features of topography and vegetation as well as their resulting street patterns.

3. The Block
The traditional features of the block in which a site is located is also part of the context. This includes the parcels along the same side of the street as that of the site itself. Also considered are those lots behind with abutting rear yards because these are often visible because of the city's topography. The block face across the street is also a part of the context at this scale. The variation in building setbacks and the continuity of the forest edge are some of the traditional features that are prominent at this scale.

4. The Site
Respecting the natural features of the site itself is an important part of responding to context. Well-established native vegetation and the topography itself are important to consider at this scale.

Historic Development Patterns

Carmel's character is a unique combination of physical, cultural and social forces. Many of the features people value date from visions of residents at the turn of the century and others result the natural setting and efforts by early settlers. This section presents a brief historical overview of Carmel that focuses on the way in which design and development patterns emerged. It is adapted from the City's Historic Context statement.

Located on the Monterey Peninsula, Carmel-by-the-Sea is generally bounded by the community of Pebble Beach, the Carmel River, the Pacific Ocean and Highway One. Resting at the base of two ranges of hills, the landscape has changed substantially since the arrival of the first settlers.

First European Settlers

The first European settlers may have arrived in 1542, although the first officially reported date is 1602, when Juan Rodriguez Cabrillo recorded contact with the Costonoans, or coast people, who are presumed to be the first human inhabitants in the area.

The Mission

In 1771, the Mission San Carlos Borromeo was established in Monterey and later moved to a more fertile area along the Carmel River.

This triggered growth in the surrounding area. Cattle-ranching, farming, whaling and fishing industries began to flourish. By the mid-1800s, extractive mining industries appeared as well.

Note:

This section is new material.

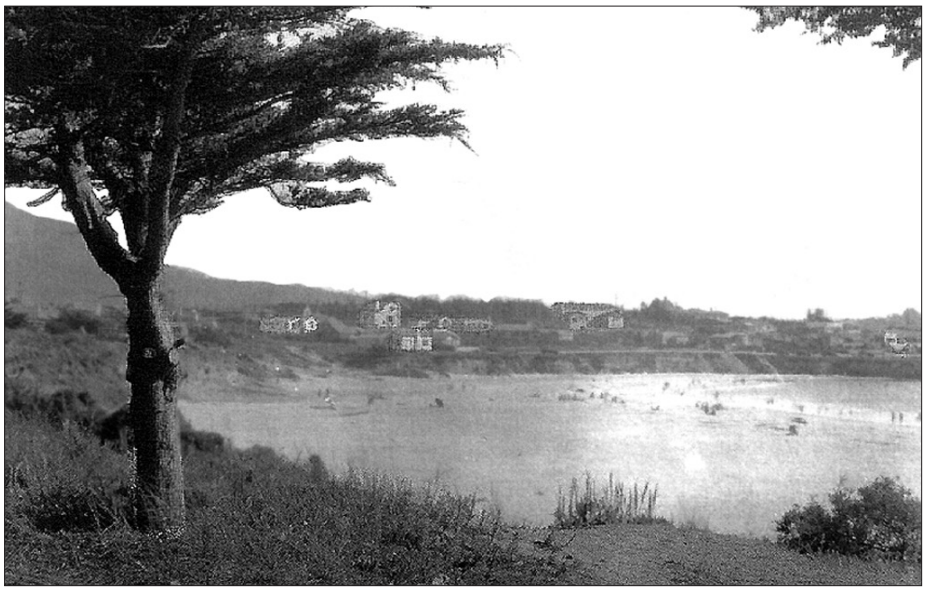
Modest beginnings

Real estate development began in 1888, when Santiago J. Duckworth purchased 324 acres of land from Honorea Escolle and filed the first subdivision map. In July of the same year, the sale of lots began. Commercial or business lots sold for $50, residential corner lots sold for $25 and residential inside lots sold for $20 or more.

During the first few years of development, Carmel progressed rapidly. Then in the 1890s, the economy began to decline. This was due, in part, to the fact that the town was located too far from the end of the railroad.

The Devendorf Era

In 1902, J. Franklin Devendorf, together with Frank Powers, took over the unsold lots from Duckworth. Powers then purchased most of the rest of the city lots from the Pacific Improvement Company. Devendorf became the city's on-site manager and Powers provided legal council and the much-needed capital.



An early photo of Carmel Beach, from Scenic Drive, shows some of the first houses developing along the southern edge.

Devendorf wished to build communities which were family-oriented and enhanced the natural environment.

A Boom Period

In the early 1900s, Carmel-by-the-Sea experienced its second boom. By 1913 there were over 500 permanent residents and countless summer visitors. The influx of seasonal visitors was a direct result of the growth of the tourism industry. Another important factor was the popularity of the automobile. This led to the paving of the Carmel-Monterey Highway in 1916 and Ocean Avenue in 1922, making access more convenient.

Population increases led to improved public service. Electricity may have arrived as early as 1894. In 1903, the Sunset Telephone Company and the Carmel Post Office were established. In 1905, water utilities were installed and gas followed in 1930.

Natural Features

Original natural features included a 15-acre area of sand dunes, and early photographs show the area west of Monte Verde had open meadows, some coastal scrub and a few trees.

Native Forests

A pine forest stood in the roughly triangular section of land between the two ranges of hills. The pines that existed here had relatively short "life-spans" and because of their usefulness as firewood and limited reforestation efforts, their numbers quickly diminished. Other forested areas were found in natural canyons, such as on the flat area where Carmel sits and near water courses like the Carmel River. The Monterey Pines and Cypress are remnants of vast forests which at one time extended up and down the length of the coastline.

The Street Layout

Devendorf had much respect for the natural environment, and he used this to modify the grid pattern on which the streets were laid, in order to emphasize natural features. Instead of cutting a tree down or altering a hillside, he would curve the road around it and establish "mini-parks" at the corners of many blocks.

Devendorf also encouraged the planting of trees. Often, when he sold a lot, he would give the owner a few new trees. This contributed to the forested image.

The grid used to organize the city is a key element in the way its character has developed. The roads were narrow and were laid in such a way that they curved and meandered to follow the land's natural topography.

Assembling Lots

A common practice was to purchase one lot along with some adjacent ones, and sometimes even adjust the entire lot line to fit the contours of the natural landscape.

The Arts and Crafts Movement

After 1905, the strongest influence on residential architecture in Carmel was the influx of artists and writers, especially those of the Arts and Crafts Movement. Devendorf reported that by 1911, 60% of Carmel's residents devoted their lives to the "aesthetic arts."

For these people, harmony with nature and unpretentious living were valued. This sense of modesty in appearance was in character with the "blending in" of building in the community.

Early Building Types

Carmel's early residences varied in size, style, siting and the subordination of buildings to nature. Historically, homes were small, often no larger than one or one and one-half stories. On the average they ranged from approximately 800 to 1,500 square feet. Outbuildings such as garages were approximately 200 square feet. The construction method often used was wood frame, although many homes were constructed of rough cut stone. Occasionally, wood homes were set on high stone foundations. Wood siding treatments were either shingle, vertical board and batten or horizontal clapboards. Roofs were often gabled and covered with wood-shingles.

As an expression of the philosophy of the Craftsman movement, the Craftsman style became the most popular in Carmel from 1905 through the early 1920s.

The architectural styles that followed were perhaps less influential than the Craftsman, although they did contribute to the city's character. Revival styles of the 1920s and 1930s included Tudor Revival, English Revival, French Revival, Spanish and Italian Revival, American Colonial Revival, Monterey Revival and the Pueblo Revival. Among the most noteworthy to Carmel in this period was the design of "Storybook" cottages that drew upon references to "Cotswold houses."

By the end of the 1930s, much of the character known as "old Carmel" was established, both in terms of the landscape and the building stock. The infill of parcels continued, however, with a number of "modern" houses appearing through the 1950s.

Although different in character, these newer homes still remained sensitive to their context. A home designed by Frank Lloyd Wright, which sits atop an outcropping of brown basaltic lava on Abalone Point, is a good example of this. Although this site is not typical for most of Carmel, it does illustrate how a building can be subordinate to its site.

One of Carmel's early residences, on the corner of Guadalupe and 4th, was an example of a vernacular turn-of-the century cottage. It stood 1-1/2 stories tall, had a one story porch, faced the street and was simple in design.

Historic Development Patterns, continued...

During these decades of early development, individual expression was tempered with careful consideration of the setting and of the character of the city. The town that emerged is a unique expression of a community committed to a special physical character and a distinct cultural pattern as well.

References:

Archives of the Carmel Preservation Foundation.

Gilliam, Ann and Harold. *Creating Carmel: The Enduring Vision.* Edward Brothers, Inc. 1996.

Grimes, Teresa and Leslie Heumann. *Historic Context Statement: Carmel-by-the-Sea.* Leslie Heumann and Associates. September, 1994.

Gebhard, David. *Romanza: The California Architecture of Frank Lloyd Wright.* Chronicle Books. 1988.

Gray, Eunice T. *Cross Trails and Chaparral.* 1925.

Laffey, Glory Anne. *Historic Context Statement: Carmel-by-the-Sea, Revised.* Archives & Architecture. May 31, 1996

A Sampling of Carmel Styles

Following are examples of some of the architectural styles seen in Carmel-by-the-Sea. These styles are frequently cited in the City's Inventory of Historic Resources. Most have features in common including the use of simple forms, natural materials and sloping roofs. Note that other styles not shown also can be found in the village. The purpose is to highlight key features that should be considered when designing in traditional styles and to acknowledge the diversity that exists, albeit within a range that fits with traditions.

Vernacular
- Simple rectangular form
- Hip or gable roof
- Little or no ornamental trim

Craftsman
- Informal "L" or "U" shaped plans which enclose a patio
- Low-pitched, overhanging gable roofs
- Exposed beams, braces and rafter tails
- Occasionally stucco or shingle siding
- Porch integrated into building

Cotswold ("Storybook")
- "Thatch" or staggered shingle roof
- Curved roof edge
- Multi-paned windows
- Half-doors
- Heavy timber trim
- Decorative shutters

English Revival
- Sided with stucco, shake, board and batten or Carmel stone
- At least one arched opening, typically at the front door

Spanish Revival
- Stucco walls
- Tile roof
- Arched openings

Tudor Revival
- Stucco sided, half-timbered
- Steeply-pitched, asymmetrical roof
- Tall, narrow windows
- Prominent chimneys
- Decorative half-timbering

A Sampling of Styles, continued

Monterey Revival
- Second story balcony across the facade
- Low-pitched gable roof
- Ceramic tile or wood roof

French Revival
- Hipped roofs
- Occasional turreted bays

Bay Region Modern
- Low pitched gabled or shed roof
- Stained siding, usually Redwood
- Expansive windows
- Exposed rafter ends
- Horizontal emphasis

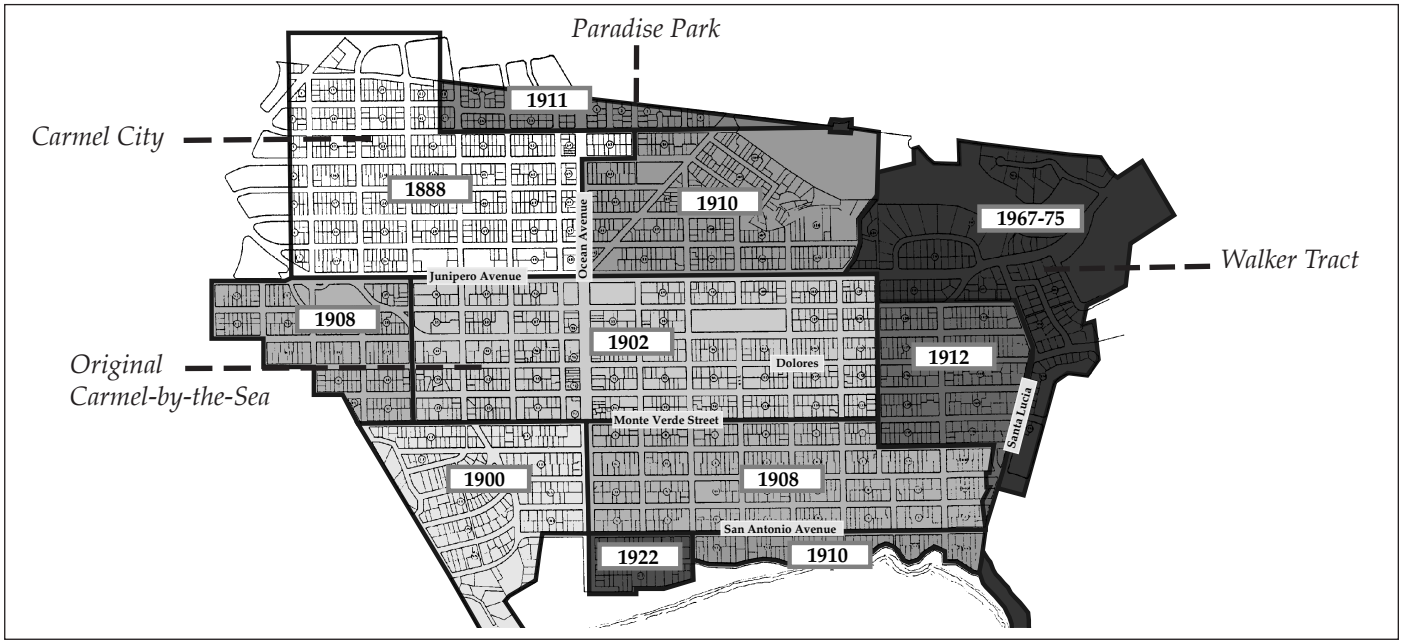
Minimal Traditional
- Small, single-story
- Simple rectangular form
- Little detailing
- Limited eave overhang
- Wood, brick and stone

Ranch
- Asymmetrical arrangement
- Low-pitched roof
- Moderate roof overhang
- Decorative porch supports

Wrightian Organic
- Natural materials
- Extended roof forms
- Horizontal emphasis
- Stepped with topography

The Expansion of Carmel

Carmel City began in 1888 as a community of approximately 40 blocks. It more than doubled with annexation in 1900 of the Pescadero Canyon area and the original Carmel City. Other lands were added during the 1920s and 1930s until more than 200 blocks were included. The last major annexation occurred in 1967.



The major annexations of Carmel

Chronology of Major Annexations

1888 Bounded by Monterey Street, Junipero, 1st and Ocean Avenues; the original site of Carmel City.

1900 Bounded by Monte Verde, N. San Antonio, 2nd and Ocean Avenues.

1902 Bounded by Junipero Avenue, Monte Verde, 3rd and 12th Avenues; originally known as Carmel-by-the-Sea.

1908 Bounded by Monte Verde, San Antonio, Ocean and Santa Lucia.

1908 Bounded by Junipero, Monte Verde, 3rd Avenue and a zigzag line beginning at the intersection of Monte Verde and 2nd and continuing northeast in block increments to Alta Avenue (excluding the tennis courts which were annexed in 1956)

1910 Bounded by Carpenter Street, Junipero, Ocean and 11th Avenue.

1910 Bounded by San Antonio Avenue, Scenic Road, 8th Avenue and Santa Lucia Avenue

1911 Paradise Park; triangular area bounded by Carpenter Street and 4th Avenue

1912 Bounded by Mission Street, Casanova Street, 12th Avenue and Santa Lucia Avenue

1922 Bounded by San Antonio, Del Mar, Ocean and 8th Avenues

1963-1975 Various tracts along the southeastern edge of the city

Defining Characteristics of Carmel

Carmel is known worldwide as a village that has charted its own course in providing a special livable environment for residents and visitors. This character results from a unique combination of its setting, the founder's visions, decades of caring citizens and an ongoing commitment to a special way of life.

This section summarizes the traditional character of the residential areas of Carmel. It addresses the physical character of the village, drawing upon the traditions of building and site design that have been developing for more than one-hundred years. This material informs the design guidelines that follow and will be used in interpreting them.

Carmel is a Village in a Forest with these features:

Neighborhood

Subdued: No one thing is attention-grabbing; a building fits within the context of its block, its neighborhood and the city at large.

Exploratory: There is a sense of discovery along each street. One must experience a block in space and time, by moving along or through it.

Historic: A rich mix of historic and other traditional buildings, representing a range of styles is found throughout the community.

Note:

This section is new material.

Note:

The information in this section shall be considered when determining how successfully a project responds to its context.

Multi-stemmed lower canopy trees that partially screen buildings, simple fences and garden plantings contribute to the design traditions of Carmel.

Defining Characteristics, of Carmel, continued...

Meandering streets and the high canopy forest, in which the details of individual lots "unfold," contribute to the design traditions of Carmel.

Architecture

Genuine: A sense of authenticity is conveyed through building materials and handcrafted design.

In scale: Buildings are human-scaled in their forms, materials and details.

Crafted: Buildings are of high quality and durable. This also is expressed in design details of buildings.

Diverse: There is variety in the range of building styles that fit in with the character of being a Village in the Forest by the Sea.

Nestled: Buildings fit in with and are subordinate to the forest setting.

Landscapes

Informal: Landscapes contribute to the forest character.

Walkable: Landscapes are pedestrian-scaled and enhance the public realm.

Connected: Properties connect to the public right-of-way with landscape details that extend the forest character. They are not walled off.

Favorite Streets and Their Features

Which are the favorite streets of Carmel? People like those with views to the ocean, other natural features and cultural landmarks. They also value tree-lined streets, especially "any street where a tree has to be bypassed," and "any of those with a traditional residential character," where a sense of an unfolding street scene occurs.

Key street features:

- A sense of "discovery," as the street scene unfolds
- Trees everywhere; in the middle of the street;
- The canopy of trees
- Landscaping in the public right-of-way along the edges of the pavement
- Narrow, winding, walkable streets

A "quiet" street scene of:

- No sidewalks
- No street lights
- No curbs
- No stop lights
- No bright lights with limited light spillover
- Narrow or limited driveways subordinate to the overall street scene
- Homes meld with the street.
- Subdued, diverse architecture

View along Scenic Drive

Defining Characteristics, of Carmel, continued...

People value tree-lined streets, especially one where a tree has be to bypassed.

Favorite streets include those with irregular edges.

Other favorite street features:

- Open, rustic fences - in a variety of designs and materials
- Individual gates that define entries to gardens
- Low stone walls, often as site retaining structures - usually on the uphill side of a street or along cross streets

Defining Characteristics, of Carmel, continued...

The edge of the public right-of-way is planted, acting as a transition between the street and individual lot landscape designs.

Siting Patterns

A variety of building setbacks and a sense that buildings are subordinate to a foreground of trees and other plants are key features of Carmel. The distances that buildings are set back from the street varies greatly, which contributes to the sense of open space and of buildings being located "in a forest." The edge of the public right-of-way is planted, typically with ground covers and shrubs.

Favorite patterns of site design:

- The edge of the public right-of-way is planted, acting as a transition between the street and individual lot designs.
- Building setbacks vary.
- Houses are subordinate to the site.
- Larger homes are located on large lots; smaller homes on small lots.
- Uphill and downhill patterns vary.
- Each building is sited in response to natural and man-made conditions.

Traditionally, houses appeared subordinate to their sites.

Buildings are often hidden from the street, contributing to a sense of "living in a forest."

Public Landscape Features

The canopy of upper story trees is a key feature in the "public" portion of the landscape. Earth and much as well as low-scale plants in the right-of-way also are details. The informal design of drainage ways and natural rock borders at corners are also distinctive.

Features:

- Upper canopy trees
- Trees in the road
- Streets used as walkways; no sidewalks
- An informal street design
- A minimal paving section for the roadway
- Simple stone culverts in drainage ways
- A sense of openness
- Native plants
- Mini-parks at corners and other locations where a spot of natural landscaping occurs
- Preservation of natural drainage channels within the public landscape

"Mini-parks" add variety to the street scene.

Defining Characteristics, of Carmel, continued...

Upper canopy trees are favorite landscape features.

Natural rock borders contribute to the public landscape.

Defining Characteristics, of Carmel, continued...

Varying designs of gates, fences and walls are key features.

Oaks and other multi-stem trees, in an lower canopy, soften views of homes.

Private Landscape Details

An informal character, emphasizing foliage over flowers is a part of the tradition, and the resulting sense of a "forest floor" is a key part of design traditions. Landscape details of individual lots include:

Basic features:

- Intimate and individual gardens
- Predominantly "garden" plants and ground covers with a forest floor character; only limited areas of conventional grassy lawns
- Enticing walkways through informal gardens to building entries
- Gates, trellises, fences and walls are all unique.

Rustic wood fences provide scale, texture and interest.

Extensive planting of, and respect for trees:

- Upper canopy trees, typically Monterey Pines, establish a sense of scale.
- Oaks and other multi-stem trees, in an lower canopy, soften views of homes.
- Informal landscape designs, favoring trees and shrubs

Common elements:

- Use of natural materials, including wood and Carmel stone
- Short stone walls
- Rustic wood fences that provide scale, texture and interest
- Hedges
- Native, drought-tolerant plant materials
- Hardscapes tend to be "rustic" in materials and layout.

Building Form and Scale

Simple building shapes are a part of Carmel's design traditions. Many structures are basic rectangular shapes. Even those with more complex plans have one primary rectangular mass, to which other subordinate elements are attached.

Traditional building forms and scales:

- A simple, primary building form
- Varied roof lines within a block; most are sloping, either hip or gabled
- An understated building scale
- Variations in one- and two-story heights; traditionally one and one-and-one-half stories
- Small garages in front that reduce the perceived scale of primary buildings and add interest to the street
- A diversity of textures and details that provide a sense of human scale
- Downhill buildings don't appear as large as seen from the street. The mass falls away from the street.

Low eave lines and dormers that are subordinate to the roof plane are typical features.

Defining Characteristics, of Carmel, continued...

Small garages in front reduce the perceived scale of primary buildings and add interest to the street.

Varied roof lines

Defining Characteristics, of Carmel, continued...

A limited palette of building materials occurs within a single building design.

Architectural details are simple, and are integral to each building design.

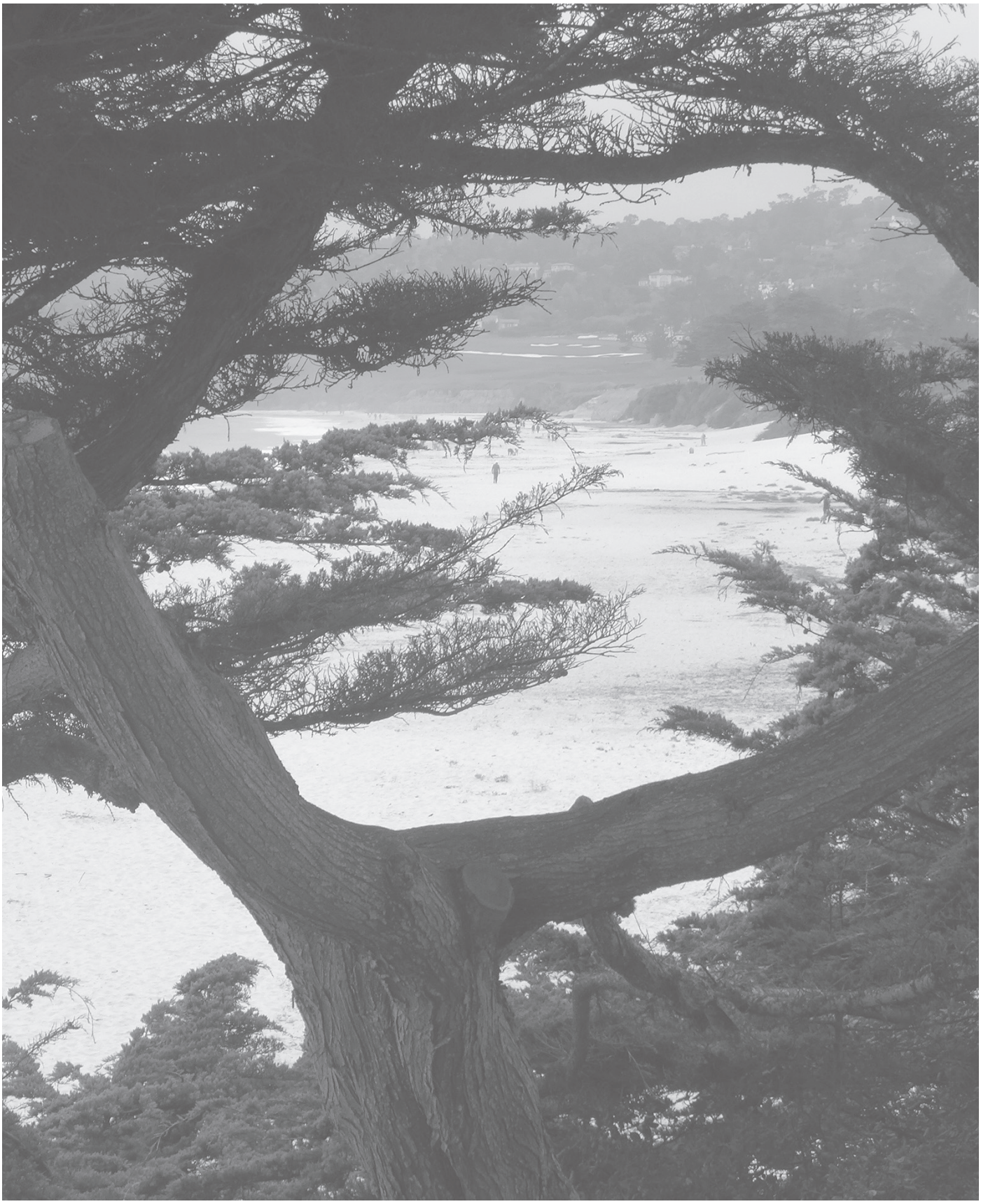
Building Details

Diversity is seen in architectural materials and details, and yet, this diversity lies within a relatively limited range. Building materials traditionally are "natural," including wood and stone. Some wood is painted, while other is stained. Clapboard, shiplap, shingle and board-and-batten also are found. Architectural details are used with consistency on a building. Details from different styles are not mixed and most details are simple in character.

Architectural details include:

- Natural materials, including wood and stone
- Wood is either painted or stained.
- The primary entrance may face the street, or may be indirectly visible.
- Low eave lines
- Architectural details are simple, integral to the building design.
- Dormers are subordinate to the roof plane.
- A limited palette of building materials occurs within a single building design.
- A consistency of design occurs throughout an individual building design.

PART TWO:
DESIGN CONCEPT GUIDELINES



Part Two: Design Concept Guidelines

Part Two contains guidelines for the design and review of concept plans and is divided into eleven (11) subsections. The guidelines focus on broad design considerations that relate to the organization of uses on a site, treatment of the urban forest and building massing. A primary consideration is that a design be compatible with the design traditions of Carmel, including maintaining the urban forest character and promoting buildings in scale with their context while encouraging diversity in individual houses. Part Three follows which addresses Final Details Design including topics such as architectural details, materials and landscape design.

1.0 Guiding Principles

These guiding principles for design apply throughout Carmel-by-the-Sea and set the stage for the more detailed Design Guidelines that follow. All improvement projects shall comply with these principles:

1. **Restore and enhance the forest in all improvement projects: private, public, and otherwise.**
   - Plan all landscapes in both the public and private realms to sustain the Village in a Forest.
   - Restore areas that are in need.

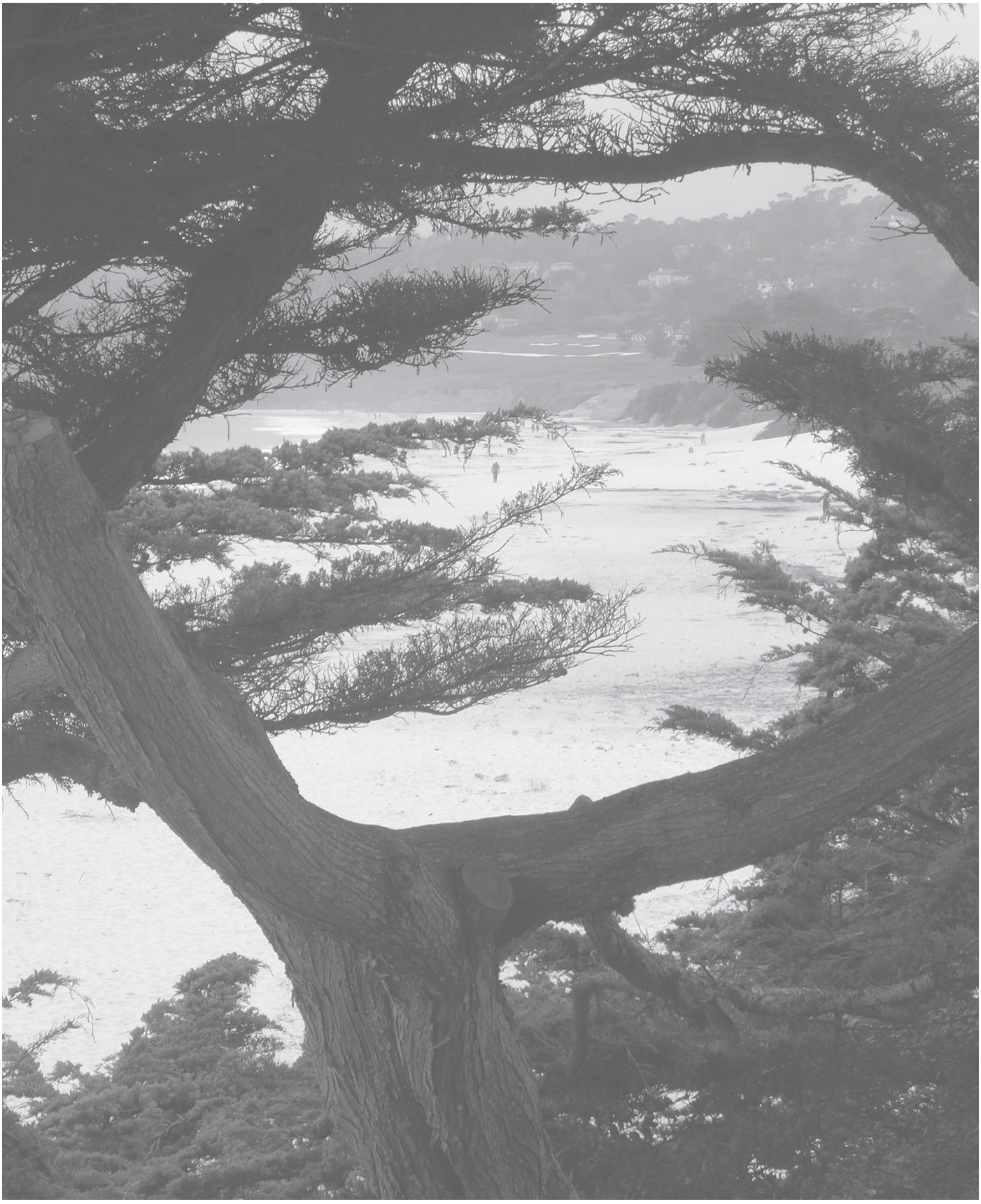
2. **Subordinate every built structure to the character of the forest, natural environment, and to the natural features of its own site.**
   - The compatibility of many buildings also is improved with more forest-like front yards.
   - Provide layers of landscaping (varying plant and tree heights) between the street and each home.
   - Use drought-tolerant plants and fire-resistant materials while continuing to convey the forest character.

3. **Keep every built structure modest and simple.**
   - Design buildings and landscapes to be human-scaled and fit in with their surroundings.
   - Avoid repetition in building designs and site features.
   - Express individuality in subtle ways while respecting surroundings.

4. **Retain and build upon Carmel's official architectural heritage.**
   - Preserve recognized historic resources
   - Also conserve other traditional buildings that convey Carmel's design traditions.

5. **Fit every built structure within its neighborhood context.**
   - "Remember your neighbors" is an important concept.
   - Key design factors include:
     - Building size (height and width)
     - Building form and proportion
     - Percentage of solid-to-void (ratio of walls to windows)t
     - Building materials
     - Roof form
     - Color
     - Fit with the topography
     - Landscaping
     - Lighting

6. **Design every property with authentic and consistent details.**
   - Convey excellence in their materials and execution.
   - Add value with well-crafted work that is visible to the community.
   - Promote the use of natural materials.



Neighborhood-wide Guidelines (Concept Level)

2.0 Site Assessment

Each site is part of a larger neighborhood and it should contribute to its character. Important aspects include the forest and open spaces, the character of the street edge, the massing, arrangement, and materials used in other homes and topography, access and views.

2.1 Conduct a preliminary site assessment.

Each site is unique and has its own opportunities and challenges. Therefore, the first step in developing a plan for a project is to assess the neighborhood context and the resources and constraints of the site. A survey showing existing conditions on the site and in the immediate vicinity must be prepared by a licensed surveyor or engineer. This site survey will show topography, drainage features, existing trees and structures, the edge of the street and other features useful in developing a design concept for the project.

This plan must be reviewed in the field by the City Forester and a City Planner. During this field review, qualitative assessments will be made regarding the health and importance of each tree, whether above-or below-ground areas should be avoided and whether specific existing structures may qualify for incentives offered to preserve traditional or historic buildings. Observations about the neighborhood design context, street and right-of-way character, views, privacy, historical evaluation, nonconformity, etc. must be noted as well.

The first step in developing a plan for a project is to assess the context of the neighborhood as well as the resources and constraints of the site.

Topics in this section:

Related guiding principles (page xx):

#1. Restore and enhance the forest...
#2. Subordinate structures to the forest...
#4. Retain heritage...

Related document:

"Site Assessment Application:

Web link:
.....

Related guiding principles (page xx):

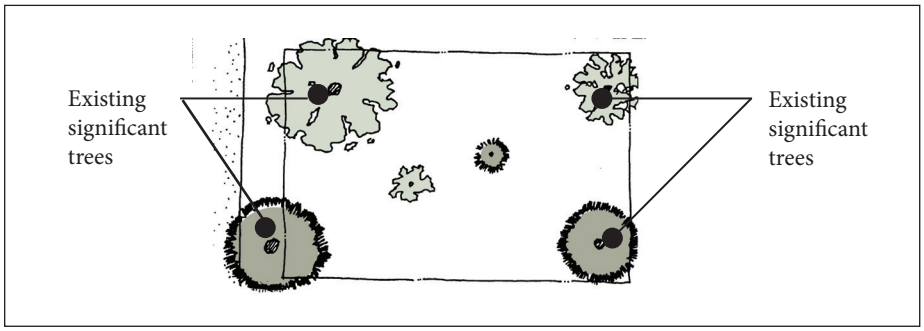
#1. Restore the forest...
#2. Subordinate structures to the forest...
#5. Fit with context...

3.0 Preserving the Forest Character

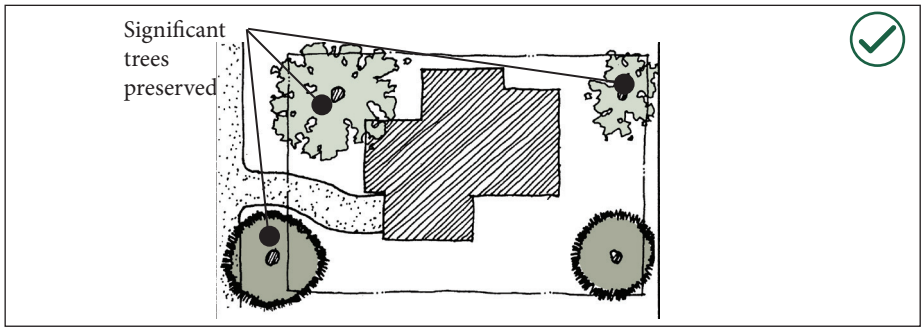
The urban forest is one of the most significant and remarkable characteristics of the community. In most neighborhoods, the forest contains a combination of upper canopy trees and a lower story of smaller trees. Many are Monterey Pine, while the lower canopy trees include a mix of multi-stem varieties, often Coast live oak. Some neighborhoods have Monterey cypress or redwoods. Protection of existing healthy trees must be among the highest priorities in any project. Trees that are especially significant due to their size, character, location or species shall be identified through consultations with the City Forester at the beginning of a project.

Each site should contribute to the urban forest by saving significant trees and planting new ones that are consistent with the context.

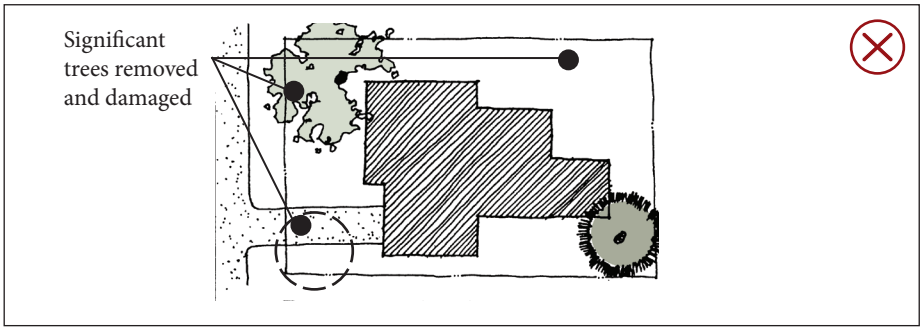
The forest landscape is prevalent along the road edge in most neighborhoods and overhangs most streets to create the appearance of a forested lane .



Site evaluation: Identify significant trees to be protected.



Appropriate: Significant trees preserved



Inappropriate: Trees removed and heavily pruned

Lower canopy trees have a subordinate scale to upper canopy trees. They often have multiple trunks useful for screening and softening building mass. Established, healthy lower canopy trees should be preserved. In sites lacking sufficient trees, new ones should be planted in consultation with the City Forester to supplement the urban forest.

Buildings and other site structures shall be located to minimize the removal, pruning, or damage to existing healthy mature trees, on and adjacent to the site. The "Preliminary Site Assessment" tree survey should be consulted when designing and locating new structures and additions to determine which trees are significant and should be protected. When new trees are planted they should be selected to enhance the forest character of the neighborhood.

Existing significant upper canopy trees shall be preserved as neighborhood assets.

An objective is to filter views with lower story trees.

Objectives for this section are:

- To maintain and enhance the urban forest as a distinctive feature of Carmel
- To maintain continuity of basic landscape elements throughout each neighborhood
- To maintain the traditional forest character which includes a mix of upper canopy and lower canopy trees
- To filter views of houses with lower story trees and reduce perceived building scale or prominence from the street
- To preserve established trees that contribute to the forest character of the neighborhood
- To promote planting of new trees that will contribute to the urban forest character

Note:

See the City Forester to determine the condition and significance of existing trees.

The Forest and Beach Commission will comment on the effects any proposed work will have on significant trees during project review.

The City also has regulations that establish tree replacement ratios and suggests trees species. Note that these ratios may be adjusted by the City Forester based on individual site conditions.

Related documents:

Forthcoming landscape ordinance

Trees in the right-of-way shall not be removed.

Related document:

City Forester's design standards, including excavation and protection of tree roots

Link: xxxxxxx

Excavation work shall be planned to avoid significant impacts to root systems. As shown here, cutting into major roots systems without City approval will weaken or even kill a tree and is unlawful.

Key principles:

- Identify the forest character of the neighborhood before developing a site design.
- Preserve established healthy trees.
- Plant new trees to supplement the urban forest.
- Provide a compatible landscape setting to reinforce the forest character.

3.1 Existing healthy upper canopy and lower canopy trees shall be preserved.

- First, consult with the City Forester to evaluate existing trees on and immediately adjacent to the project site including the right-of-way for their significance and condition.
- Protect trees during construction as provided in the Land Use Code and by planning access and site development around trees.
- Trees in the right-of-way shall not be removed to provide parking spaces.
- Position building masses and roof forms to avoid cutting into the canopy of established trees. (See also the following section on site design.)

3.2 Locate new construction to minimize impacts on established trees.

- Foundations for buildings and walls shall be set back a sufficient distance from the base of any tree to adequately protect tree roots. See the Land Use Code for specific requirements.
- Avoid pruning to tree limbs and canopies.
- Adequate open space shall be provided on each building site to retain, and plant anew when necessary, upper and lower canopy trees at spacings to allow for growth to maturity.
- Excavation shall be in areas that minimize the impact on trees and their root structures.

3.3 Protect root systems of all trees to be preserved.

- Plan excavation work to avoid root systems of all trees on site and adjacent to the site including trees on abutting properties and in the right-of-way.
- Avoid excavations that would cut into the root zone or drip-line of any healthy mature tree.
- Plan curb cuts, paving and drainage systems to maintain air transport and water percolation to root systems.
- Grades should not be raised or lowered around tree roots.

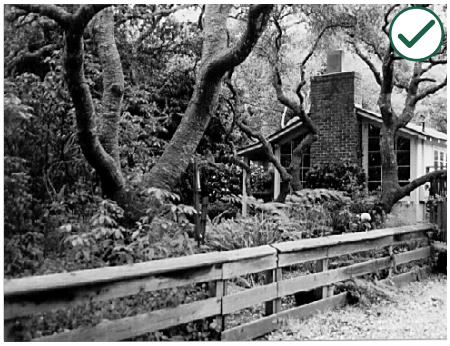
3.4 Maintain and enhance the forested image of the site.

- Plant new trees to reinforce the urban forest character.
- A mix of upper and lower canopy trees shall be used, as determined by the City Forester.
- Select trees that are characteristic of the neighborhood context.

Select trees characteristic of the neighborhood.

Plant new trees to reinforce the urban forest character.

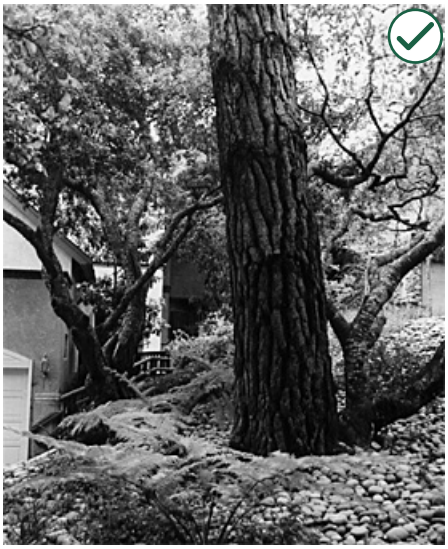
Avoid excavations or foundations that would cut into the root zone or drip-line around any significant tree.



Maintain established lower canopy trees that provide character and screening.

3.0 Preserving the Forest Character, continued...

Trees in the right-of-way shall not be removed to provide parking spaces.



Maintain a forested image on a site.

The informal, vegetated, character of open space in the right-of-way shall be maintained.

Related code section:

See CMC 17.34.070.B.4

Link: xxxxxxx

Use simple planting plans.

Maintain and enhance the informal, vegetated, open space character of the right-of-way.

Right-of-way character

In many neighborhoods, the edges of the public right-of-way are unpaved. In early years, they also are unplanted with only packed earth and pine needles. In other areas, the right-of-way is planted with indigenous species that convey a forest appearance. Both approaches contribute to the urban forest. This forest character of the right-of-way is an important feature that varies with each neighborhood and should be perpetuated.

Carmel's streets are designed for walking. On most streets, pedestrians share the lanes with motorists. This contributes to the quiet, informal character of the street and should be continued.

3.5 Maintain or enhance the informal, vegetated, open space character of the right-of-way.

- Use simple planting plans.
- Emphasize, drought tolerant native plants.
- Adding paving, gravel, boulders, logs, timbers, planters or other above-ground encroachments is prohibited.

3.6 Maintain trees and naturalized vegetation in the right-of-way and the periphery of the site.

- Exceptions may be necessary to provide safe access.
- Preserving vegetation around a site can contribute to the forest character of the street and help screen buildings.
- Trees with canopies that arch over the street are particularly important.

Trees that abound in the public right-of-way and the periphery of the site shall be maintained.

Parking in the right-of-way

Parking has become an increased use in the right-of-way. This threatens the character of the street although it meets a functional need. Street parking must be balanced with maintaining a forest edge. Parking in the right-of-way is public parking and shall only occur in a manner that maintains the informal, open space character.

With the exception of driveways, adding new paving in the right-of-way is prohibited. When excess paving already exists in the adjacent right-of-way, this and other non-conforming materials shall be removed. The right-of-way may be used for parking but should not present a hard-surface appearance or impermeable barrier to water.

3.7 Where a parking area in the right-of-way is to be defined, use a design that will reinforce the forest image.

- Natural soil, shredded bark and wood chips are appropriate surface materials. Gravel and other "hardened" surfaces are prohibited.
- Separate an existing parking space in the right-of-way from any driveway with plantings.

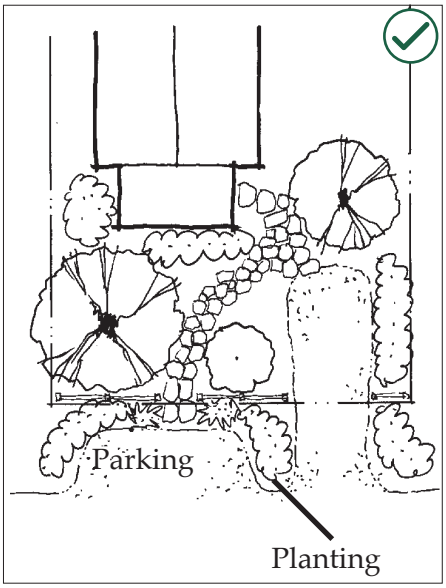
Soil, shredded bark and wood chips are appropriate surface materials.

3.0 Preserving the Forest Character, continued...

Related code section:

See xxxx

Where a parking area in the right-of-way is to be defined, use an informal unpaved design that will reinforce the forest image.



Separate a parking space in the right-of-way from any driveway with plantings.

Related guiding principles
(see p.xx):

 # 2. Subordinate structures to the forest...
#3. Keep structures modest...
#4. Retain heritage...

Related document:
"Historic Resources Inventory"

Web link: xxxxxxx

4.0 Preserving Historic Resources

Historic resources are identified in the City's Historic Resources Inventory. They meet established criteria for historic significance. Other buildings also may be valued because they contribute to the traditional character of the community even though they may not meet criteria for listing as historic resources. They also merit conservation.

4.1 Preserve historic resources.

- Note that additional guidelines related to historic resources are adopted separately by the City and apply to properties recognized as having historic significance. See Chapter 17.32 of the Municipal Code and the City's Historic Context Statement.

4.2 Conserve other properties that convey Carmel's design traditions.

- Note that some flexibility with some zoning standards may be available to encourage reuse of existing buildings.

Preserve historic resources.

5.0 Neighborhood Street Character Guidelines

Informal residential streets in Carmel is one a distinctive design tradition which should be maintained. Designers for private and public projects should respect the established street character along a block face and blend any proposed right-of-way changes into this context.

Related guiding principles
(see p.xx):

#1. Restore and enhance the forest...
#2. Subordinate structures to the forest...

Objectives for this section are:
- To maintain the informal, meandering character of residential streets
- To retain a minimal width of paving in the street
- To maintain a rustic character of street drainage systems

The informal image of the residential streets in Carmel is one of the most distinctive features of its design traditions.

Street layout/grid

Streets are laid out in a rectilinear grid in most of the town. Exception occur in steep canyons where roads meander along the contours of the slopes. This traditional layout contributes to the character of the community and must be maintained. The traditional narrow width of the paved travel lanes also should be maintained.

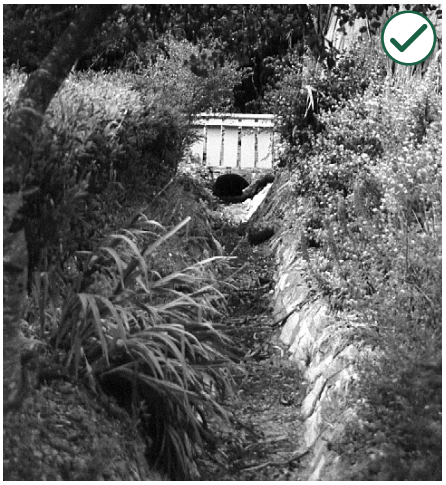
5.1 Maintain the traditional street layout.
- Where it exists, the grid system shall be maintained.
- Those streets that are laid out to follow contours and avoid significant trees or land forms also shall be maintained as such.

Street edges, curbs and gutters

While the street grid is well-established, in most neighborhoods it appears more like a series of meandering forest roads. This is a result of the informal edge of paving, in combination with the native plantings, trees and the unpaved portions of the right-of-way. This ragged, meandering character of the street edge shall be preserved.

The design of a street edge should be sensitive to the neighborhood-context. Although most street edges are informal, this varies from place to place throughout Carmel. These guidelines require that during the preliminary site assessment for each project, the characteristics of the street edge shall be identified. This established character should then be perpetuated, or enhanced, in the proposed design. Projects should "fit in" and not introduce new elements that are foreign to an established pattern.

5.0 Neighborhood Street Character Guidelines, continued...



Maintain the existing character of street gutters in each neighborhood.

Maintain an informal unpaved and/or landscaped edge where it exists.

The design of a street edge should be sensitive to the neighborhood-context.

5.2 Maintain existing patterns of street edge design and paving.

- Adding new pavement or other hardscape at the edge that would widen the street or create a parking space is prohibited.
- Maintain an informal unpaved and/or landscaped edge where it exists.

In most neighborhoods, drainage follows street grades and then is collected in open gutters. These typically are lined with local rock. This detail contributes to the forest road character and must be continued.

5.3 Maintain the existing character of street gutters in each neighborhood.

- A rolled curb made of asphalt is typical of most neighborhoods.
- Where more formal gutters are used, they should be faced with rock.
- A plain concrete curb is inappropriate in all neighborhoods.

Maintain an informal unpaved and/or landscaped edge where it exists.

Where more formal gutters are used, they should be faced with rock.

Site Planning Guidelines (Concept Level)

These guidelines address placement of a building on a site and the organization of open space and landscaped areas.

Site plan designs should relate to and take advantage of the site's topography and slope, as well as, its trees and other vegetation. Designs should recognize the constraints of the land and work within these limitations, rather than ignore them or override them.

Objectives of the Site Planning Guidelines are:

- To ensure that landscape improvements are included in all projects
- To promote building placement that will protect trees and their root systems
- To promote variety in the way buildings are set back along each street
- To position buildings to frame open space
- To protect privacy, views and access to natural light for neighbors

Design topics in this section:

Related guiding principles
(Page xx):

#1. Restore the forest...
#2. Subordinate structures to the forest...
#3. Keep structures modest...
#5. Fit with context

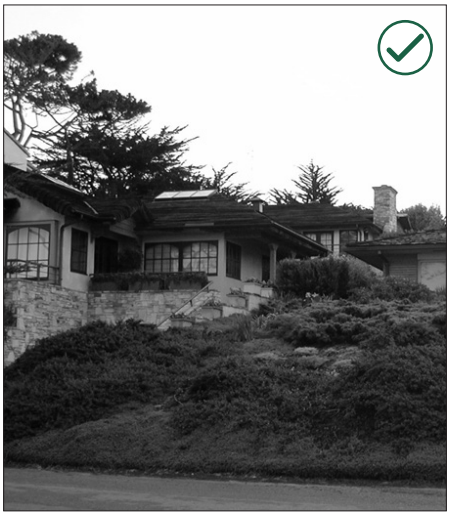
6.0 Working with Topography

The natural slopes of each residential neighborhood are important features. They should be maintained. The manner in which a site is excavated for a building foundation and the way in which grades are treated are therefore important considerations.

Objectives for this section are:

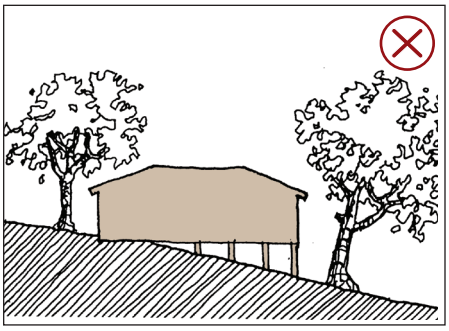
- To maintain the natural topography
- To preserve natural slopes, avoid significant exposed cuts or fills and protect trees
- To promote grading that retains water on site, enhances percolation into soils, and prevents runoff onto adjacent properties
- To promote the use of natural slopes and stepped floor plans in building design so that houses hug the land.

Maintaining natural topography must be balanced with minimizing the mass and scale of a building. This can be achieved by locating some floor area partially or fully below grade. In such a situation, more extensive excavation may be necessary.

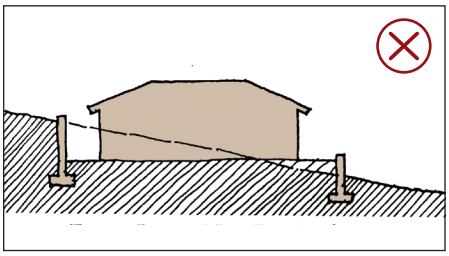


Where construction is necessary on a steep slope, step the foundation and building forms to follow the contours or locate the long axis of a building to lie parallel with natural contours.

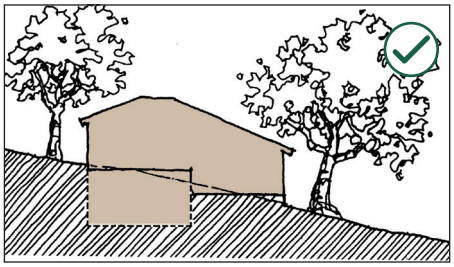
6.0 Working with Topography, continued...



Discouraged: This structure rises above the slope, which increases its mass.



Discouraged: Extensive excavation and exposed cuts impact tree roots and disturb natural contours.



Preferred: This structure works with the natural contours of the site and avoids tree roots.

Related code section:

See xxxx

Link: xxxxx

Another objective is to preserve significant trees. Minimizing a building footprint can provide more room for trees, but if excavation is included, it can impact existing root systems. Conversely, if a basement and/or two-story design is not used, floor area is distributed over a larger footprint. Excavation may be shallower but more widespread and root systems may still be affected.

The objectives to preserve topography and trees must be considered on a case-by-case basis. A preliminary site assessment should guide the basic form of the building. The location of trees and root systems on and near the site will determine whether it is most appropriate to use a compact building footprint and include excavated living spaces or to use a broader footprint with minimal excavation.

Topography and slopes

6.1 Minimize construction on steep slopes.

- Construction on steep slopes should be avoided.
- Use a compact building footprint.

6.2 Minimize excavation and fill on a site.

- The site design should follow the natural contours of the site. Where construction is necessary on a steep slope, step the foundation and building forms to follow the contours or locate the long axis of a building to lie parallel with natural contours.
- Excavation shall maintain existing topography to the greatest extent feasible. Grading or excavation shall not extend beyond the proposed building footprint.

6.3 Minimize the visual impacts of retaining walls, garden walls and other foundation structures.

- Use a stepped building foundation that follows site contours.
- Avoid extensive areas of cantilevered floors especially above a cut area.
- Avoid the creation of tall, unused underfloor areas that add to building mass.

6.4 Avoid abrupt changes in grade on the site and between adjoining properties.

- Incorporate sloped, planted areas to create a smooth grade transition.
- Avoid tall retaining walls, terracing or revetments that will be visible from the public way. When such transitions are unavoidable, multiple landscaped terraces are preferred.

Site drainage (Stormwater management & Low Impact Development)

Stormwater management addresses the conveyance and treatment of rainfall and other water entering a site. Low Impact Development (LID) is a specific strategy to address stormwater in a way that closely mimics the natural, pre-development, hydrologic system. The guidelines below are intended to complement landscaping requirements in the City's Zoning Ordinance by promoting the use of low-impact development principles to meet those requirements while also providing site amenities that help enhance community image.

6.5 Design on-site stormwater retention as a landscape amenity.

- Using rain gardens to retain water, for example, is preferred.
- Direct stormwater to landscaping on site.
- Include a retention area as part of the open space scheme.
- Consider incorporating a green roof to help a development integrate into a forested area while also helping to address stormwater impacts.
- Stormwater control devices that do not appear natural in character are inappropriate.

6.6 Maintain pre-development hydrologic features to minimize stormwater impacts.

- Incorporate a natural drainage way as an amenity into the site plan.
- Avoid altering or obscuring natural drainage ways.

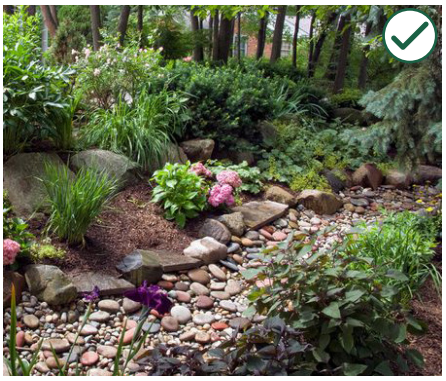
6.7 Incorporate Low Impact Development (LID) principles to address stormwater as close to the source as possible. Appropriate LID management systems include:

- Permeable surfaces and paving systems
- Bioretention and other planted drainage areas

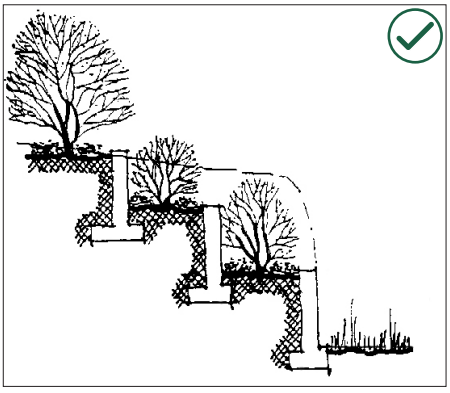
6.8 Incorporate stormwater management systems to enhance water quality. Use management systems that:

- Infiltrate stormwater into the ground to mimic the natural water cycle.
- Remove pollutants from stormwater through uptake by plants and trees in rain gardens.
- Provide flows through vegetative buffers to remove nutrients and pollutants.

Minimize the visual impacts of retaining walls and other foundation structures as seen from the public way.



Using rain gardens to retain water is preferred.



Related code section:

SOG 17-07
CMC 15.18

Links: xxxxxxxxx

Related guiding principles *(page xx):*

#1. Preserve and enhance the forest...
#2. Subordinate structures to the forest...
#5. Fit with context...

Note:

The preliminary site assessment shall be used to identify important open space features of the site and neighborhood that must be retained or enhanced.

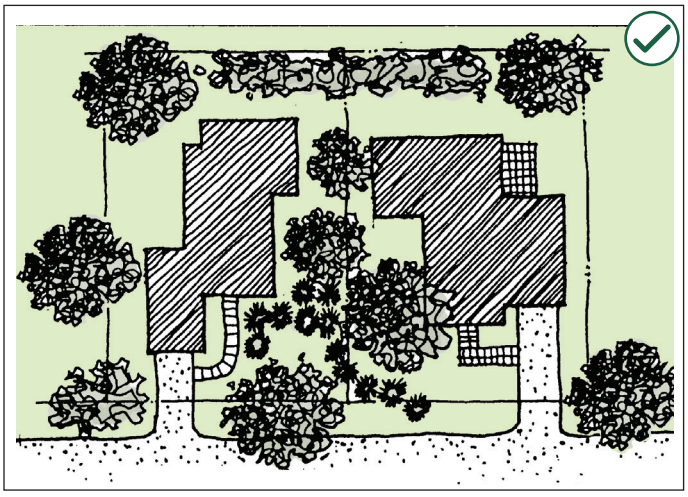
7.0 Open Space, Site Coverage and Setbacks

Open space should be coordinated with the design of structures on site and also with adjacent sites to enhance the parklike environment of the city. Open space should be distributed around a building to provide a visual separation from adjacent structures on abutting sites and avoid the appearance of crowding.

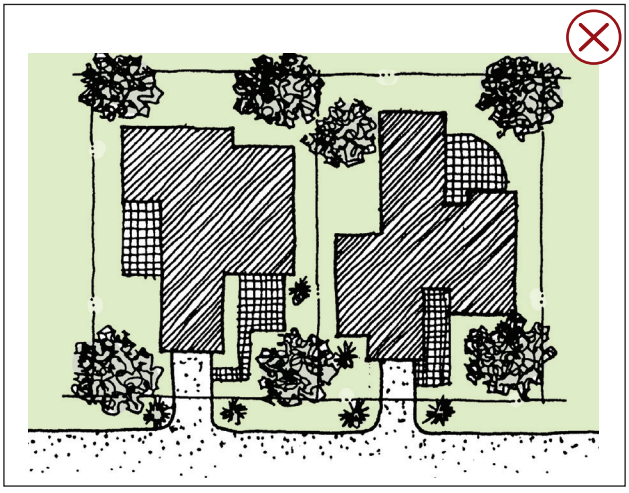
Landscaped open space can help enhance the urban forest, especially when coordinated with neighboring yards and roadside landscaping. Open space is a community resource and some front yard open space on each site should remain visible from the street to enhance the open character of the neighborhood at large.

Objectives for this section are:

- To preserve open space including landscaped areas as an amenity on properties
- To establish an open space setting for each building that is consistent with the neighborhood context
- To encourage coordinating open space with adjoining properties
- To encourage a visual flow of open space from each site into the right of way
- To maintain the "forest foreground" image along the front of a property
- To maintain a sense of discovery along the street by maintaining an informal roadway edge and diversity in front setbacks
- To provide filtered views into properties



Preferred: Open space is organized to have a positive effect.



Discouraged: Open space is simply "left over" ground within required setbacks with limited positive effect.

Landscaping

A landscape plan shall be designed to maintain forest character.

7.1 Landscaping must be included in a project that involves a new building or substantial alteration.

- At the Concept Level, a landscape plan should identify areas where low-scale plants will be located, along with shrubbery and trees.
- Specific planting plans will be reviewed at the Final Design stage.

7.2 A landscape design shall have an informal planting arrangement .

- Native and drought-tolerant species shall be predominant.
- Best practices in planning for fire mitigation should be applied while also maintaining forest character.

7.3 A significant portion of each site should remain as landscaped open space.

- Minimize the amount of hard surfaces in order to maintain a sense of open space and provide space for planting.
- See the Carmel Municipal Code for a table which establishes maximum limits for site coverage. (See link to the right.)

A significant portion of each site should remain as landscaped open space.

Related code section:

Landscape ordinance reference

Link: xxxxx

Related code section:

CMC reference

Link: xxxxxx

A landscape plan should identify areas where low-scale plants will be located, along with shrubbery and trees.

A landscape design shall have an informal planting arrangement .

7.0 Open Space, Site Coverage and Setbacks continued...

A fence, wall or hedge may be used to define the front property line when this is characteristic of the neighborhood.

Provide an informal, planted edge in the right-of-way to help a site blend in with neighboring properties.

A walkway from the property line to the house should be informal in appearance.

Progression of spaces

A progression of spaces exists from the street edge to the front of a building on most sites. This progression helps define the character of each neighborhood and should be reinforced in new projects. Sometimes a low fence or stone wall at the property line is included and a narrow walkway leads from the street through a front garden to a porch or stoop at a front or side entry.

7.4 Use a progression of spaces from the street edge to a building in the design of open space to reinforce neighborhood patterns.

- Provide an informal, planted edge in the right-of-way to help a site blend in with neighboring properties.
- Locate plantings to filter views into a property.
- A walkway from the property line to the house should be informal in appearance and if feasible, should be separate from any driveway paving.
- A fence, wall or hedge may be used to define the front property line when this is characteristic of the neighborhood.

In some neighborhoods, the progression of spaces is layered and may include a right-of-way with informal plantings of native trees and undergrowth, a low fence or stone wall at the property line and a narrow walkway leading from the street through a front garden to a porch or stoop at a front or side entry.

Front setbacks

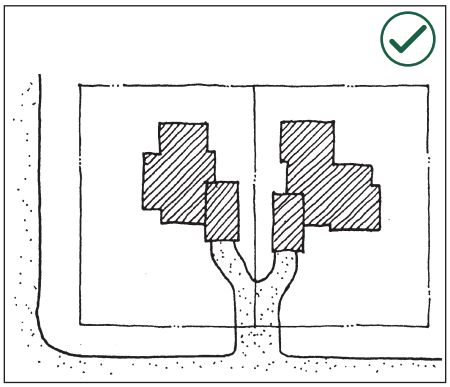
A unique feature in Carmel is the variation in front setbacks along a street. This contributes to the sense of diversity and variety that is experienced. This tradition should be continued.

7.5 Provide variety in building setbacks along a street.

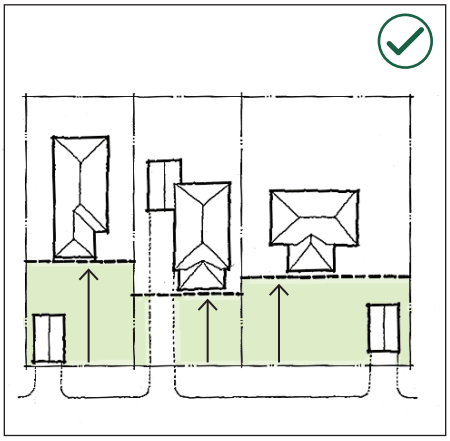
- Place the front of a new building or forward addition to be offset from that of abutting neighbors.
- Avoid a sense of uniform alignment of buildings along the street. This applies to primary and secondary structures.

7.6 Stagger front setbacks to frame outdoor spaces and provide variety in the arrangement of buildings and open spaces along the street.

- Stagger setbacks to protect significant trees.
- Avoid aligning a building front with those of adjacent properties, unless doing so would result in a visual aggregation of open space and save significant trees.



Preferred: Combining driveways may help reduce site coverage.



Preferred: Stagger front setbacks to frame outdoor spaces and provide variety in the arrangement of open spaces along the street.

Side yard setbacks

More open space should be provided along side yards when buildings on adjacent properties are located close to the joint property line. This is particularly important when two-story structures are involved. A design should avoid creating a "tunnel" or narrow corridor between buildings on adjacent sites.

7.7 Locate open space such that it visually links with that of adjacent properties.

- Combine open spaces to increase their apparent size.

7.8 Provide variety in side yard setbacks along the block.

- Stagger setbacks with adjacent properties to avoid a "canyon effect."
- Refer to the Carmel Municipal Code for setback regulations.

7.0 Open Space, Site Coverage and Setbacks continued...

Only a one-story building is appropriate for a garage that is permitted to encroach into the front setback.

Detached garage encroachment

In some situations, the City may determine that a detached garage may encroach into the front setback. This is in the interest of benefiting the community by relieving on-street parking pressure. This is a special condition that is not "by-right." When it is permitted, the result should minimize visual impacts and contribute to the sense of continuity of the forest edge along the street. Each condition is unique and must be evaluated on a case-by-case basis. These basic criteria shall apply to all encroachment situations:

7.9 Variety in building setbacks shall be maintained along the street.

- The front of the garage should not align with the front wall of a building on an abutting property.
- The garage shall not cause safety or traffic issues.

7.10 The driveway should be at grade.

- Avoid cuts in the driveway slope.
- Avoid creating a retaining wall perpendicular to the street.
- The intent is to maintain continuity of the forest floor.

7.11 The garage shall be small in scale.

- Only a one-story building is appropriate.
- The elevation of the top wall plate may be no taller than the height of the first floor plate of the main house.
- Only a one-car garage is appropriate.
- A two-car garage in the front setback is inappropriate.

7.12 The garage shall be subdued in character.

- The building shall have a simple, rectilinear form.
- Contrasting materials or colors are inappropriate.

In this sketch, a garage is permitted to encroach into the front setback.

8.0 Privacy and Views

Neighborhoods originally developed at relatively low densities and the amount of planted open space was extensive. Most blocks evolved with a reasonable degree of privacy for individual houses. Retaining this sense of privacy, in spite of higher densities, is important.

Objectives for this section are:

- To maintain privacy of indoor and outdoor spaces in a neighborhood
- To balance and share view opportunities to natural features and landmarks

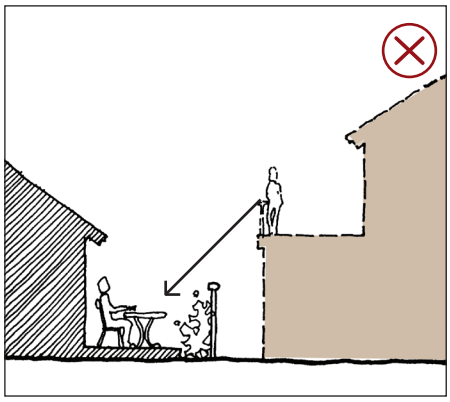
Privacy

8.1 Organize functions on a site to preserve reasonable privacy for adjacent properties.

- Position a building to screen active areas of adjacent properties.
- Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.
- Preserve significant trees that screen views into adjacent properties.
- Screen patios and terraces.

Related guiding principles
(page xx):

#1. Restore the forest...
#2. Subordinate structures to the forest...
#3. Keep structures modest...

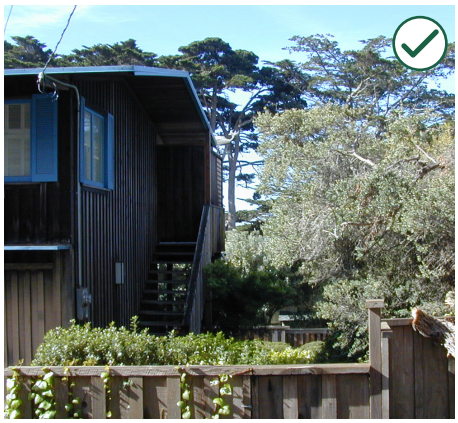


Inappropriate: Overlooking active outdoor areas on adjacent properties.

Views

Views to natural features and landmarks are key features of Carmel's design traditions. Important views occur to the ocean, canyons, and along streets. This includes views from public ways as well as those through properties. Note that the desire to maximize view opportunities from one's own property must be balanced with respecting views of others. The preliminary site analysis should identify view opportunities as well as existing views enjoyed by others.

Designs should protect and preserve the light, air and open space of surrounding properties, when considered cumulatively with other buildings in the neighborhood. Incorporating tall or bulky building elements near the property line of an adjoining site should be avoided.



Related code section:

Link to PSA section

8.0 Privacy and Views, continued...

> ***Note:***
>
> *Remember that trees are part of the view and that views are often filtered or transitory because of the urban forest. City policy prohibits trimming trees for views.*

Maintain shared views through a property to natural features when feasible.

Keep the mass of a building low in order to maintain views over the structure.

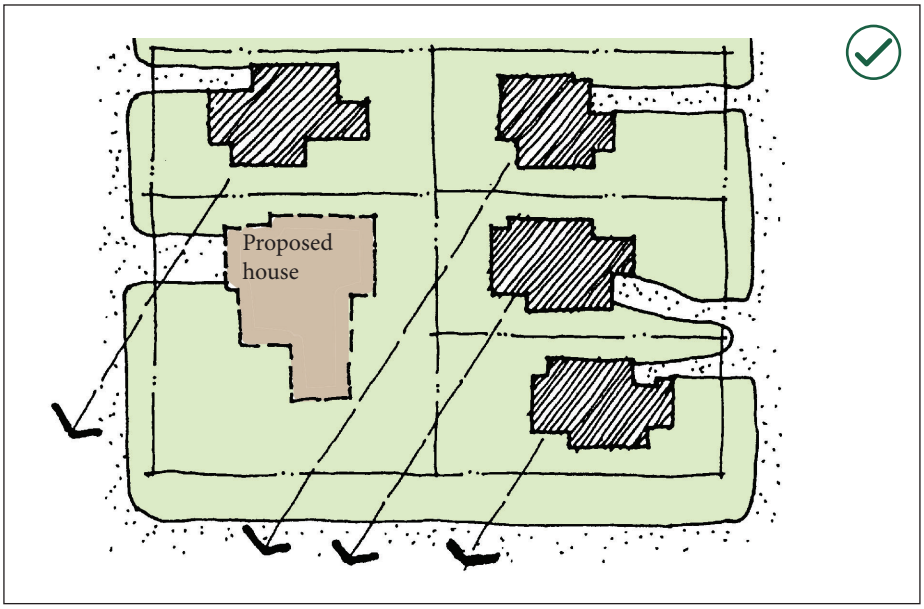
8.2 Maintain shared view opportunities to natural features that lie outside the property.

- Consider locating key building functions to make use of views.
- Also locate buildings so they will not substantially block views enjoyed by others.

Maintain view opportunities from a site to natural features outside the property.

8.3 Maintain shared views through a property to natural features when feasible.

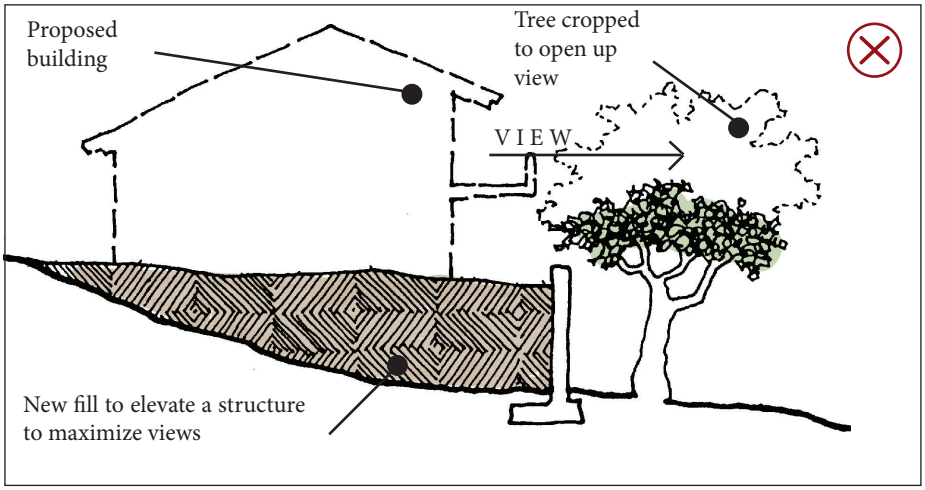
- Locate major building masses to maintain views through the site from other properties.
- Keep the mass of a building low in order to maintain views over the structure.
- Use a compact building footprint to maintain views along the sides of a property.
- Step a building to follow the slope of a site.



Appropriate: A new building is sited to maintain views from existing houses.

Note:

See also "Working with Typography", pages xx.



Inappropriate: Elevating a site or cropping trees to maximize views.

Related guiding principles *(page xx):*

#1. Restore the forest...
#2. Subordinate structures to the forest...
#3. Keep structures modest...
#5. Fit with context...

Note:

For criteria related to garage encroachment, see:

xxxxxxx

In limited circumstances a garage may be located under a structure when the visual impacts will be minimized. This garage is clearly subordinate to the main building mass.

Consider using a carport for variety.

9.0 Parking and Access

Traditionally, parking was a subordinate element in Carmel's residential neighborhoods, both on an individual parcel and along the street. Today, providing access for an automobile on a site is often a necessity, and doing so is encouraged, as a means of reducing on-street parking pressures. Nonetheless, it should remain subordinate to the overall character of the site.

Usually a garage or carport was detached. The wide variety of garage positions contributed to the diversity of the street scene: Many were located at the front property line, while others were sited in the rear. In later years, the garage was often attached, but remained subordinate to the main mass of the house. These traditions should be continued.

In some cases, owners positioned their garages uphill, away from downhill views to the ocean. When locating a garage, consider view impacts, the relationship to open space on the lot, and the relationship to that of neighboring properties.

Objectives for this section are:

- To minimize visual impacts of cars on a site
- To minimize the extent of hard, impervious surfaces
- To avoid garages and carports that dominate the site and building

9.1 Facilities for parking shall not dominate the design of the house or site.

- Garages and carports that are subordinate design elements are appropriate.
- Garages that are not visible from the street are appropriate.
- Garages integrated into the building design are appropriate.
- Keep the mass of a garage or carport subordinate to that of the house.
- On smaller lots, with a garage visible from the street, provide a single, one-car garage door.
- Avoid moving established driveways if trees or significant vegetation would be impacted.

9.2 Parking facilities that maintain or enhance variety along the street edge are appropriate.

- A detached garage or carport may be used.

Driveway design

9.3 Minimize the amount of paved surface area of a driveway.

- Consider using paving strips, or "tire tracks," for a driveway. This is especially appropriate for a long drive that runs to the rear of a property.
- Except for corner sites with a "through driveway," only one curb cut and one driveway should be provided for a site. Sharing a driveway with an adjacent property is an alternative that also should be considered.
- Avoid large expanses of paving for vehicles visible from the street.

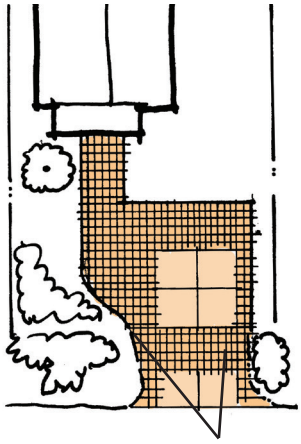
9.4 Separate a driveway from a front walkway to reduce the visual impacts of paved surfaces.

- Install plant materials to separate a walk from a driveway.

9.5 Limit cut and fill for a driveway.

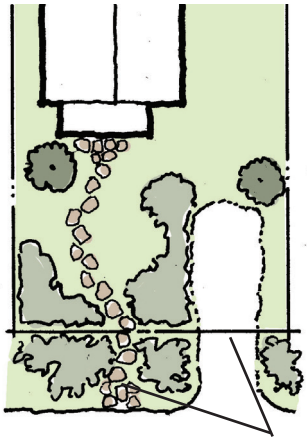
- A garage located partially below a grade shall not result in a three-story wall exposed to the street.

Discouraged



A walkway and drive are combined, increasing the apparent size of paved area.

Preferred



The walkway and drive are separated, reducing the apparent amount of paved area.

Related code section:

Link to CMC code reference

Using a shared driveway to minimize the amount of paving area is appropriate.

Position a garage (or carport) to maximize opportunities for open space, views and privacy.

9.0 Parking and Access, continued...

Preferred: Locating a detached garage at the rear of the lot

Preferred: Orienting the garage door away from the street.

Garage location

9.6 Position a garage or carport to maximize opportunities for open space, views and privacy.

- Locate a garage to screen activity areas on adjacent properties to enhance privacy.
- Locate a garage or carport to maintain views through the property.

9.7 Locate a garage to minimize its visual impacts.

Three options should be considered:

1. Detached, at the rear of the lot.
2. Detached, in front, along the property line may be appropriate, when other design traditions objectives are met. This option should not be repeated to excess within a block.
3. A tuck under garage may be appropriate, when other design tradition objectives are met. (See below.)

9.8 In limited circumstances a garage may be located under a structure when the visual impacts will be minimized.

- The garage door should not dominate the front of the house. A door perpendicular to the street is best in this condition, and...
- The driveway shall not dominate the front garden, create a "ramp" effect or introduce tall or massive retaining walls. A sense of a front yard must be maintained.

When a garage is located under the house, the driveway should not create a ramp effect. The garage door also should not dominate the front.

Building Design Guidelines (Concept Level)

Most residences in Carmel had simple forms and were relatively small in scale, particularly in relation to the size of their lots. A new building should appear similar in scale to those seen traditionally. Large complex structures and those with continuous, blank surfaces can appear massive and are inappropriate.

10.0 Building Mass and Scale

A building should fit in with the character of the neighborhood and should not dominate the street or neighboring properties. Structures composed of a few smaller, simple elements, rather than a single large, continuous form, are encouraged. A large building mass can block views, interfere with the enjoyment of open space and restrict free passage of light and air. Therefore, a large, expansive building mass is inappropriate.

Keeping the actual building mass in scale with those seen traditionally is the best approach. This can be achieved by building less than the allowed floor area, constructing some space below grade, avoiding excessive roof volume and keeping above-ground floor levels close to grade. Some relief should be provided by introducing just a few varied roof lines, offsets or smaller building elements. The result should remain simple in character and the overall composition should appear to be a set of discreet rectangular building masses, rather than a complex assemblage of varying planes around a single building mass.

Objectives for this section are:

- To maintain the massing and scale of building characteristic of Carmel
- To keep building scale in proportion to the area of the site
- To encourage diversity in housing design reflecting the eclectic mix of styles that is characteristic of Carmel

Structures composed of a few smaller, simple elements, rather than a single large, continuous form, are encouraged.

Design topics in this section:

10.0 Building Mass and Scale
11.0 Building Form

Related guiding principles *(page xx):*

#2. Subordinate structures to the forest...
#3. Keep structures modest...
#4. Build upon heritage...

Related code section:

Policy P1-63
Adopt design regulations that establish maximum limits on site coverage and floor area in order to preserve open space and avoid excessive mass and bulk. Establish provisions for less allowable coverage and floor area on sites constrained by environmental factors to preserve open space, vegetation, natural landforms and the character of surrounding neighborhoods.

10.0 Building mass and scale, continued...

10.1 A building's mass should relate to the context of other homes nearby.

- A larger building shall be divided into forms that appear similar in scale to traditional houses seen in the immediate neighborhood.
- Placing some mass in a detached secondary structure (garage, guest house, etc.) is encouraged to reduce the overall mass of the primary building on a site.

10.2 Minimize the mass of a building as seen from the public way or adjacent properties.

Consider these options:

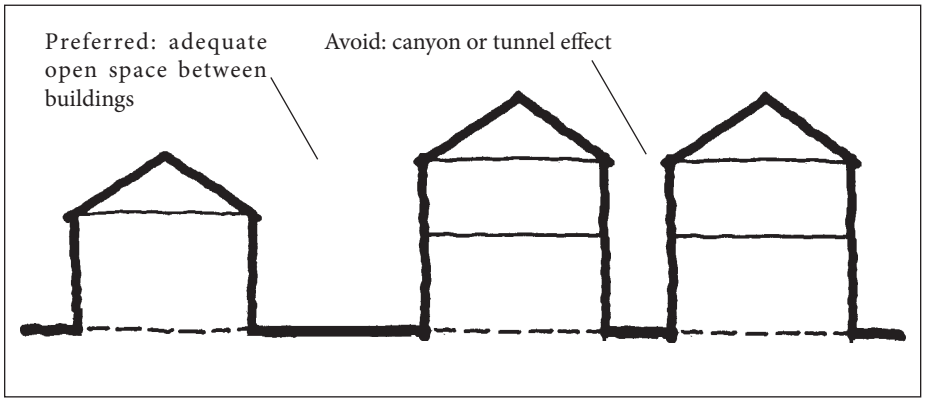
- Build to less than the maximum floor area.
- Locate some floor area either fully or partially below grade.
- Avoid using tall volume spaces (e.g. high ceilings or steep pitches across wide spans) that increase the visual bulk of a building above grade.
- Avoid long, uninterrupted wall planes.

10.3 Organize the mass into realistic modules to reduce perceived size.

- Avoid overly busy variations in wall planes.

10.4 Avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites.

- Preserve open spaces and access to light between properties.
- Avoid the appearance of a narrow corridor or tunnel between buildings as seen from the street.



Discouraged: Avoid the appearance of a narrow corridor between buildings as seen from the street.

10.5 Step a building height to follow topography.

- Avoid creating large, unused underfloor areas that increase building mass.
- On sloping lots, floor levels should be stepped to follow site grade.
- If floor levels cannot be stepped, larger underfloor spaces shall be counted and used as part of the allowed floor area.

Related code section:

CMC
17.70.020 BASEMENT

Calculation of FAR below grade

10.6 When locating floor area in a below grade or partially below grade space, minimize the visual impacts as seen from the public right-of-way and site disturbances.

- Locate any walkout area, light well or terrace to the side or rear to reduce the building height as it will be perceived from the street. When this is not feasible provide screening with other building elements or landscaping.
- The use of exposed retaining walls shall be minimized when developing a below-grade space.
- Impacts on tree roots also shall be minimized.
- The visual impacts of window wells shall be minimized.

Building scale

10.7 A building shall convey a human scale in its basic forms.

- Oversized elements make structures appear massive and shall be avoided. Avoid a "grand entry" design, for example.
- Avoid design treatments that produce a top-heavy appearance such as large cantilevered building elements, roof forms that dominate the body of the building and wide chimney structures.
- Low, horizontal building forms that appear to hug the ground are encouraged.

10.0 Building mass and scale, continued...

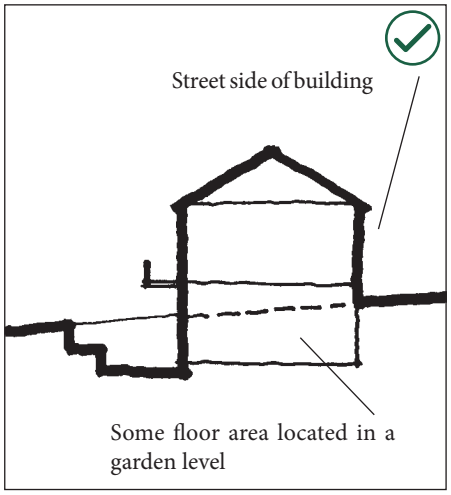
> ***Note:***
>
> *A sunken garage counts as a story*

A building shall appear to be no more than two stories in height, as viewed from the public right-of-way.

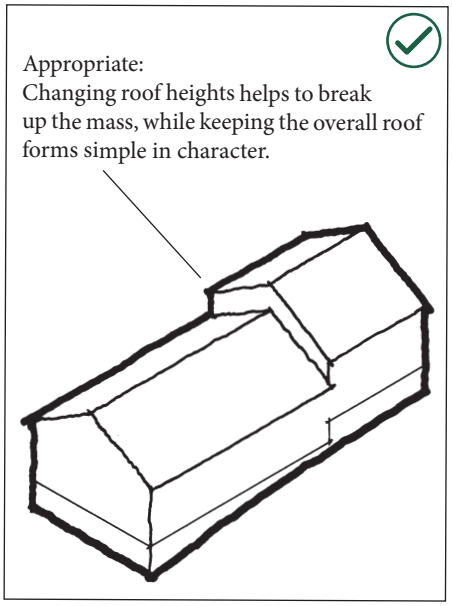
Building height

10.8 A building shall appear to be no more than two stories in height, as viewed from the public right-of-way.

- Presenting a one-story height to the street is encouraged.
- Locate a two story element away from the street, except where this would appear dominant or out of scale when viewed from the public right-of-way or a neighboring home.
- Using a low building plate height also is encouraged. The maximum plate height for the first floor of a building is 12 feet. (See the Land Use Code for details.) However, this maximum is established to accommodate a sloping building sites. In cases where a building site is relatively flat, a lower plate height is appropriate. Interior wall heights should generally not exceed 8 feet.
- Locating some floor area in a garden level is also encouraged as a means of reducing building height and mass.



Locating some floor area in a garden level is also encouraged as a means of reducing building height.



Locate a two story element away from the street, except where this would appear dominant or out of scale when viewed from the public right-of-way or a neighboring home.

11.0 Building Form

Traditional building forms were simple. Although variety exists in the composition of forms, they read as collections of simple solids. This should be continued.

Objectives for this section are:

- To maintain the range of traditional building forms
- To promote simple building forms that fit with the context

Related guiding principles *(page xx):*

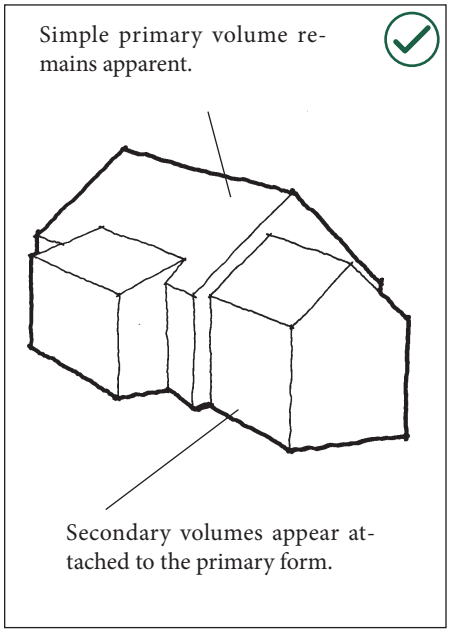
#3. Keep structures modest...
#4. Retain and build upon heritage...
#5. Fit with context...

Detail of building form

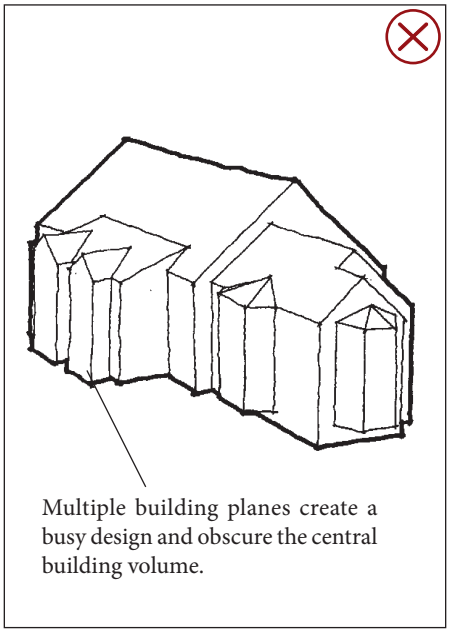
One may think that providing extensive variety in building planes and in architectural details will reduce the perceived scale of a building or help it to blend with the neighborhood. In fact, this can result in a facade that is overly "busy" and can attract attention, making the mass of the building more noticeable. This treatment is out of character and should be avoided.

11.1 A building form shall appear similar to those seen traditionally.

- Building forms should be simple. Basic rectangles, L or U-shapes are typical. Avoid "busy" building forms.
- Organize a larger house into subordinate modules which appear authentic, in that they appear to be real, functioning spaces.
- A form with a horizontal emphasis is preferred.
- Roof forms should be composed of just a few simple planes.



Preferred: Simple building form and a simple roof



Discouraged: Complex building form and multiple planes

Traditional building forms were simple. This should be continued.

Organize a larger house into subordinate modules which appear authentic, in that they appear to be real, functioning spaces.

Avoid an overly busy form.

11.0 Building form, continued...

Simple primary roofs with subordinate attachments, such as dormers, are appropriate.

A roof form should be in proportion to the scale of the building.

The wider the area a roof must span, the shallower the pitch should be to avoid excess height or flat roofed elements.

11.2 Use restraint when introducing variation in building planes.

- Keep building walls simple in the extent of variation in wall and roof planes.
- Use building offsets to achieve specific purposes such as avoiding tree limbs or breaking the mass of a large building element.
- Building forms that are complex, monumental, formal or out of scale with the neighborhood context are inappropriate.

Roof form

Varied roof forms are typical in a block and this tradition should be continued.

11.3 Use simple roof forms. Limit the number of subordinate attachments such as dormers, to avoid a cluttered design.

- For example, basic gable and hip roofs are traditional and their use is encouraged.
- Flat roofs may be used to a limited extent on smaller, one-story structures.
- Using a flat roof on a two-story building is discouraged. If used, it should be set back far from the street.
- Avoid complex roof forms that call attention to the design or add unnecessary detail.
- Mansard roofs typically add more mass than other forms and are discouraged. A sloping roof "skirt" that conceals a flat roof is particularly out of character. Similarly, a gable roof that is "clipped" at the top adds unnecessary complexity to a design and should be avoided.

11.4 A roof form should be in proportion to the scale of the building.

- In general, moderately pitched roofs (4:12 to 6:12) are preferred.

11.5 Roof eave lines should appear low in scale.

- Low plate heights that reduce the height of exposed walls are encouraged.
- Consider tucking second story rooms under the sloping sides of a roof form and keeping eave heights low. Light can be brought to such rooms using dormers or clerestories.

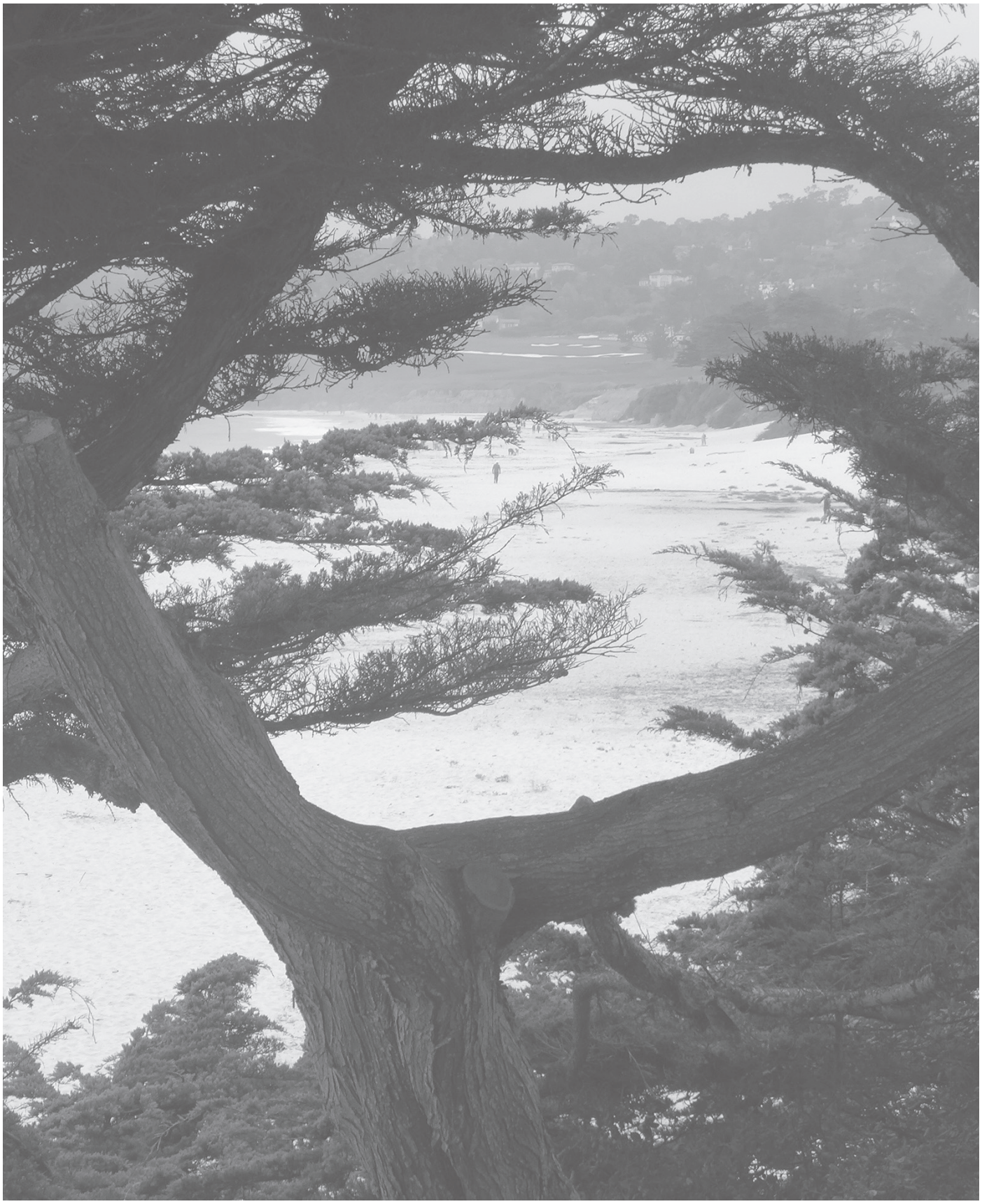
PART THREE: FINAL DESIGN GUIDELINES

This Part contains guidelines for the review of final design details. The guidelines apply when a proposed project has passed the Concept Design phase. These guidelines focus on more specific exterior details of design than are considered in the concept phase. By using appropriate architectural materials, details and finishes, the basic building masses approved at the concept phase are expressed and given character. The execution of design details can substantially affect the perceived character of a project, including its mass and scale and its design diversity and compatibility within the neighborhood context. Therefore, adherence with these guidelines is required.

Building Design - Final Design Phase

Introduction to Building Design

This section addresses the details of building design, including selection of materials, and treatment of windows and doors. Building details can add visual interest and help to convey a human scale. They should be applied in a consistent manner throughout a building and the result should be subordinate to the forest setting.



12.0 Building Design Guidelines: Final Details

Architectural style

Diversity in building designs and architectural styles are features of the design traditions in Carmel. Some of the earliest buildings reflected the regional influences of the San Francisco area, while others emerged with uniquely local flavor. Still others are examples of international trends in architecture. Nonetheless, most contributed to the character of the community by responding to the forest context and expressing craftsmanship in construction and detail. These traditions should be continued.

Many people think of the Comstock "story book" houses when they think of building traditions in the community. While these designs and English Tudor Revival styles were certainly contributors to the character of Carmel, they were not an official style of the city and were used on a relatively limited number of buildings. A more prevalent style was the Craftsman Cottage or Bungalow. Building in this tradition is still appropriate. Other common themes include Mission Revival, Monterey Colonial and a variety of other revival styles. However, architects and designers should not feel constrained to these styles. Adapting more contemporary design approaches to the size, massing, scale, materials and site relationships found in earlier designs is encouraged as a means of achieving compatibility with diversity.

Objectives:

- To promote a diversity of architectural styles that are compatible with the village-in-a-forest context
- To promote simplicity in building design
- To promote buildings that are of human scale
- To continue the use of building materials that appear natural

Diversity in building designs and architectural styles are features of the design traditions in Carmel.

Related guiding principles
(Page xx):

#2. Subordinate structures to the forest...
#3. Keep structures modest...
#4. Build upon heritage...
#5. Fit with context...

Adapting more contemporary design approaches to the size, massing, scale, materials and site relationships found in earlier designs is encouraged as a means of achieving compatibility with diversity.

Related document *:*

"Historic Context Statement"

Link: xxxxxx

Simplified interpretations of historic styles may be used.

A building shall be designed to be subordinate to the forest character.

12.1 Accurate historic styles may be used.

- Simplified interpretations of historic styles also may be used.
- A building in a historic style must be in scale and meet other guidelines.

12.2 A new architectural style that fits within Carmel's design traditions may be used.

- A new building should differ in design from buildings on nearby and abutting properties.
- A design that exemplifies innovation and the use of skilled workmanship is appropriate.

Simple and restrained character

12.3 A building shall be designed to be subordinate to the forest character.

- See guidelines for scale and materials. (Link: xxxxx)

12.4 Keep building forms, materials and details simple and restrained.

- Avoid building forms, materials and details that contrast strongly within a single building or with neighboring buildings.
- Avoid design features that increase the visual prominence of the building.
- Avoid visual complexity. Too many different materials or excessive details creates a busy appearance.
- Avoid overly ornate details.

Keep building forms, materials and details simple and restrained.

Building scale

12.5 Building details shall be used to provide interest and not exaggerate the scale of a building.

- Add details to relieve blank surfaces and achieve a scale compatible with the building's forms and its architecture.
- Appropriately sized chimneys, overhangs, windows, doors, dormers, porches and entries can be used to reduce scale. Making any of these elements oversized can exaggerate the building's scale and shall be avoided.
- Grand entryways, windows and doors that are out of proportion with the human form are inappropriate. Avoid ostentatious design treatments.

Appropriately sized dormers can be used to reduce scale and achieve a well-integrated design.

Design integrity

12.6 A building shall have a consistent design.

- **The design concept should extend to all sides of the building.**
- **Mixing styles is inappropriate.**

A building shall have a consistent design.

Building details shall be used to provide interest and not exaggerate the scale of a building.

A building shall have a consistent design.

Architectural details contribute to character of the building and their use is encouraged.

Architectural details

12.7 Architectural details shall be authentic, integral elements of the overall building design concept.

- Details that simply appear to be applied as superficial elements shall be prohibited-.
- The use of simple wood and/or native stone details that are (or appear to be) true structural elements (such as exposed rafter tails, wood beams, stone foundations, etc.) are appropriate. Avoid details that appear inauthentic, non-structural or gratuitous to the basic architecture.
- When design details and surface materials are selected they shall be used throughout the full exterior of the building to maintain consistency. Avoid the application of special materials or design treatments to the street facade only.

The use of simple wood details that appear to be true structural elements is appropriate.

Building materials

Traditionally, "natural" materials were used when building in Carmel. The earliest structures were painted clapboard. Soon after, wood shingles and board and batten siding also appeared, in the spirit of the "craftsman" character that became popular in the area. While most wood siding had a painted finish, some buildings were stained. Other houses were built of stone and still later, a few were finished in stucco. Nonetheless, wood continued to be the dominant material, certainly for house siding and also for ornamentation and trim elements. This tradition of using natural materials like wood and stone should be continued. Newer materials that appear authentic and similar to those used traditionally also may be used.

Building materials used in new construction should reflect the range of textures, modularity and finish of those employed traditionally.

12.8 Provide variety in building materials along a block.

- When the houses to either side of a site are constructed of similar materials, use a different material, consistent with Carmel's design traditions, in order to achieve diversity.

12.9 The use of "natural" building materials is preferred.

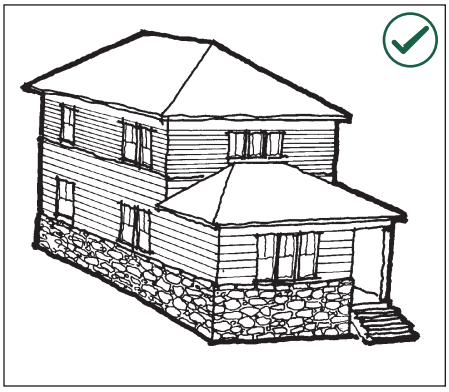
- Traditional materials include wood, stone and stucco, all with matte finishes and muted earth tones.

12.10 Apply a building material in a consistent manner.

- Using one, or at most two, materials on a wall is appropriate.
- Generally, use one primary material for a building with one or two accent materials such as around windows and doors.
- Avoid using several materials on a building. This will create a busy appearance that is out of character.
- Avoid using a material as a superficial "accent" on a wall.
- Where a material is painted, a plain, uniform matte finish is preferred. Antique and faux finishes should be avoided.

12.11 Building materials shall appear similar in scale, color, texture and finish to those seen traditionally in Carmel.

- Imitation or synthetic materials which fail to convey the character of traditional ones are prohibited. These include aluminum or vinyl siding and synthetic stone products that appear as applied veneers.
- Reflective materials, such as mirrored glass or polished metals, are inappropriate.

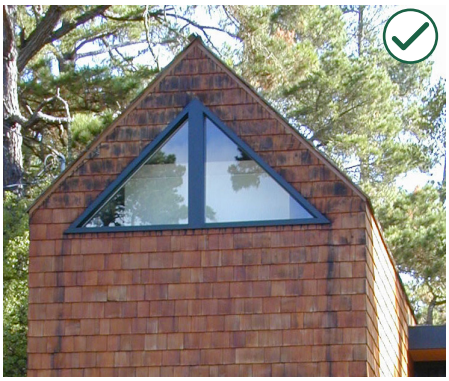


Preferred: Establishing a stone foundation and then wrapping the remainder of the building with wood lap siding are appropriate applications of native stone and wood.

A heavier material, such as stone, shall appear to be structurally functional; it should not "float" above a lighter material.

Wood shingles are among the preferred building materials.

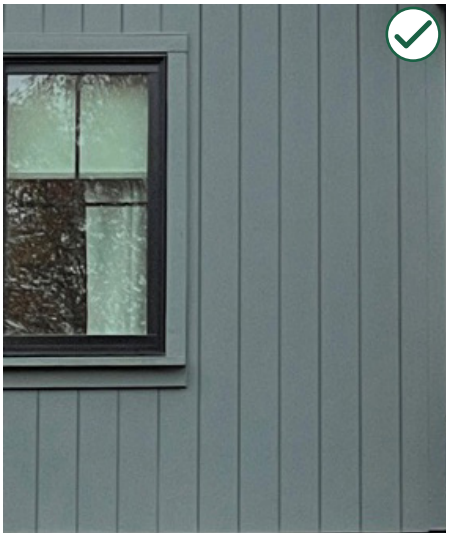
Examples of appropriate building materials



Wood shingle siding

Wood shake siding

Wood vertical siding



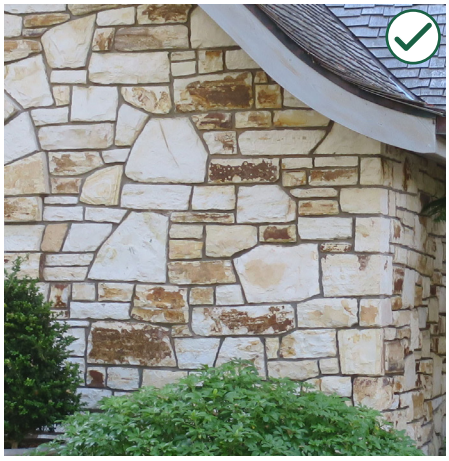
Fiber cement vertical siding

Horizontal wood siding

Carmel vertical board and batten siding

Stucco

Brick



Traditional stone

12.12 Apply a building material in a manner that conveys a sense of authenticity.

- A heavier material, such as stone, shall appear to be structurally functional; it should not "float" above a lighter material.
- A material should not appear as an applied veneer; instead, it should "wrap" around a corner and continue on another surface.
- A "hierarchy" of building materials should be used, with heavier coarser materials appearing below lighter materials.

12.13 A new material, including man-made, which is similar in character to traditional ones may be used with appropriate detailing.

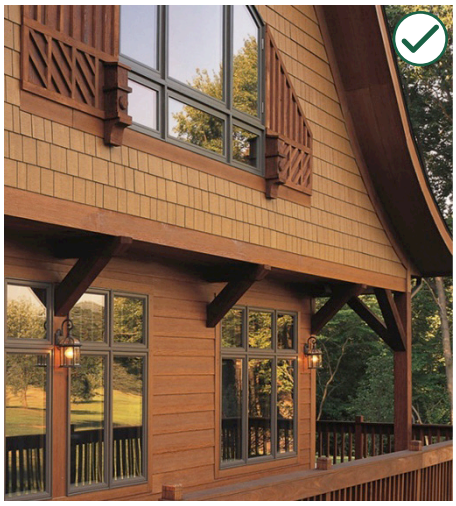
- An alternative material should appear similar in scale, proportion, texture and finish to those used traditionally.
- A new material shall be applied in a manner that conveys a human scale. For example, it should be in modules or dimensions that are similar to those used traditionally, or it should be scored or otherwise detailed to convey a sense of scale.
- A new material shall be proven to be durable in the Carmel climate.
- The material shall maintain its finish over time with proper maintenance, or develop an expected patina.

A material should not appear as an applied veneer.

Wood siding

12.14 Wood siding shall be applied in a way similar to that seen traditionally.

- Appropriate applications include horizontal clapboard and shiplap siding, vertical board and batten and shingles.
- All wood siding should have a weather-protective finish, either painted or stained.
- Fiber-cement siding that has an appearance similar to traditional wood may be considered.



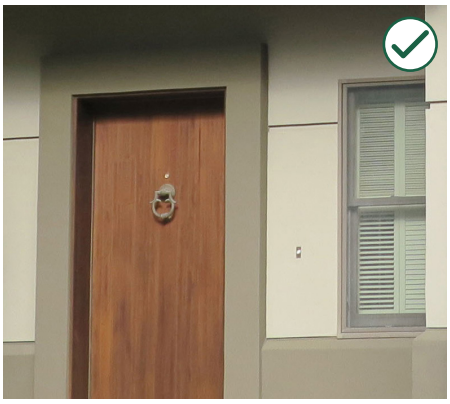
Fiber cement siding that appears similar to traditional wood may be used.

Stone

Stone is a building material used traditionally throughout the City. When used carefully it can add interesting contrasts, texture and solidity to a design. Applicants intending to use stonework must provide a proposed lay-up pattern and specify the type of stone proposed. The following guidelines apply to stonework:

Keep stonework designs simple and traditional in character.

Stucco may be used as a residential building material.



12.15 Use stone that appears similar in character to that seen historically.

- The use of Carmel stone, or one similar in character, is preferred.
- Other stone that is muted in color, similar in scale and has a matte or ashlar finish may be considered.
- Manufactured stone products that appear authentic may be considered; an application that appears as a veneer or that obviously repeats masonry units is inappropriate.
- Polished stone is inappropriate as a primary building material.

12.16 Keep stonework designs simple and traditional in character.

- Use a single type of stone on a building. Using multiple types of stone, or combinations of stone and other masonry within a single project is inappropriate.

12.17 The application of stone shall appear structural and authentic. A gratuitous or purely decorative appearance shall be avoided.

- The use of stone on the full exterior of individual building elements is encouraged. The use of stone on just one elevation, the street facade for example, is discouraged.
- The application of stone around only windows or doors as ornamentation is discouraged.
- The random placement of individual stones or clusters of stones on building elements such as foundations or chimneys is discouraged.

Stucco

12.18 Stucco may be used as a residential building material.

- Detail stucco in a manner that conveys a sense of craftsmanship and human scale.
- Stucco that is stained or painted and is either smooth or lightly textured is appropriate.

Brick

12.19 Brick may be used.

- Where it is used, brick shall have a modular dimension similar to that used traditionally and be of a muted color.

Concrete

12.20 Although it was rarely used in residential building in Carmel, concrete may be considered.

- Concrete may be used on a smaller structure, particularly one that is one story in height.
- Large expanses of concrete that are highly visible from the street shall be avoided.

Roof materials

12.21 Roof materials shall be consistent with the architectural style of the building and with the context of the neighborhood.

- Wood shingles and shakes are preferred materials for many styles of architecture typical of Carmel (i.e., Arts and Crafts, English Revival and Tudor Revival).
- Clay tile, slate and concrete tile may be used on some structures (i.e., Spanish and Italian Revival, Monterey Colonial, French Revival, etc.).
- Composition shingles that convey a color and texture similar to that of wood shingles may be used.

12.23 An alternative roof material shall appear similar in scale, texture and finish to those seen traditionally.

- Synthetic shingles or tiles of composite materials that have traditional characteristics may be used.
- These should appear similar in scale to traditional ones.

12.24 A metal roof shall be subordinate to the context and shall have these features:

- It shall have a low profile seam.
- It shall have an earth tone finish or other muted color.
- It shall have a matte finish and be non-reflective.

12.25 New energy conservation and generation technologies that are subdued in appearance may be applied to a roof.

- This includes cool and green roof designs.

12.0 Building Design Guidelines: Final Details, continued...

Roof materials shall be consistent with the architectural style of the building and with the context of the neighborhood.

Roof materials shall be consistent with the architectural style of the building and with the context of the neighborhood.

Examples of appropriate and inappropriate roof materials

Composition shingles

Wood shingles

Wood shingles - Storybook

Concrete shingle - Tudor

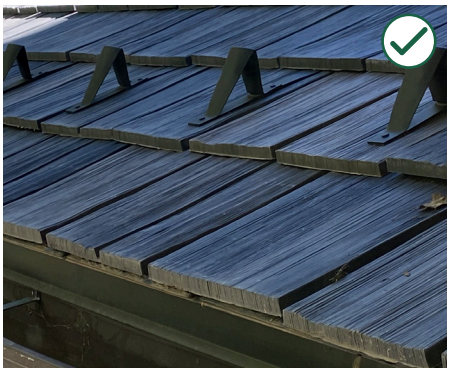
Slate roof

Synthetic roof shingles

Roof tile - Spanish Revival

Clay roof tiles

Synthetic roof shingles



Synthetic roof shingles

Standing seam metal (inappropriate)

Flat seam metal (muted finish)

Entrances and porches

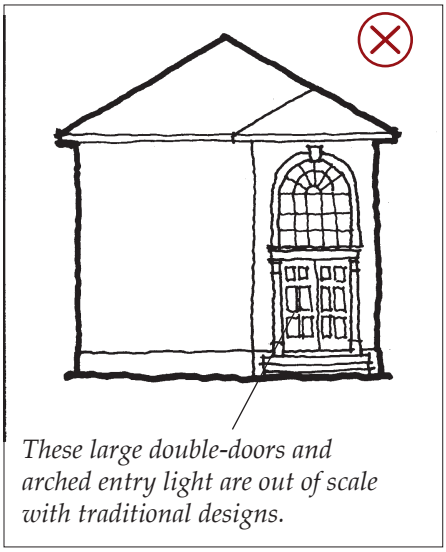
A primary entry door may be combined with adjacent windows and architectural details. It may be framed with a porch, a roofed overhang or be recessed into a front wall. The entrance should remain subordinate in character and be consistent with the overall design of the house in terms of style, materials and architectural details.

12.26 Keep a primary entrance subordinate in scale.

- An oversized, "grand" entry is inappropriate.
- An oversized porch also is inappropriate.

12.27 Integrate a primary entrance with the overall design of the house.

- Use materials, forms and details that are consistent with the overall design.



These large double-doors and arched entry light are out of scale with traditional designs.

Oversized entry

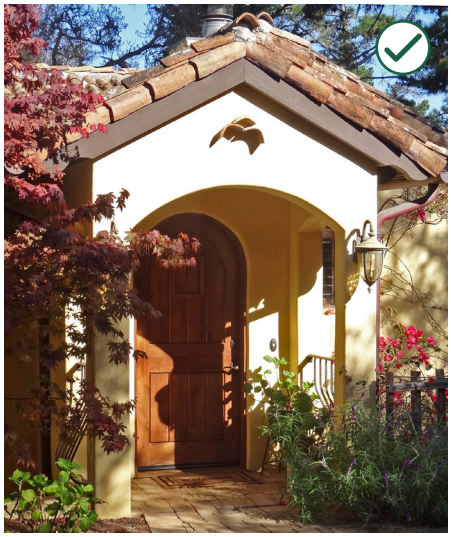
Appropriate entries

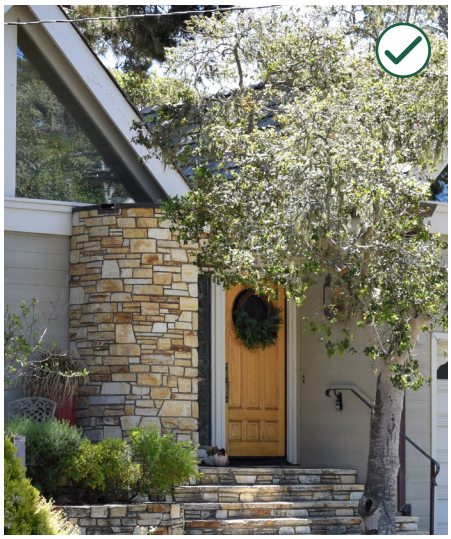
Doors

When it is oriented to the street, the front door establishes a connection with the neighborhood. Traditionally, doors were of a dimension that fit the human form and scale. They were not oversized. This tradition shall be continued.

12.28 Locate and size a door to achieve a human scale.

- The use of a grand, oversized entry door facing the street is inappropriate.





Appropriate doors

Windows

A variety of window types appears throughout the community. Rectangular, vertically proportioned, double-hung windows exist on many buildings. Examples of horizontally proportioned windows also exist, such as larger picture windows along Scenic Road. Sometimes, a larger window surface area is created by pairing smaller windows. By far, wood frame windows are the most typical, but metal windows also are found, especially on some styles that reflect Modernist influences.

Specialty windows

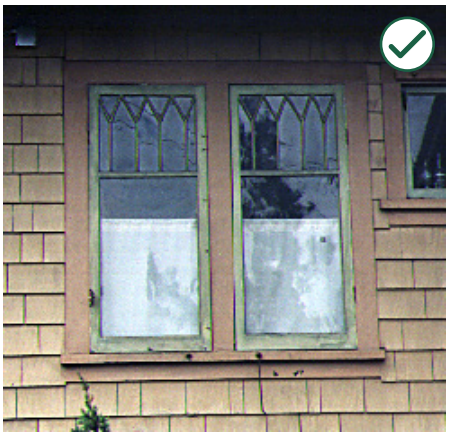
Over the years, bay and oriel windows were used to provide visual interest on facades and to reduce the apparent mass of structures. The use of bay, oriel and other projecting windows may be considered when the building style would have traditionally included such features. They are encouraged when they would break up the line of an otherwise long, unrelieved wall. They are discouraged when overused (along the street or within a single design) or when they would create added mass, bulk or complexity to a facade.

12.29 Window styles and materials shall be consistent with the architecture of the building. Window styles and materials shall be uniform throughout a design.

- Divided light windows are encouraged.
- Wood windows are preferred.
- Aluminum, vinyl and fiberglass are discouraged.
- High gloss finishes should be avoided.
- When feasible, original windows should be restored rather than replaced.

12.30 Locate and size windows to achieve a human scale while avoiding mass and privacy impacts.

- Avoid positioning a large window (greater than 12 sq. ft.) along a side wall that would impact the privacy of an adjacent neighbor.
- Provide windows on walls facing the street to help convey a human scale, add visual interest and avoid unrelieved building mass.
- Limit the use of specialty windows that add to building bulk. Generally, only one bay or oriel window should be visible from the street. Bay and oriel windows facing the street should be avoided if their use would create a repeating pattern within the context of adjacent structures to both sides of the site.



Vertically proportioned, double-hung windows appear on many buildings.

Comstock window

Specialty window

Window with shutters

Bay window

Ganged windows

Multi-pane wood window

Vernacular windows

Multi-pane metal casement window

Out of character window

Ganged windows

Windows on Scenic

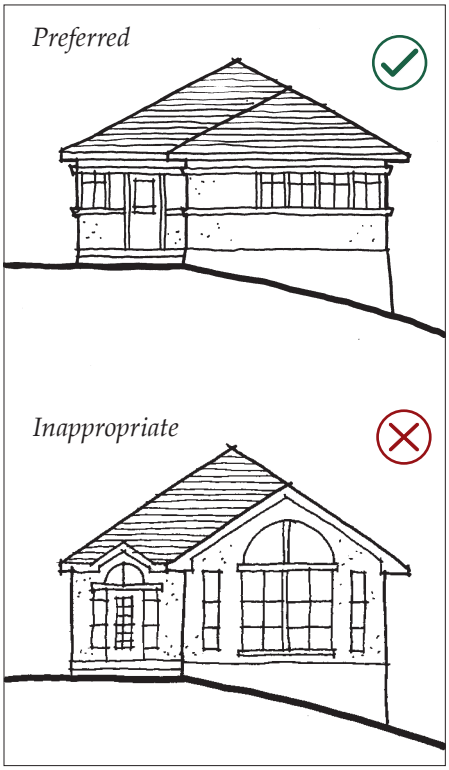
Window box

Thin window trim

12.31 Use dormers to provide interest and reduce the scale of a house.

- The design shall be consistent with the style of the house.
- Avoid using an excessive number of dormers, however.

Appropriate dormers



Fenestration should not overwhelm the architecture. Where views are desired, architectural styles which accommodate wider window configurations should be considered.

Design a balcony to be subordinate in scale and to be in proportion to the house.

Use materials and details that are consistent with the overall design of the house.

Locate a balcony to minimize impacts on the privacy of neighbors.

Balconies and decks

Balconies appear on some traditional houses in Carmel. These should be subordinate in scale and character and be located such that they minimize impacts on the privacy of neighbors. Their design should be consistent with that of the house overall. Decks (at grade and on rooftops) are not part of the design traditions of Carmel and should be used only where their impacts on the character of the street and the privacy of neighbors are minimized.

12.32 Design a balcony to be subordinate in scale and to be in proportion to the house.

- Use materials and details that are consistent with the overall design of the house.

12.33 Locate a balcony to minimize impacts on the privacy of neighbors.

- A location in the rear is preferred.
- A location on the side may be used when it avoids directly overlooking active use areas of neighbors.

12.34 Locate a deck at the rear of a house.

- A deck located in front is inappropriate.
- A deck on the side may be used when it is set back sufficiently from the adjacent property and is screened.

Skylights

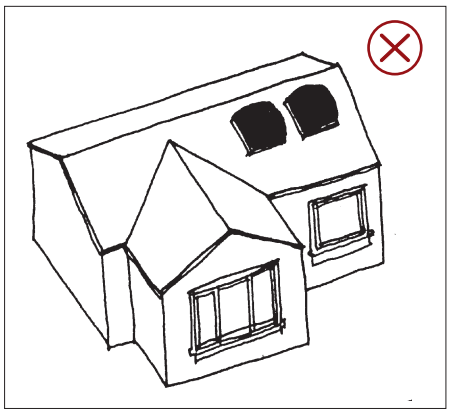
Skylights have appeared over the years in Carmel as a relatively modern design element. Since they are not part of the City's design traditions and they often conflict with the authenticity of popular architectural styles, they can appear out of place. When used, they should be subordinate to the overall roof form and character. A skylight can have significant impacts on the appearance of a property as seen from the street and also can create privacy or glare impacts.

12.35 When a skylight is to be used, it shall blend with the overall building design and its visual impacts shall be minimized. Skylights may be appropriate when:

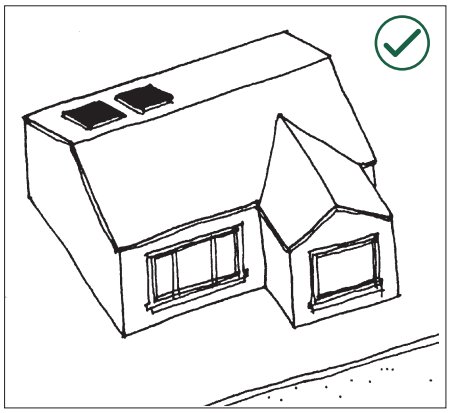
- Interior spaces have no access to exterior windows or such windows have limited access to light
- Windows would cause even greater impacts to adjoining homes
- The skylight design is compatible with the architecture
- The size of the skylight is appropriate to the lighting task

12.36 Skylights shall not be visually prominent from the street or from neighboring windows.

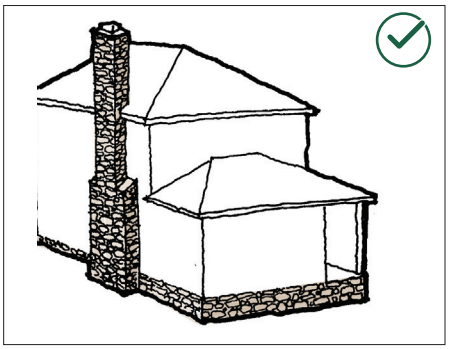
- The size, placement, number and design of skylights should be an integral part of the building design. Skylight placement or size that appears random from the exterior and that detracts from architectural integrity should be avoided.
- A skylight shall be framed in colors that match adjoining roof surfaces. High profile, domed and pyramidal covers are inappropriate.
- A skylight shall not produce glare or light pollution visible to neighbors or to the public.



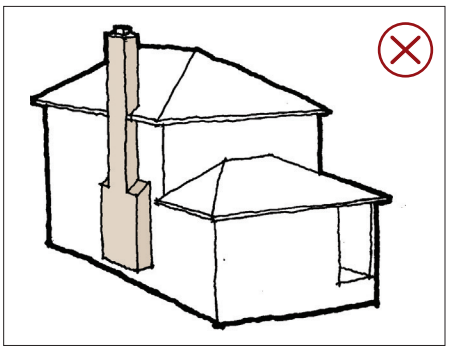
Discouraged: The location of skylights on the front of the roof is discouraged.



Preferred: Minimize the visual impacts of a skylight by locating the skylights on the back of the roof.



Preferred: A chimney should be integrated into the overall building design. This masonry chimney appears to rise from the foundation.



Discouraged: This chimney appears to "float" above the foundation.

Chimneys

Chimneys are a part of the design traditions of the community and they appear in a variety of styles, shapes and materials. A chimney can add visual interest to a building and help to reduce the perceived scale of a roof line. When one is included, it is important that the form and materials be integrated into the overall building composition. In general, a building should have no more than two chimneys, especially on a small lot.

12.37 A chimney shall be integrated into the overall building design.

- A chimney that penetrates through a roof is preferred.
- A chimney that is attached to the side of a building should appear to have a direct means of support. A chimney that appears to "float" above the building foundation is inappropriate.
- Avoid projecting a tall, freestanding chimney at the lower point of a roof. Doing so emphasizes the mass of the chimney and can appear awkward.
- Avoid placing a chimney directly opposite a neighboring window without also providing a greater setback to reduce mass and scale impacts.
- Avoid blocking views with chimneys by using narrow profiles, appropriate placement or minimalist flues. A chimney cap should be an integral part of the chimney design. It should be in proportion.

Appropriate chimneys

Garages

A garage should be a subordinate element on the site.

12.38 Design a garage to appear subordinate to the forest character.

- Keep the scale low.
- Use materials that are consistent with those of the house.

12.39 A garage door should be designed to blend with the background materials of the building.

- Design the garage door to blend with the building wall or orient the door so as not to face the street.
- A standard overhead garage door, with contrasting color and materials, should be avoided.

Design a garage to appear subordinate to the forest character.

Design the garage door to blend with the building.

Use materials that are consistent with those of the house.

Appropriate Garages

Inappropriate Garages

Large exposed retaining wall

All glass door

Large exposed retaining wall

Color

Traditionally, builders used muted colors in Carmel. In many cases, the natural earth tones of stone and the dark tans of stained siding dominated a site. Even when buildings were painted, muted earth tones were used to blend with the forest. This tradition should be continued.

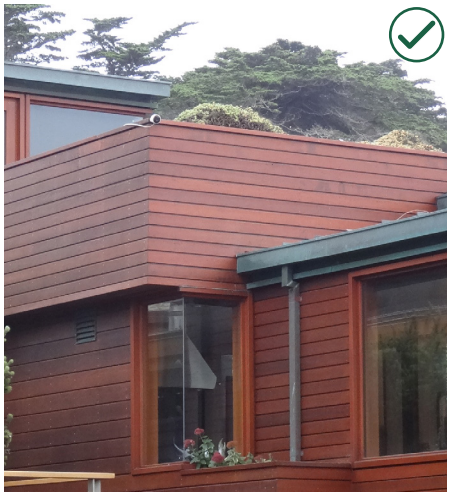
Occasionally, a brighter color scheme appeared, particularly on some Mission Revival styles. However, these typically were located on large lots where extensive planting filtered the view and muted the overall impact. When bright colors are now used in more densely developed conditions, the impacts can be much greater than in the past.

12.40 Keep the overall color scheme muted.

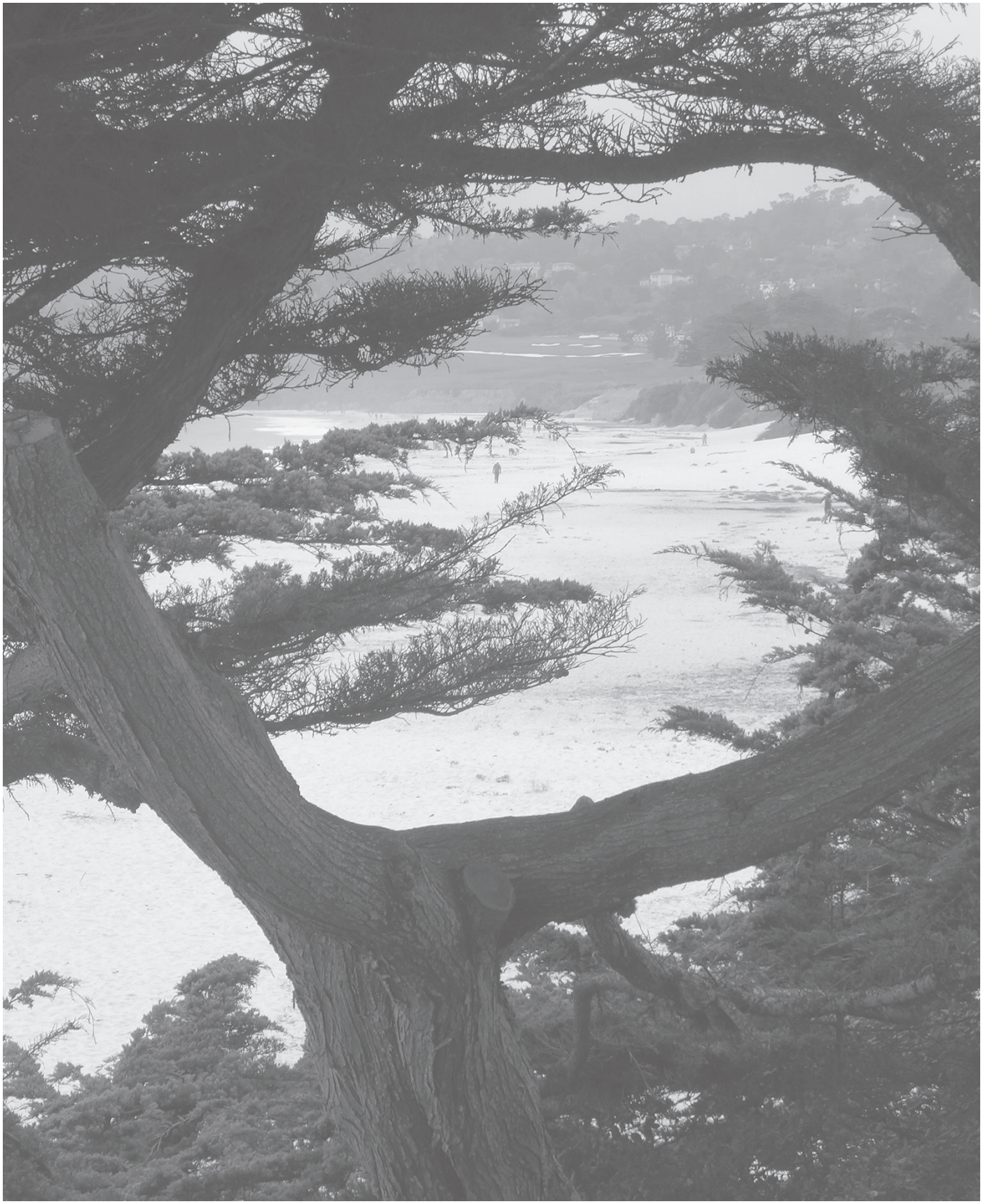
- Avoid highly contrasting color schemes.

12.41 Limit the use of bright colors.

- If they are to be used, reserve their application to key accent features, such as an entry door.
- Pastel colors may be appropriate for some building styles, such as Mission Revival. However, a subdued color scheme is preferred.



Appropriate color schemes



Landscape Design: Final Details

Introduction to Landscape Design

Maintaining and strengthening the character of a Village-in-a-Forest is the highest priority for all landscape designs. The traditional forest landscape is one of the most important features of the community. While each individual site has unique features, residents have consistently relied upon a simple palette of landscape materials that have contributed to the City's forest character. The basic framework of the landscape consists of the plentiful stands of cypress, pine and oaks. Lower scale plants, including smaller trees, shrubs and flowers as well as steps, walls, and fences complete the landscape and are addressed in this section.

The traditional forest landscape is one of the most important features of the community.

The dominant materials of the traditional planting palette are simple and limited. Leafy, low-growing species that are easy to maintain and relatively drought-tolerant should be included in all landscape designs.

High maintenance plants should be limited to active areas, such as courtyards and patios. These places are relatively private, either in the rear, to the side, screened by a garage, or if in the front, set well back from the street. This approach will reinforce the natural forest character of the City and knit the site design into the neighborhood context.

Within this overall landscape, individual details can serve as accents that provide interest while remaining subordinate to the neighborhood character. In fact, personal landscape designs are one of the most successful means of expressing creativity and individuality while remaining consistent with the basic forest image. Creative details on fence posts, in walkways and plant beds for example, appear throughout the community, giving unique identities to individual properties. This tradition should continue.

Appropriate landscape details

Filtered views of homes from the street through trees and shrubs into a property are a part of Carmel's landscape tradition. This is achieved by combining multi-stem trees such as live oaks planted in the foreground, with open fences and leafy shrubbery.

Exceptions to this strongly forested and filtered landscape do exist in some neighborhoods. For example, in some annexed neighborhoods the front yards are more formal and fewer trees exist. Larger plant massings occur on properties here and evergreen shrubbery predominates.

To some extent , the landscape tradition also differs along portions of Scenic Road where small yards limit landscape arrangements. In many cases, these sites have more lush landscaping right up to the street edge and, because views to the ocean are so important, there is less of a "filtering" through layers of taller plant materials.

These variations in the context of neighborhood landscapes should be documented in the preliminary site assessment and should be respected when preparing a landscape plan.

Landscaping that creates a simple and natural design, blending with the urban forest and the public right-of-way is encouraged. Often, a site may already have well established plants and trees that achieve this result. Protecting these existing landscape resources during construction can give a project a settled, mature look immediately upon completion and is encouraged. This is most useful for parts of a site that are visible from the street.

Houses should appear nestled in the trees. Overall, the landscape should have an informal character, emphasizing foliage over flowers. Front yards should be informal gardens, rather than the traditional grass lawns seen in many other communities. These design traditions shall be continued.

Filtered views of homes from the street through trees and shrubs into a property are a part of Carmel's landscape tradition.

Houses should appear nestled in the trees.

Related documents:

Forthcoming landscape ordinance

Related guiding principles *(page xx):*

#1. Restore the forest...
#2. Subordinate structures to the forest...
#5. Fit with context...
#6. Design with authentic details...

13.0 Landscape Guidelines: Final Details

Views of buildings that are filtered from the street with a mix of shrubs and lower story trees are encouraged. This contributes to the "sense of discovery" that is a part of the Carmel design traditions and should be continued.

Ground covers are preferred in the right-of -way. Multi-stem trees also help filter views.

Objectives:

- To renew the urban forest
- To maintain the traditional foreground of simple, indigenous plantings
- To maintain a sense of informality and discovery along the street
- To maintain the traditional palette of plant materials
- To conserve water
- To reinforce a sense of visual continuity along the street

13.1 Provide for upper and lower canopy trees when designing the landscape.

- Provide adequate space around all trees that are required to be planted or preserved.
- Add trees, which are consistent with the neighborhood context, to the site and public right-of-way.
- Trees that arch over the street contribute strongly to the character of some neighborhoods and should be preserved and supplemented where this is part of the design traditions.
- Recognize and plan for the special needs of each tree when designing the landscape. For example, high water use plants are appropriate near redwoods but inappropriate near oaks. Grades around established trees should not be raised or lowered.

Plant selection

13.2 Landscape plans shall use drought-tolerant native plants and other varieties accustomed to growing along the Central Coast.

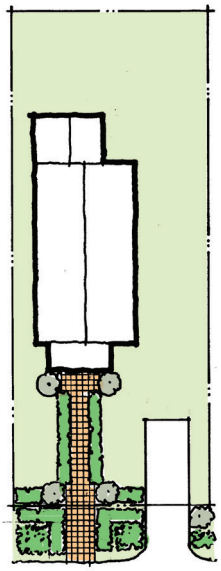
- Use plants that are similar in character to those established along the block and adjoining properties in order to reinforce a sense of visual continuity along the street, but avoid "copying" nearby landscape designs.
- At least 75% of plant materials on a site shall be drought-tolerant. (See the Municipal code for more specific requirements.)

13.3 Planting in areas visible from the street or other public places shall continue the forest character.

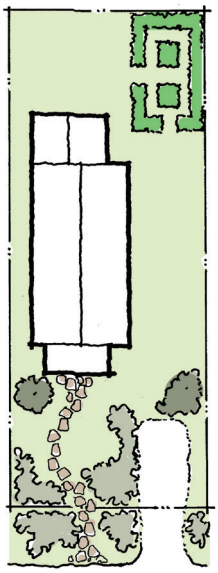
- Locate plants in relaxed, informal arrangements that are consistent with the urban forest character.
- Avoid formal, unnatural arrangements of plants and paving except in small areas out of public view.
- Reserve the use of bedding plants and exotic flowering plants to small accents at walkways, entries or near special site features.
- Lawns, including artificial turf, visible from the street are inappropriate to the forest setting and should be avoided.

13.0 Landscape Guidelines: Final Details, continued...

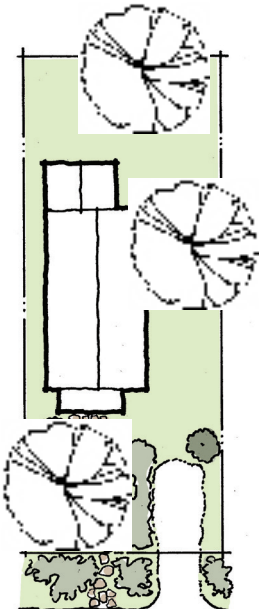
Flowering plants may be used to highlight a walkway.



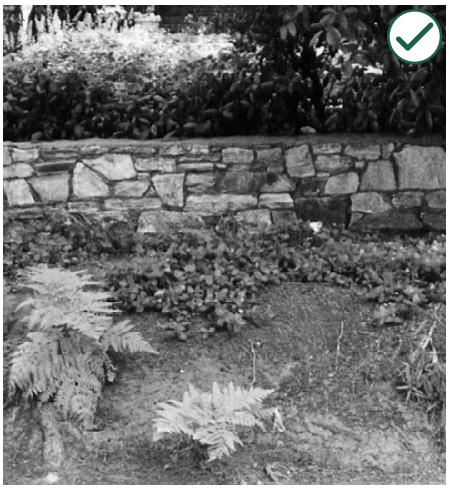
A formal landscape arrangement in front is inappropriate.



A informal landscape arrangement in the front yard is appropriate. The rear yard of the property has more flexibility when designing your landscape.

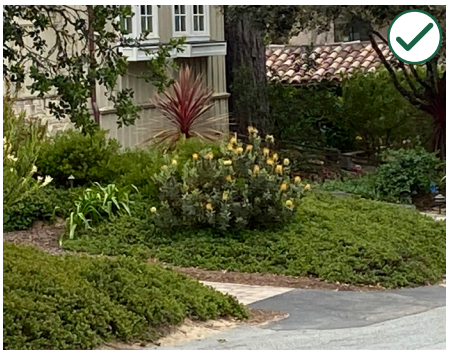


An informal landscape arrangement throughout the yard is encouraged.



Green leafy ground covers are appropriate in the public right-of-way.

Plants in the public right-of-way shall be predominantly green foliage plants, in keeping with the design traditions of Carmel.

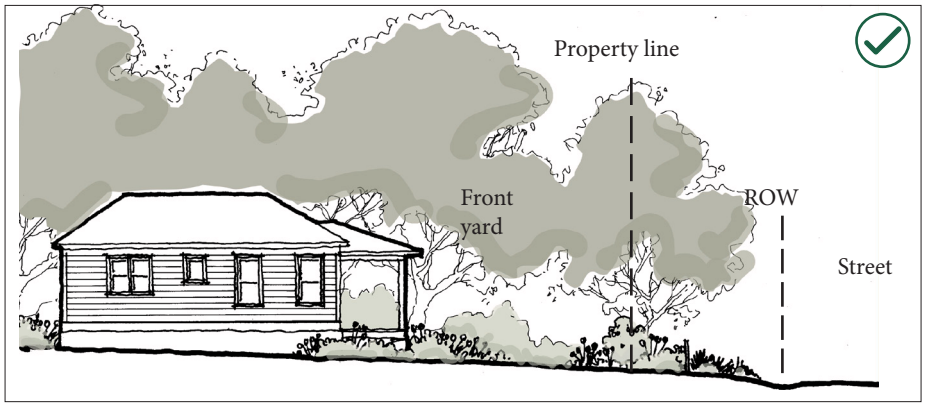


The use of native trees, ground covers and low shrubs is preferred.

Landscaping in the public right-of way

13.4 Plants in the public right-of-way shall be predominantly green foliage plants, in keeping with the design traditions of Carmel.

- Leaving the right-of-way natural is encouraged.
- Naturalized landscaping consistent with the City's forest character may be added to the right-of-way and be designed to blend into landscaping on site to enhance the sense of open space.
- The use of native trees, ground covers and low shrubs is preferred.
- The use of bedding plants and exotic species in the public right-of-way is inappropriate.



Plantings in the front yard should continue the forest image.

Paving materials and design

13.5 For driveways, patios and walkways, select paving materials that convey the colors and textures of native materials and that will reduce runoff.

- Carmel stone, brick, decomposed granite and earth-toned pavers are appropriate.
- Using a "sand-set" instead of "mortar-set" for paving materials allows for percolation of rain into the soil and is encouraged.
- Avoid using "turf block" and grey concrete.
- Paving designs and materials uncharacteristic of a village in a forest are inappropriate.
- Gravel and other easily-displaced materials are inappropriate in the public right-of-way but may be used on private property (M.C. 12.24.020.B).

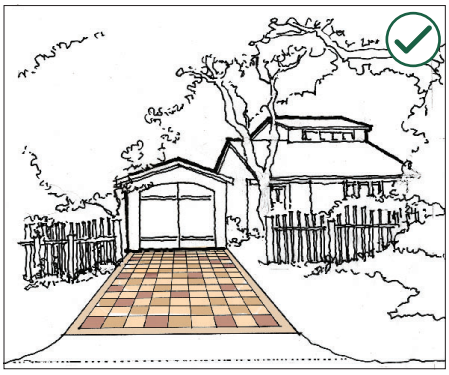
13.6 Design a paved area to be small, informal and intimate.

- Avoid large, continuous areas of paving that are uncharacteristic of the forest and landscaped setting.
- Separating the walkway from the driveway can keep the paved area from appearing wide and expansive.
- Add landscaping at grade or in containers to soften the appearance of paved areas.
- Avoid formal or urban paving treatments such as grass-crete or wide areas of asphalt or concrete.

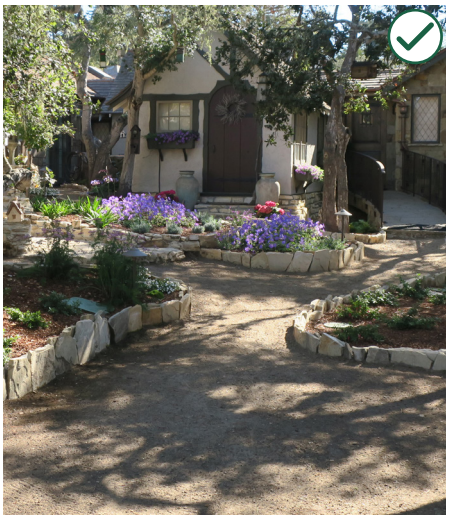
13.7 Use paving materials that will minimize impacts on tree root systems.

- Using pervious paving materials that permit percolation of water and aeration in soils is encouraged.

13.0 Landscape Guidelines: Final Details, continued...



Carmel stone, brick, decomposed granite and earth-toned pavers are appropriate.



Using porous paving materials that permit percolation of water and aeration in soils is encouraged.

Code reference:

Paving standards

Link: xxxxxxxx

Related guiding principles *(page xx):*

#1. Restore and enhance the forest...
#2. Subordinate structures to the forest...
#5. Fit with context...
#6. Design with authentic details...

Blending on-site landscaping with that in the right-of-way can make open spaces appear larger and improve the site's fit with the forest.

Fences and walls should convey simple, hand-crafted designs.

14.0 Guidelines for Fences, Walls and Lighting: Final Details

Fences and walls visible from the street may be appropriate when used to define property edges and entrances. Fences and walls that exhibit craftsmanship and interesting designs are preferred. Not every site needs a fence or wall along the street. Fences and walls shall be low and shall not block views of front yard open space from the public way nor contribute to a "walled-off" appearance along the street edge.

Objectives:

- To promote landscape designs that blend with the forest setting
- To accommodate compatible designs for fences and walls
- To minimize the visual impacts of lighting in the nighttime sky

Fences and walls along street frontages

14.1 Designing without a fence or wall along the street frontage(s) should be considered first.

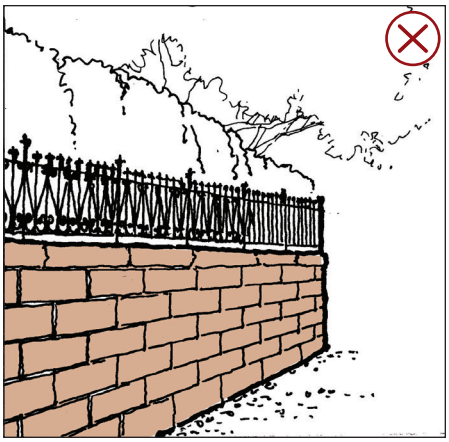
- Blending on-site landscaping with that in the right-of-way can make open spaces appear larger and improve the site's fit with the forest.
- Where enclosure or privacy is desired using shrubs, hedges or other vegetation is preferred instead of a fence or wall.

14.2 Respect the neighborhood context when designing a fence or wall.

- Fences and walls should convey simple, hand-crafted designs.
- The use of grapestakes or wood pickets for fences is preferred.
- The use of river rock, Carmel stone, brick or plastered masonry for low walls also is traditional in most neighborhoods.
- Ornate, "Victorian" wrought iron and chain link fences are inappropriate.

14.3 When designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.

- Continue the pattern of fences, walls and landscaping on other properties nearby and respect any existing patterns on nearby properties (height, materials, vegetation, visibility into the site).
- Keep a sense of openness into the site from the street. Fences and walls along street frontages should be kept low and should not impede visibility for motorists at street intersections.
- Fences and gates should have open, transparent qualities, such as open pickets, that permit filtered views into the front garden.
- Fences shall be designed to preserve some visual access into the yard area on each site by using spaced boards or lattice work wherein the size of the spaces are at least equal to the size of the boards or lattice. The intent of this requirement is to preserve visual access to open space resources.



In general, locating a site wall along a public way is discouraged. Ornate fences on top of masonry walls, such as this one, are also discouraged.

Garden walls

Within the interior of a property, walls may be used to define garden areas and patios. When used as retaining walls they also are a common way to terrace a slope. Garden walls should compliment the architecture and site design by using consistent materials and staying low in height.

14.4 A garden wall should be low in scale.

- Terrace or step a taller wall to avoid mass and scale impacts. The wall for each terrace may not exceed four feet from grade.
- A person should be able to see over any wall that faces the street.

A garden wall should be low in scale.

14.5 A garden wall should have a matte, masonry finish.

- Native stone is the preferred material to blend with the forest setting.
- A plain-textured plaster wall may be appropriate if kept low in scale and when consistent with the building architecture.
- Unfinished grey concrete and concrete block are inappropriate.

A garden wall should have a matte, masonry finish.

Fences

Gates and arbors

When a fence or low wall is used at the street frontage, the entry is often marked by a gate or arbor. This should be small and intimate in its proportions and should be an integral part of the overall landscape design. Gates should reflect a hand-crafted design. Fences, gates and arbors provide an opportunity to include unique details that provide interest along the street. Creative design approaches are encouraged if they are subtle and well-integrated with the site.

14.6 A gate should help create a sense of entry and therefore should be distinguishable from the adjoining fence or wall.

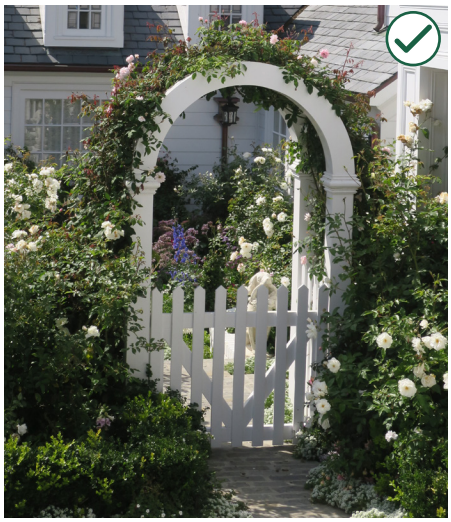
- The use of distinctive design details is encouraged. This provides an opportunity for individuality and craftsmanship.
- Gates should have open or transparent qualities that allow filtered views into the property.
- Monumental posts or columns are inappropriate.

14.7 An arbor should be integral to the fence or wall design and should not dominate the street.

- Maintain a narrow, low and "light" scale. Avoid the use of tall or wide entryways and avoid massive timbers or other heavy building elements when creating an arbor.
- Incorporate vines or other landscaping to blend the arbor into the adjoining fence or wall and garden.

Incorporate vines or other landscaping to blend the arbor into the adjoining fence or wall and garden.

14.0 Guidelines for Fences, Walls and Lighting: Final Details, continued...



Gates should have open or transparent qualities that allow filtered views into the property.

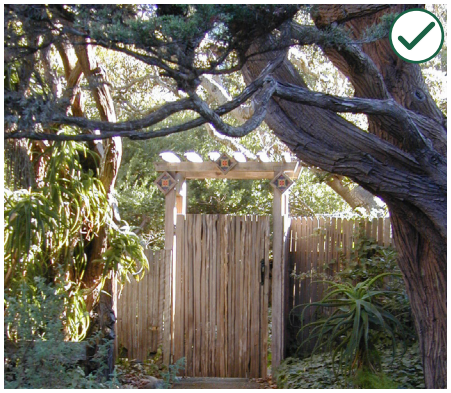
An arbor should be integral to the fence or wall design and should not dominate the street.

Related Code Section:

Arbor standards

Link: xxxxxxxx

Appropriate gates






Inappropriate gates

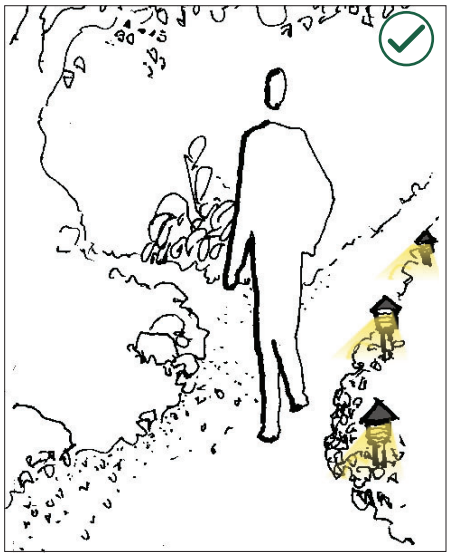


Lighting

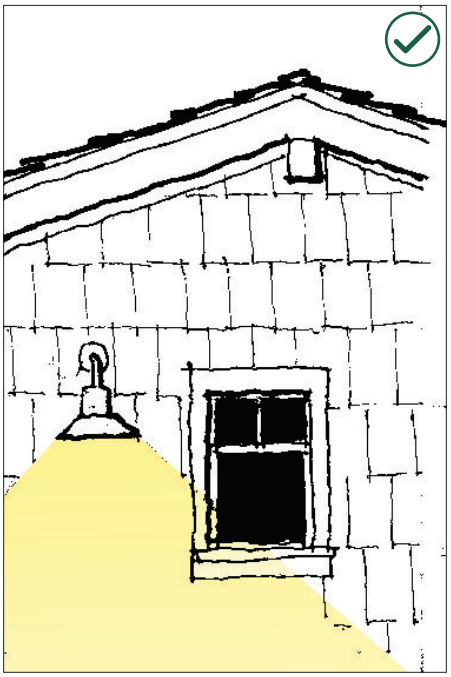
Exterior lighting is a special concern throughout the community. A key feature of the "forest" concept is to minimize the amount of outdoor lighting, such that the nighttime sky can be glimpsed through the trees. From the outset, public street lighting was avoided on residential streets. Within an individual property, site lighting was typically limited to one light at a building entry, and perhaps at a yard gate or over a garage door. Occasionally, a patio was lit as well, but this only a small, shielded lamp. This is a neighborhood-wide concern and the tradition of minimizing lighting should be continued.

14.8 Preserve the low nighttime lighting character of neighborhoods.

- Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways and patios. Lights should not be used to accent buildings or vegetation.
- Use low lumen output light sources. Floodlights and spotlights are inappropriate.
- Locate and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street.
- A fixture on a building front with an exposed light source is inappropriate.



The restrained use of low scale path lighting for safety is appropriate.



Focus a light downward to minimize glare. Avoid placing fixtures where glare would be visible to neighbors or the street.

14.0 Guidelines for Fences, Walls and Lighting: Final Details, continued...

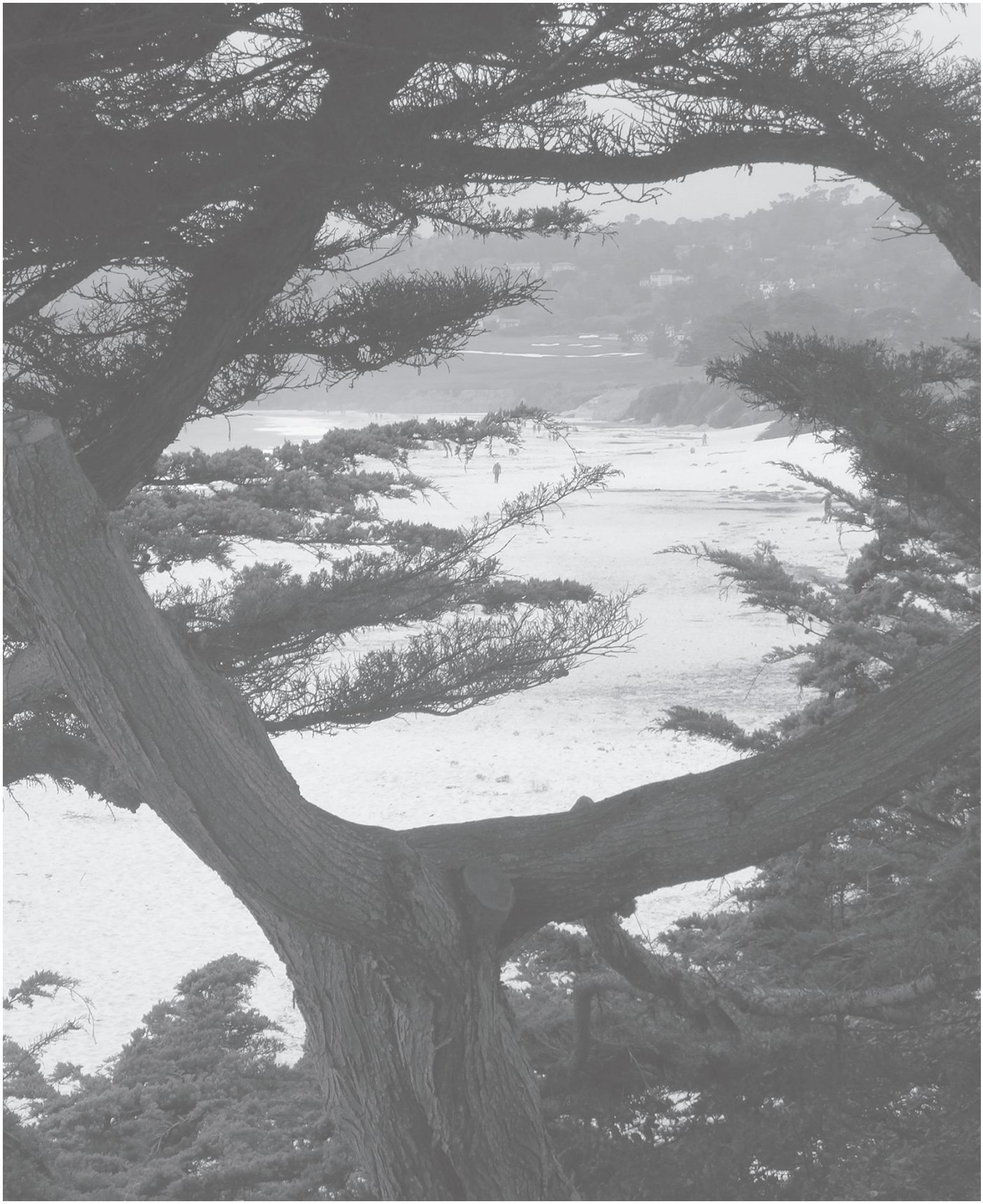
Use lights only where needed.

Locate and shield fixtures to avoid glare.

Related Code Section:

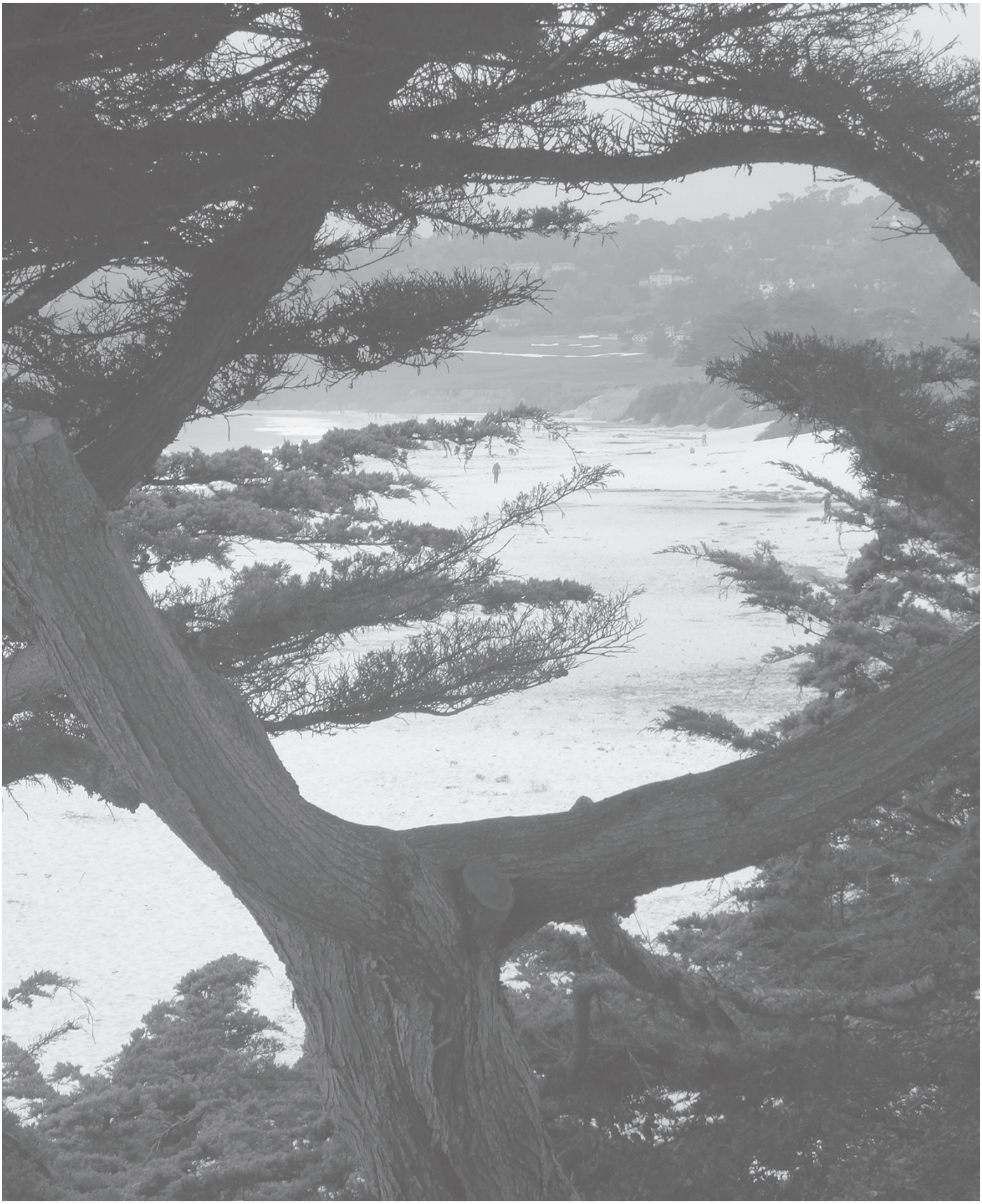
Lighting standards

Link: xxxxxxxx



PART FOUR: APPENDICES

(Forthcoming)



Credits

(Forthcoming)