

The Design Traditions of Carmel



READERS GUIDE TO PUBLIC REVIEW DRAFTS

Residential Design Guidelines
and
Downtown Design Guidelines

February 2023

The Public Review drafts of these documents are now available.

This is a brief guide for readers. Since these documents are still works-in-progress, this guide explains some of the formatting and the basic approach to the documents.

About the design guidelines

The Public Review Draft of the **Residential** Design Guidelines is an update. It builds on the City’s existing residential design guidelines document by incorporating comments received from the community over multiple meetings, the project Steering Committee, City Council and the Planning Commission as well as City staff. The direction for this draft was first established in a Strategy Paper, which was released in the Fall of 2022, and ultimately approved by the City Council. The Public Review Draft of the **Downtown** Design Guidelines also builds on the existing guidelines, but is a more substantial update. Existing guidelines statements are incorporated as high level policies with more detail added for many design topics.

Providing Comments

Comments on these Public Review Drafts will be collected in a forthcoming community workshop and from the project Steering Committee. Direction also will be received in study sessions with the Planning Commission and City Council. Revisions will follow and the documents will be re-published to be considered for adoption by the Planning Commission and City Council. Further revisions may be determined at these adoption hearings. In other words, there is still opportunity for revisions, because there are still several steps remaining in the public process.

Use of red font

At the onset of this project nearly a year ago, the City Council adopted the moniker of “Design Traditions 1.5”. This was done very intentionally to communicate that their vision for the project was to update and refurbish the existing guidelines, not throw them away and create new ones. With that in mind, much of the existing guidelines text is retained in this draft, however in some cases words are changed for added emphasis and strength. For example, many existing guidelines use the word “should,” even when compliance is expected. In those cases, the word “shall” has replaced “should.” This change is shown in red font for this public review draft. In some areas, whole new blocks of text are added. These also are shown in red font. Later, the red text will be converted to black for consistency. Other minor text edits that are intended to refine language but not change intent are not shown in red.

Improving Wayfinding

Through the public process, we learned that there is a concern about how readers negotiate the design guidelines. These new way-finding helpers have been included throughout the documents in an effort to make them more user friendly.

Footers for the different parts in the documents

The documents are divided into different parts, each covering a specific range of topics. Footers identify which of the parts of the documents that the reader is in.

Mini Tables of Contents for each Part of the document

A divider page appears at the beginning of each of the Parts of the documents and it includes a more detailed table of contents for that section.

Margin boxes

Boxed notes now appear in the margins, and provide references to other documents, policies and regulations, along with active hyperlinks (to be added later) to them online.

“Continued...” note

When an individual design topic continues onto another several pages, a margin note is placed at the top of the outside column indicating that the topic continues.

Hyperlinks forthcoming

In order to facilitate quickly accessing related sections within the guidelines document and to reach other related codes and regulations, hyperlinks will be provided. By clicking on the link, readers will be taken directly to the other material. These links will occur in two forms:

- (1) Links to related material in other sections within the design guidelines. These links will take you directly to the referenced section of the document.
- (2) Links to relevant sections of other documents on the web (such as the Zoning Code Chapter 17 within the Carmel Municipal Code, or the City’s General Plan).

The hyperlinks are **not** in the Public Review Drafts. They will be created once the text is finalized.

Relationship to a forthcoming landscape ordinance

A draft of a new landscape ordinance is currently underway. This will affect the content of the design guidelines. If some of the landscape guidelines in these drafts are determined to be redundant with the new landscape ordinance, that language will be removed or revised to point users to the ordinance. At present, the material remains in these drafts of the guidelines to assure that the ideas are considered as the ordinance is developed.

Relationship to forthcoming zoning code revisions

Some zoning code revisions are being considered concurrently with the update to the design guidelines. These include a potential Bulk Plane (Building Envelope) standard that could replace the volumetric measurement in the existing code for single family residential areas. Cross references to those new code provisions will be added as appropriate in the next draft.

Photographs

Photographs appear throughout the document. Many of these illustrate appropriate design solutions. Some others illustrate inappropriate designs. These are usually from outside of Carmel. In a few cases, a “placeholder” may indicate the intent to add a photograph that was not available in time to be included in the Public Review Draft.

