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City of Sutter Creek **Design Standards**

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Appendix A Design Review Process Examples



1.0 INTRODUCTION

The Sutter Creek Design Standards (Design Standards, or Standards) have been developed as a tool to facilitate implementation of architectural regulations mandated by the City's Municipal Code.

1.1 BACKGROUND

With the proliferation of retail chains, franchise businesses and generic homes throughout the country, cities have increasingly lost their individual character. By contrast, Sutter Creek still retains a diversity of architectural styles, which collectively represent its history, and enhances the community, providing a strong sense of place for residents and visitors alike. In an effort to preserve and maintain this historic image, the City has adopted the general goal of ensuring that this heritage is reflected in future development, construction and reconstruction. Through consistent implementation of these Design Standards, the City will see that the following goals are met:

- a. Preservation of the historic image of the City;
- b. Quality neighborhoods and commercial centers are maintained;
- c. Compatibility with the City's unique character is ensured;
- d. Compatibility with surrounding structures and neighborhoods is ensured; and
- e. Sensitivity to the natural environment is preserved.

1.2 APPROACH

Each project has unique attributes that relate to or result from its location, type, scale, and relationship to its surroundings. In every case however, common principles may be applied to a project's design to help achieve the goals of these Design Standards. Projects should strive to accomplish:

- a. Simplicity and compatibility;
- b. Proper scale so as to blend with existing structures and surroundings;
- c. Respect for historic resources; and
- d. Compatibility with the existing context.

Each of these common design approaches is discussed in detail in the following chapters.

1.3 APPLICABILITY

These Design Standards apply to every project in the City that requires a building permit and/or a planning entitlement unless exempted pursuant to Section 1.3.1, including all of the following:

- a. New construction;
- b. Alteration to the exterior of an existing structure;
- c. Repair of exterior features on an existing structure;
- d. Addition to the exterior of an existing structure;
- e. Moving an existing structure;
- f. Demolition of an existing structure;
- g. New subdivisions.

In addition, within the Main Street Historic District, these design standards also apply to the repair, maintenance, and painting of existing structures and facilities when neither a building permit nor planning entitlement is required. For a diagram showing the more sensitive historical areas of the City, the Historic District and Main Street Historic District, see Figure 1 - Historic Districts.

1.3.1 Actions that are Exempt

These Design Standards do not apply to the repair or maintenance of existing structures and facilities outside the Main Street Historic District when the existing appearance is not changed. Examples include like and kind: color, materials, roofing, decking, siding, and equipment.

Adopted project design standards and/or guidelines adopted by the City supersede these Design Guidelines, as applicable. Adopted project design standards include but are not limited to:

- a. Gold Rush Ranch and Golf Resort Specific Plan Area
- b. Allen Ranch Subdivision CC&R's

1.3.2 Application of the Design Standards

The Design Standards are presented in Chapters 2.0 through 5.0 as follows:

- a. Chapter 2.0 provides the General Design Standards that apply Citywide.
- b. Chapter 3.0 provides Design Standards for projects located in the sensitive historic areas of the City, the Historic District and Main Street Historic District.
- c. Chapter 4.0 provides Design Standards for new subdivisions, applied Citywide.
- d. Chapter 5.0 provides Design Standards by specific land uses, applied Citywide.

The Design Standards of Chapters 3.0, 4.0, and 5.0 are applied with, and in addition to, the General Design Standards of Chapter 2.0.

1.3.3 City Interpretation of the Design Standards

The City may interpret these Design Standards and inject flexibility in the way they are applied to individual projects, as not all design criteria may be workable or appropriate for every project. In addition, the City may consider exceptions to these standards in the following circumstances:

- a. The restrictive effect of a specific standard is unreasonable due to unique conditions relating to the property such as size, shape, topography, location, proximity to a critical area, or character of surrounding uses, or that strict application of the standard would be unreasonable in view of the purpose to be served by the standard; or
- b. The alternative site planning and building design approach meets the design objectives as stated in the standard, equally well or better than would compliance with the standard; and
- c. In either of the foregoing circumstances, the exception will not result in substantial detriment to the public good.

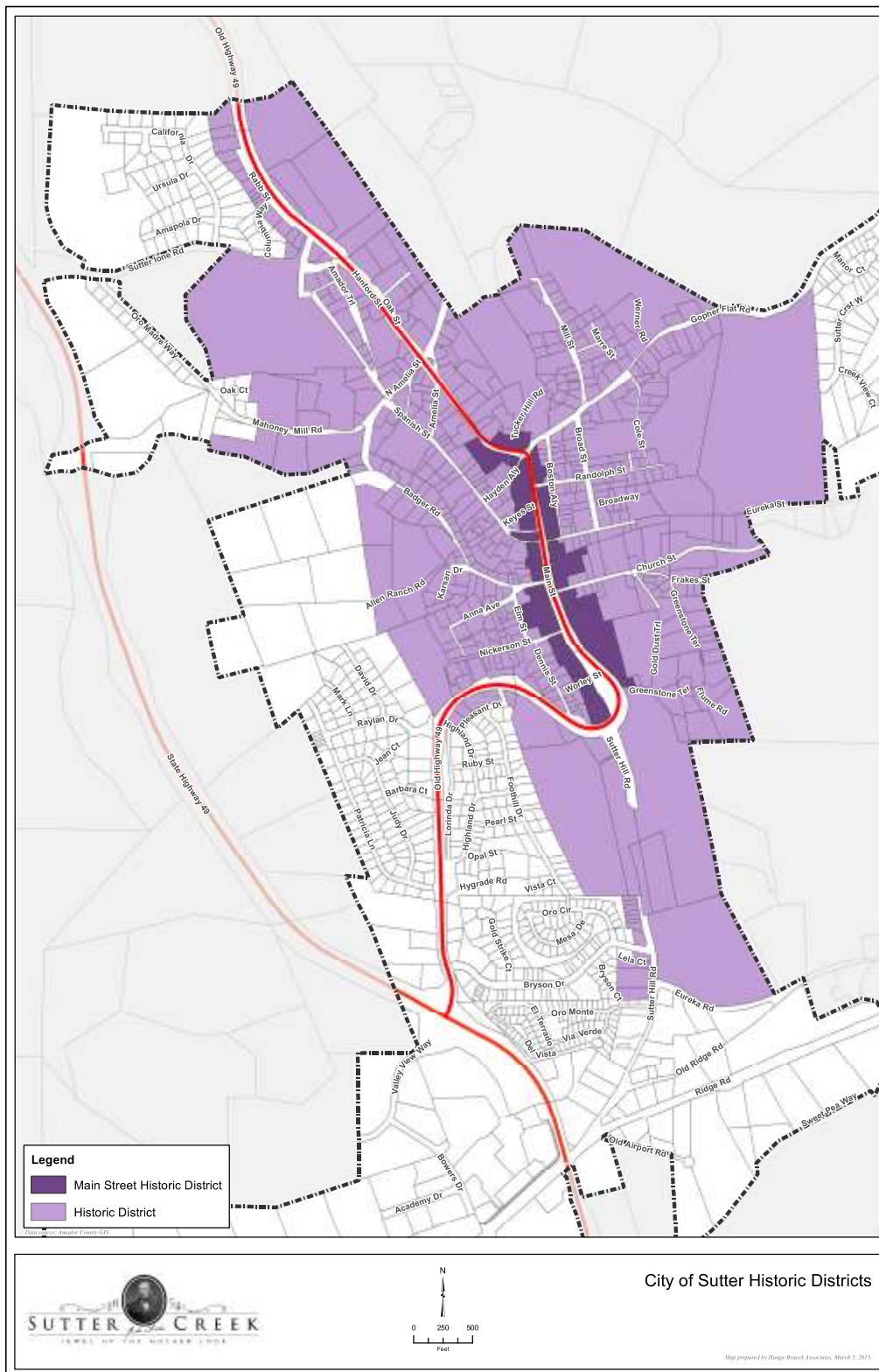
Through the process of interpretation and exceptions, where appropriate, the overall objective is to ensure that the intent and spirit of the Design Standards are implemented.

1.4 DESIGN REVIEW PROCESS

All applicable projects will undergo design review before obtaining Design Clearance, the extent of which will be determined by the project's location and type. Figure 2 - Design Review Flow Chart provides an overview of the design review process. To further assist the reader in understanding the design review process, examples of typical applications are provided in Appendix A - Design Review Process Examples.

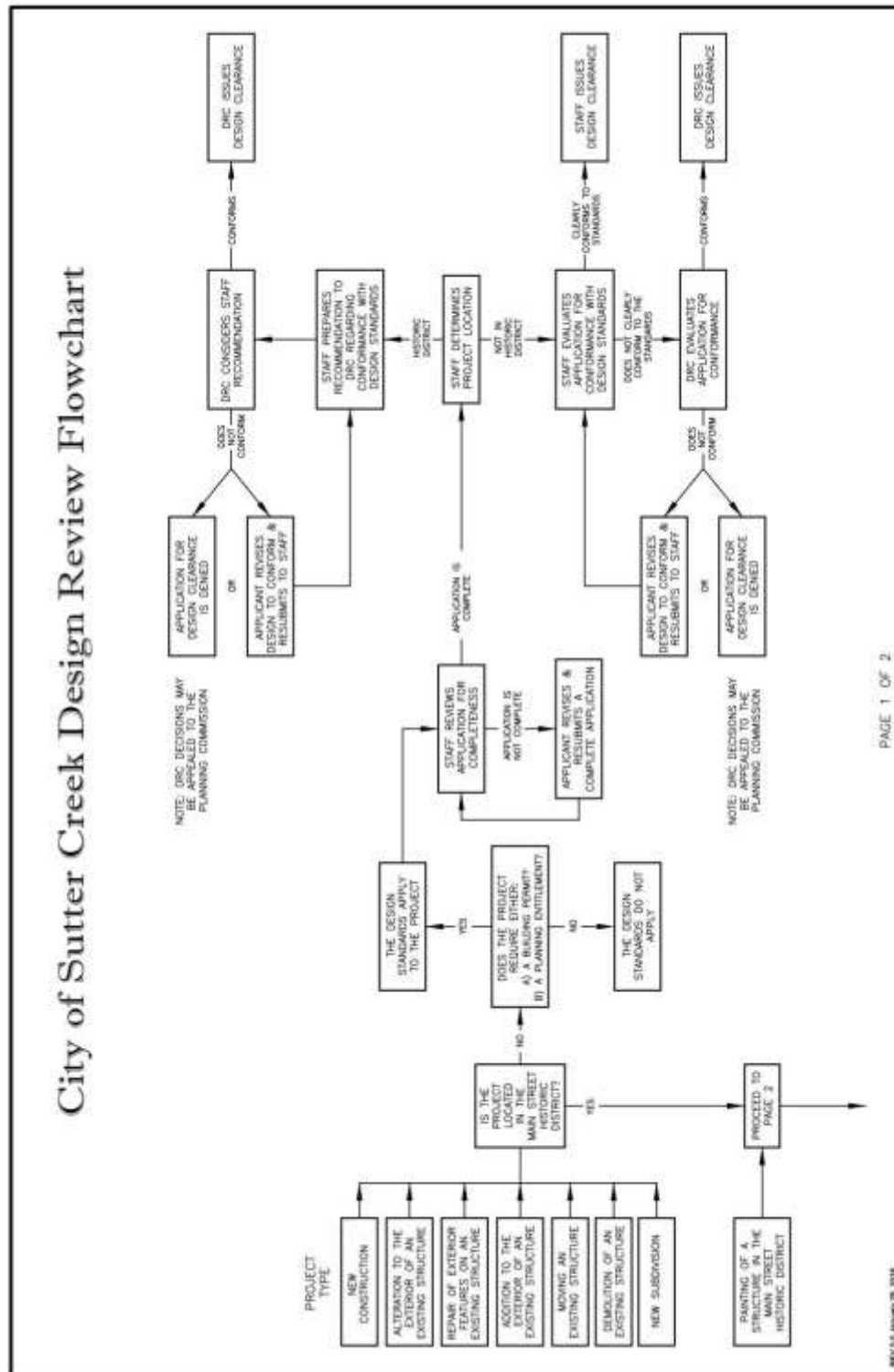
All project and design clearance applications will first be reviewed by City staff to determine whether the application is complete. Once deemed complete, the application will be processed as shown on Figure 2 - Design Review Flowchart 1 of 2 and Figure 3 - Design Review Flowchart 2 of 2.

**FIGURE 1
HISTORIC DISTRICTS**



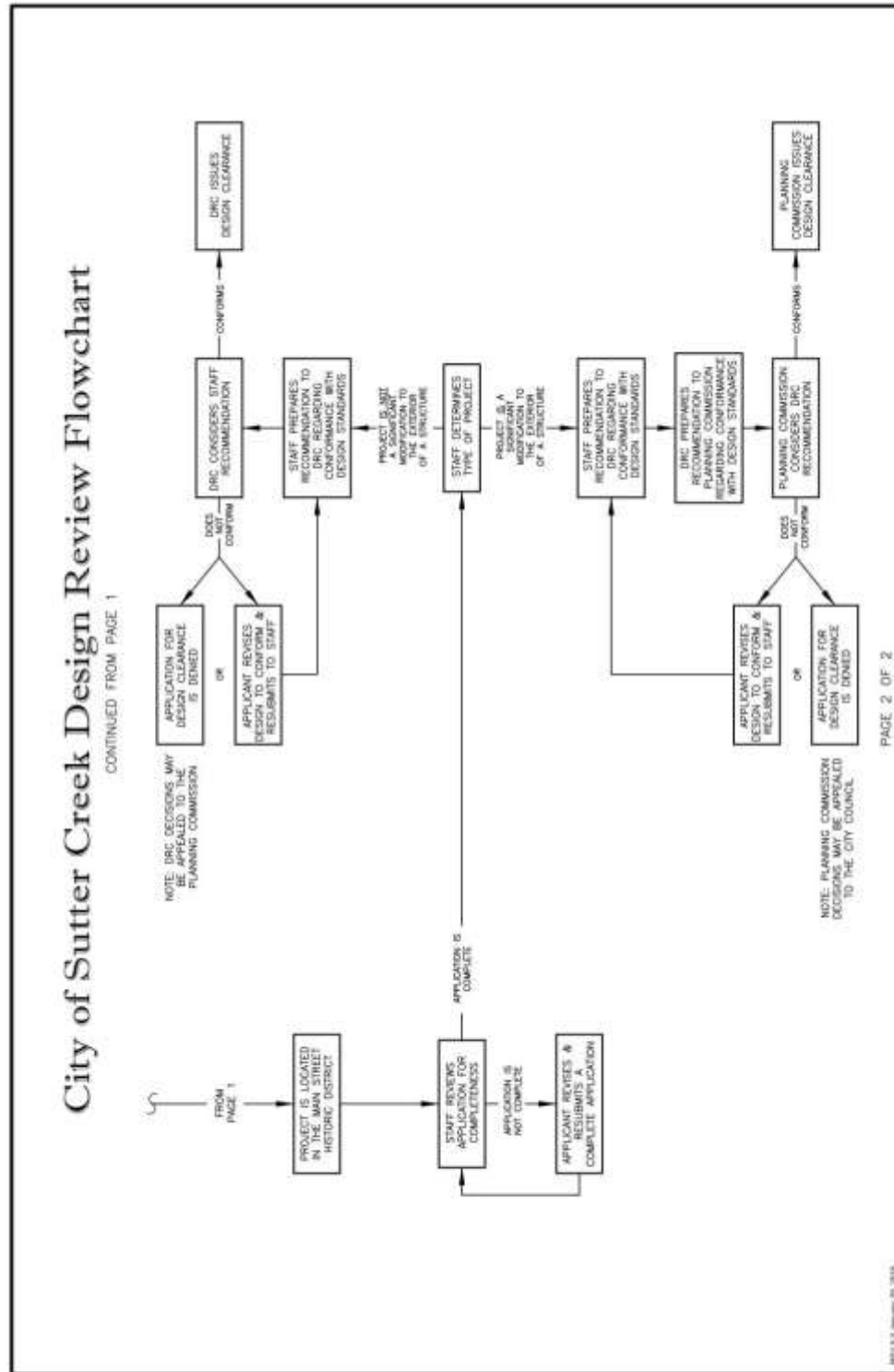
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FIGURE 2
DESIGN REVIEW FLOWCHART 1 of 2



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**FIGURE 3
DESIGN REVIEW FLOWCHART 2 of 2**



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1.4.1 Projects Outside of the Historic District and Main Street Historic District

Staff will evaluate the application and issue Design Clearance for those projects that clearly demonstrate conformance with the Design Standards. An application that does not clearly demonstrate conformance with the Design Standards will be forwarded to the Design Review Committee (DRC) for review.

1.4.2 Projects Within the Historic District and Main Street Historic District

Staff will evaluate the application and make a recommendation to the DRC regarding the project's conformance with the Design Standards. The DRC will consider Staff's recommendation and either:

- a. Issue Design Clearance on concurrence with Staff's recommendation; or
- b. Issue Design Clearance with required modifications; or
- c. Find that the application is not in conformance with these Standards, in which case the applicant may either modify the project so that conformance is achieved or appeal the DRC's interpretation to the Planning Commission.

1.4.3 Repair, Maintenance, and Painting Within the Main Street Historic District

Staff will evaluate the application and determine whether the action is a significant modification to the exterior of a structure.

- a. For applications that do not propose a significant modification to the exterior of a structure, Staff will make a recommendation to the DRC regarding the project's conformance with the Design Standards. The DRC will consider Staff's recommendation and either:
 - 1) Issue Design Clearance on concurrence with Staff's recommendation; or
 - 2) Issue Design Clearance with required modifications; or
 - 3) Find that the application is not in conformance with these Standards, in which case the applicant may either modify the project so that conformance is achieved or appeal the DRC's interpretation to the Planning Commission.
- b. For applications that propose a significant modification to the exterior of a structure, Staff and DRC will make recommendations to the Planning Commission regarding the project's conformance with the Design Standards. The Planning Commission will consider Staff's and DRC's recommendation and either:
 - 1) Issue Design Clearance on concurrence with Staff and DRC recommendations; or
 - 2) Issue Design Clearance with required modifications; or
 - 3) Find that the application is not in conformance with these Standards and deny the Design Clearance and direct the applicant to modify the project so that conformance is achieved.

Once Design Clearance is received, the application, as appropriate, will be processed for permitting and/or entitlements through the City's normal procedures. Any decision made by Staff may be appealed to the DRC, and any decision made by the DRC may be appealed to the

Planning Commission. Decisions made by the Planning Commission may be appealed to the City Council.

1.5 DEFINITIONS OF KEY TERMS

The City maintains a City Glossary of terms used in its General Plan, Codes, Standards, and Guidelines. For the purposes of implementing these Design Standards, the definitions of several key words and terms defined in the City Glossary are provided in this section. Note that these Design Standards use terms that are not objectively defined, such as substantial, appropriate, compatible, inappropriate, and large. As the City reviews projects over time it will interpret and define the use of these terms and, when possible and as appropriate, text will be incorporated into these Design Standards that provides quantified and objective standards.

Appropriate – In some cases, a stated action or design choice is defined as being “appropriate” in the text. In such cases, by choosing that particular design approach the applicant will be in compliance with the standard. However, in other cases, there may be another approach that is not expressly mentioned in the text, which also may be deemed “appropriate.”

Design Review Committee (DRC) – The Design Review Committee (DRC) is a committee appointed by the City Council to review applications and make recommendations to City staff and/or the Planning Commission regarding an application’s conformance with these Standards.

Building – See “Structure.”

Consider – When the term “consider” is used, a design suggestion is offered to the applicant as an example of one method whereby the design standard could be met. Applicants may elect to follow the suggestion, but may also consider alternative means of complying.

Context – In many cases, the applicant is instructed to relate to the context of the project area. The “context” relates to those properties and structures adjacent to, and within the same block, neighborhood or area, as the proposed project.

Compatible – In many cases, the applicant is instructed to make the project compatible with the project area. “Compatible” relates to those properties and structures adjacent to, and within the same block, neighborhood, or area, as the proposed project. To be compatible, the project design is consistent with that of the surrounding structures.

Design Clearance – Design Clearance is written concurrence by the City that a project is deemed to be in conformance with these Design Standards. Design Clearance is required before a project may be processed for permitting or entitlements or in the case of repair, maintenance and/or painting within the Main Street Historic District, before said repair, maintenance and/or painting may commence.

Detriment – Loss, damage, disadvantage, or injury. A cause of loss or damage.

Encourage – In some cases a particular design approach is “encouraged.” In such cases, that method should be utilized unless an alternative would also meet the intent of the standard. For example, a standard addressing the design of new buildings states, “new interpretations of traditional building styles are encouraged.” In such a case, a new building need not directly

imitate a historic style. However, a specific condition may arise in which an imitation, accurately executed, could be determined to be appropriate. Reconstruction of a building that once stood on a site that conveys a particularly significant part of the community's history is an example.

Historic District and Main Street Historic District – The Historic Districts are geographic areas of the City that are dominated by historically significant residential and commercial structures and architectural features. These Design Standards include specific provisions for projects located within the Historic Districts. The Historic Districts are shown on Figure 1 – Historic Districts.

Historic Property or Structure – For the purpose of these Standards a historic property or structure is defined as any individual building, structure, object or site that is significant in or to the history, architecture, archeology and/or culture of the City of Sutter Creek, the County of Amador, or the State of California.

Inappropriate – Inappropriate means not appropriate, not proper, or is not suitable. When the term “inappropriate” is used, the relevant design approach should not be allowed. For example, one standard states, “a new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.” In this case, a design out of character with the historic building would not be approved.

Large Retail Establishment – For the purposes of these Standards a large retail establishment is defined as a retail commercial project proposing a total gross ground-floor area of 20,000 square feet or greater.

Mother Lode Style – The Mother Lode Style of architecture utilized throughout these Design Standards incorporates and embodies the recognized architectural styles, forms and elements employed within Sutter Creek prior to about 1940. The characteristics of the Mother Lode Style are described in Section 2.3.

Must – See “Shall.”

New Subdivision – For the purposes of these Standards, “new subdivision” shall mean a project that creates or proposes to create five (5) or more new single-family residential parcels or two (2) or more new parcels of any other zoning or land use designation.

Non-essential – Non-essential structures are those which, while dating from the period of significance (i.e. prior to about 1940), have been altered so radically that the historic information is no longer interpretable and they no longer merit preservation or restoration. In many such buildings, nearly all of the structure's historic fabric has been replaced with new materials. Other non-essential structures include those that may lie outside the boundaries of the Historic District or those that have been constructed outside of the period of significance.

Preferred – In some cases, the applicant is instructed that a certain design approach is “preferred.” In such a case, that approach should be utilized unless an alternative can be demonstrated to meet the intent of the standard. For example, a standard addressing design characteristics for a new building states that “a new design that draws upon the fundamental similarities among historic buildings in the community (without copying them) is preferred.” In

such a case, a design that imitates a historic style generally is inappropriate. However, a specific condition may arise in which an imitation, accurately executed, could be determined to be appropriate. Reconstruction of a building that once stood on a site and which conveys a particularly significant part of the City's history is an example.

Reasonable – Means appropriate for a particular situation or set of circumstances. What is reasonable in one situation may be unreasonable in another. "Reasonable" is usually determined on a case-by-case basis after review of a project's specific circumstances.

Shall – Means what is required or mandatory. Same as "will have to" or "must."

Should – If the term "should" appears in a standard, compliance is expected when the particular condition described applies to the project at hand. However, flexibility in applying the standard may occur when relaxing it would permit greater compliance with other standards and when the general intent is still met. For example, a standard states, "buildings should generally be oriented parallel to streets." In most such cases, compliance would be expected.

Significant Modification to the Exterior of a Structure – For structures within the Main Street Historic District, a significant modification to the exterior of a structure is determined if the repair of, addition to, alteration of, or painting of the exterior of the structure will cause a clearly discernible change from the exterior's existing conditions that is not consistent with the adopted goals and objectives of the City by and through the adoption of these Design Standards.

Standard – In the context of this document, a "standard" is a design requirement that must be met when appropriate for and applicable to a project. On a case-by-case basis a standard may be subordinated by the City in order to facilitate compliance with another standard that has been deemed more important, without compromising the overall objectives of the Design Standards.

Structure – Anything constructed or erected, the use of which requires being attached to the ground or attached to something located on the ground. For the purposes of this document, the term "structure" includes "buildings."

Visually Sensitive Area (VSA) – A Visually Sensitive Area (VSA) is generally an area that is presently natural and undeveloped. It has been determined that these areas must be retained in their present natural and undeveloped state in order for the City to maintain its attractive and valuable small town atmosphere over time as designated and delineated on the City's General Plan Land Use Overlay Map LU-3.



2.0 DESIGN STANDARDS THAT APPLY TO ALL PROJECTS

This chapter establishes general design standards that apply to all projects in the City that are subject to these Design Standards (refer to Section 1.3 for a discussion of projects to which these Standards apply). These General Design Standards apply to all project types in all zoning districts including commercial, industrial, single- and multi-family housing, new construction, new subdivisions, and exterior remodel projects of all types.

2.1 OVERALL DESIGN OBJECTIVES

It is not the intention of the Design Standards to create a monothematic architectural fabric that blankets the entire City; the City does not intend, for example, that every project have a “Victorian” look. Instead, and with due deference to the significant character of the historic portions of the City, the intent of the Design Standards is to incorporate the City’s historic influences and stylistic elements into new construction in such a manner that Citywide harmony is maintained and sharp stylistic contrasts are avoided. Toward this end, several overall design objectives have been established that will be applied to all projects Citywide:

- a. **Keep it simple:** The image of Sutter Creek is that of an earlier historic time. Much of the City's built environment is comprised of simple forms, which reflect the unique history of the City and its environs.
- b. **Keep it in scale:** Much of the City is perceived from a variety of viewpoints, each of which must have a consistent sense of scale. The overall scale is reflected in the layout of the street and its structures and buildings, which together create a unique small town environment.
- c. **Respect historic resources:** Sutter Creek's historic resources are very important, and the City's sense of history is evident through the integrity of its many historic buildings. Typically, older buildings significantly outnumber newer structures in the Historic District. The sense of time and place on the street is also important, and one should be able to perceive the character of a neighborhood as it was historically developed.
- d. **Make new design compatible with its existing context:** Sutter Creek is not frozen in time. For this reason, new construction outside of the Historic District should draw upon the design elements of historic buildings without trying to mimic historic styles. New interpretations of traditional building styles are encouraged.
- e. **Follow applicable design standards:** To achieve the City's overall design objectives, applicants must clearly demonstrate how their proposed projects will comply with these Design Standards.

2.2 GENERAL SITE DESIGN STANDARDS

All applications for projects subject to these Design Standards shall include information clearly demonstrating compliance with each of the applicable design standards that follow:

2.2.1 Adjacent Development

Each proposal shall demonstrate consideration for the existing conditions on and off the site including the following:

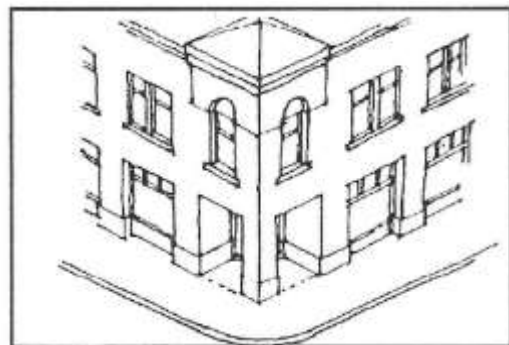
- a. The land use and site organization of neighboring properties;
- b. The Architectural character, style, and scale of neighboring structures;
- c. The existing natural features (i.e., mature trees, landforms, etc.);
- d. Opportunities to preserve ridgelines and/or enhance views;
- e. Privacy and solar access of the site and neighboring properties;
- f. Links to adjacent development using sidewalks or pathways and shared access driveways and parking; and
- g. Use of construction and/or restoration materials in a manner that is consistent with the texture, color, geometry, and visual relationship of historic building materials.

2.2.2 Building and Parking Locations

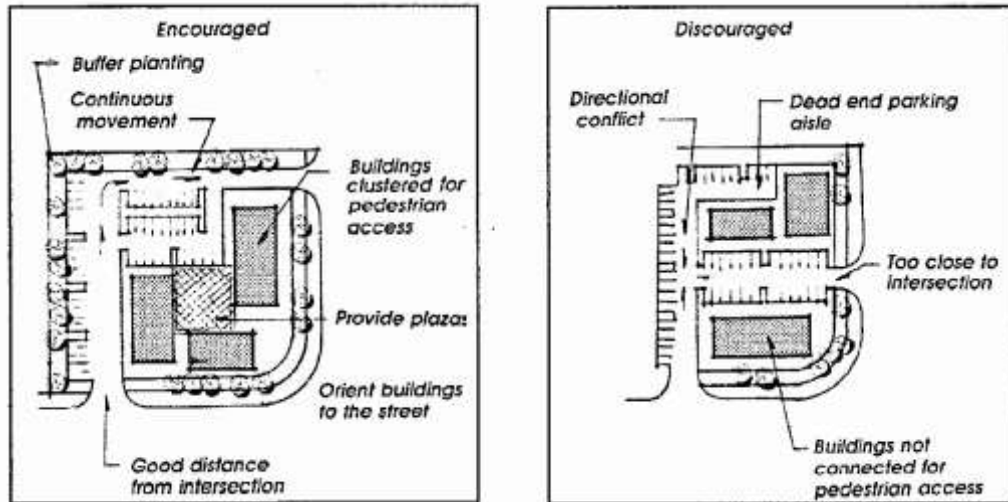
- a. **General placement.** Buildings should generally be oriented parallel to streets and placed as close to the street as established setbacks permit. Buildings may be angled to create interesting juxtapositions if there is a specific design goal to be achieved.

However, definition of the street edge is an important and legitimate role for buildings and this must also be considered. Exceptions for larger setbacks from the street may be justified if a compatible use is proposed (for example, outdoor dining or pedestrian rest area, to maintain continuity with landscaped areas on adjacent properties, or to accommodate maximum southern exposure for buildings utilizing solar power).

- b. **Pedestrian or vehicular orientation.** The orientation of buildings shall respond to the pedestrian or vehicular nature of the street. Buildings with high pedestrian use shall face, and be directly accessible from, the public sidewalk. Buildings in areas of the City that rely more on the use of automobiles for access shall be oriented toward major open space and streetscape elements and should not be oriented toward large parking lots located between the building and the street.
- c. **Protection of views and natural features.** Buildings should be sited to preserve and enhance significant views, vegetation, existing landforms, and natural features. Projects shall be designed so they complement rather than dominate the natural landscape. Views should also be considered in the preparation of a landscape plan, particularly where plant material will be considerably larger at maturity. On-site simulation or accurate photographic simulations should be used to describe the impact of larger projects on views.
- d. **Consideration of views in project design.** Visually Sensitive Areas (VSAs), scenic views and the natural environment surrounding the project site shall be considered early during the conceptual design stage of a project. For instance, buildings placed against the backdrop of ridgelines, hillsides, mountains or watercourses shall be considerate of their surroundings and not obscure scenic views by being oversized, extremely tall, or painted to draw attention away from the natural environment.
- e. **Commercial building placement.** Commercial sites should be designed so that a minimum of 50 percent of the total street frontage is occupied by buildings located at the sidewalk. This siting, together with the landscaping treatment, reinforces and strengthens the overall streetscape and helps to screen off-street parking areas.
- f. **Corner building.** The primary mass of the building should not be placed at an angle to the corner. This does not preclude angled building corners or an open plaza at the corner, which are generally encouraged.



- g. **Projects with multiple structures.** Multiple buildings in a single project should create a positive functional relationship with one another. Whenever possible, multiple buildings should be clustered to achieve a “village” scale. This creates opportunities for plazas and pedestrian areas while preventing long “barracks-like” rows of buildings. When clustering is impractical, a visual link should be established between buildings. This link can be accomplished through the use of an arcade system, trellis, colonnade, or through enhanced paving.



- h. **Open space areas.** Open space areas shall be accessible from the majority of structures and shall be landscaped and oriented to take advantage of sun or shade as appropriate.
- i. **Pedestrian walkways.** Projects shall connect the on-site pedestrian circulation system to the off-site public sidewalk at intervals of at least one connection for each 200 lineal feet (or fraction thereof). Parking areas shall be connected to building entrances by a clearly defined system. Elements such as a colonnade, pergola, or stamped or patterned concrete are some examples of this type of system.
- j. **Off-site views, solar access.** Building placement should optimize off-site views to ridgelines, hillsides, mountains, open space, or watercourses whenever possible. Solar access should be considered for natural lighting and heating.
- k. **Buildings on slopes.** Buildings constructed on hillsides should step to follow the natural terrain whenever possible. Projects that significantly alter natural slopes are strongly discouraged since they often create unstable and erosive conditions and negative visual impact.
- l. **Parking facilities**
- 1) The visual impact of parking lots shall be minimized by locating such facilities in a portion of the site least visible from the street and by providing adequate screening and parking lot landscaping.
 - 2) Parking areas should be located to the rear of buildings or should be screened so that they do not dominate the streetscape. Combinations of fences, hedges, berms, and landscaping should be used to screen parking areas.

- 3) When parking occurs on sloping terrain, consider stepping the parking areas to follow the terrain rather than allowing the lot surface to extend significantly above or below natural grade. When large areas of parking are required, utilize buildings, natural topography, and landscape to break them up into smaller, more sensitively-scaled parking areas.
- 4) Enclosed parking structures should be designed with screening and landscaping to minimize their visual impact.

2.2.3 Landscaping

- a. Landscaped areas shall be planned as an integral part of the overall project and not simply located in “left-over” areas of the site. Where required by ordinance, a landscaping plan and plant list shall be submitted for review with the site plan.
- b. Landscaping shall be used to help define outdoor spaces, soften a structure’s appearance, and where feasible to screen parking, loading, storage, trash enclosures, and equipment areas.
- c. The use of on-site pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting, and trash receptacles) is encouraged. These elements should be provided in conjunction with on-site open spaces and should be integrated into the site plan.

2.2.4 Solar Exposure, Collectors and Skylights

- a. Building placement and landscaping should accommodate solar designs wherever possible.
- b. New developments and structures should be oriented to maximize solar access opportunities to the greatest extent feasible.
- c. Roof-mounted solar collectors should be placed in the most inconspicuous location without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors (where not prohibited by ordinance) should be screened from public view with materials that are compatible with the building’s architecture.
- d. Roof-mounted collectors should be installed at the same angle as or as close as possible to the pitch of the roof.
- e. Appurtenant equipment, particularly plumbing and related fixtures, should be installed in the attic or screened from public view.
- f. Exterior surfaces of solar collectors and related equipment should have a matte finish and should be color coordinated to harmonize with roof materials and other dominant colors of the structure wherever feasible.
- g. Skylights and solar panels should be installed as unobtrusively as possible. Skylights and solar panels should be designed to fit flush with the roof surface or up to a maximum of two feet above the surface of the roof wherever feasible. Reflective materials should not be used unless thoroughly shielded to prevent reflection onto adjoining or nearby properties. Skylights shall be designed to reduce emitted light, and no lighting may be placed within the skylight well.

2.2.5 Exterior Lighting

- a. Exterior lighting shall be designed to be compatible with the Architectural and landscape design of the project.
- b. An appropriate hierarchy of lighting fixture types and intensity shall be considered when designing the lighting for the various elements of a project (i.e., building entrances, site entrances, walkways, parking areas, landscaping, monuments, signage, and other areas of the site).
- c. The use of exterior lighting to accent a building's architecture is encouraged. All lighting fixtures shall be properly shielded to minimize light and glare impacts to adjacent properties, and the light source shall not be visible from off-site. If neon tubing is used to illuminate portions of a building it shall be concealed from view through the use of parapets, cornices or ledges. Exposed neon tubing is not allowed in the Historic District.
- d. To achieve the desired lighting level for parking and pedestrian areas, the use of shorter, low intensity fixtures is encouraged over the use of tall fixtures that illuminate large areas.

2.2.6 Screening

- a. Screening is a technique used to protect and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind, or visual impacts and to provide privacy. The need for screening shall be considered early in the design process so that screening elements (e.g., walls, fences, berms, landscaping) can be effectively integrated into the overall project design and not added later as an afterthought.
- b. The method of screening shall be compatible with adjacent structures in terms of overall design, materials, and color.
- c. Where screening is required at the ground level, a combination of elements should be considered including solid masonry walls, wood fences, berms, and landscaping.

2.2.7 Refuse, Storage and Equipment Areas

- a. Refuse containers, service areas, loading docks, and similar facilities shall be located in areas out of view from the general public. Such areas that shall not interfere with on-site parking or circulation areas or adjacent uses, especially residential uses.
- b. Trash bins shall be fully enclosed within a structure that is compatible with the structure it is associated with. Where feasible, enclosures shall be screened with landscaping on their most visible sides. Recommended locations include inside parking courts or at the end of parking bays. Locations shall be conveniently accessible for trash collection and maintenance and shall not allow blockage of access driveways during loading operations.



- c. Trash storage areas that are visible from the upper stories of adjacent structures should, where feasible, have an opaque or semi-opaque horizontal cover or screen to mitigate unsightly views. The covering structure shall be compatible with the architectural style of adjacent structures.
- d. Screening facilities shall be of adequate size for their intended purpose without dominating the site, blocking sight distances, or creating unnecessary barriers.
- e. Utility equipment (e.g., electric and gas meters, electrical panels, backflow prevention devices, junction boxes, and public utility equipment) shall be located in a utility room within the structure, in enclosed utility cabinets, in an appropriately screened area at the rear of the structure, or in the most inconspicuous location available that still provides for efficient access, operation and maintenance.
- f. Mechanical equipment (e.g., compressors, air conditioners, pumps, heating and ventilating equipment, generators, satellite dishes, pool equipment, communications equipment) and other mechanical equipment for the building shall be concealed from view of public streets and neighboring properties whenever possible. Screening devices shall be compatible with the architecture and color of the adjacent structures. Noise reduction enclosures and other devices shall be utilized as necessary to meet the noise standards of the General Plan.
- g. Mechanical equipment should not be located on the roof of a structure unless the equipment can be hidden by building elements that are an integral part of the building's design.

2.2.8 Fence and Wall Design

The design of fences and walls should harmonize with the site and with the buildings in both scale and materials. The placement of walls and fences should respect existing landforms and, where feasible, should follow existing contours and fit into existing landmasses rather than arbitrarily following site boundary lines. Fencing should not dominate the buildings or the landscape. Planting may often be integrated with fencing schemes to soften the visual impact. If the ground slopes, the fence should be stepped or contoured. Fencing materials should be compatible with the materials and color of surrounding buildings. Chain link, plywood, chain and bollard, slump block, and similar fencing are undesirable and strongly discouraged.



2.3 GENERAL BUILDING DESIGN STANDARDS

2.3.1. Architectural Style

As Sutter Creek continues to develop, there is concern that the City could lose its unique character and Mother Lode charm and be overcome by “franchise” Architectural design solutions that do not blend into the City’s traditional environment. It is the local context that derives the Architectural styling considered appropriate for Sutter Creek’s built environment.

It is not the intent of the Design Standards to develop a detailed or exhaustive study of, or apply a singular design solution to, all development types but rather to work toward a common material vocabulary and set of character-defining elements that may be used to direct new construction and development.

New buildings should be in proportion to surrounding buildings and should also be properly proportioned to the pedestrian realm. Harmony in mass, lines, and materials is important, but monotony should be avoided. Buildings should be designed so that adverse impacts on adjacent buildings and properties are minimized.

The architectural style deemed most appropriate for the City is referred to as “Mother Lode Style.” The Mother Lode Style establishes an overarching style mode within which various interpretations may be utilized for design.

Following is a discussion of appropriate design elements and features associated with the Mother Lode Style. The examples and sketches provided are not intended to be copied, but are provided as examples of how the desired style might be implemented.

- a. **Desirable character elements.** New projects should incorporate as many as possible of the following “character-defining elements” of the historic buildings of Sutter Creek into new designs:
 - 1) Horizontal wood siding or brick exterior cladding;
 - 2) Exposed wooden structural elements;
 - 3) Brick, greenstone, river cobble, fieldstone, and native rock for bulkheads, foundations, columns, walls, chimney elements, and other details;
 - 4) Non-reflective corrugated metal roofs, treated wood shingles and shakes, thick (“shadow line”) composition shingles;
 - 5) “False Front”, Folk Victorian, Shotgun, and Craftsman style gable-roofed entryways with exposed and/or detailed braces;
 - 6) Balconies, and overhangs with supports compatible with the architectural period; and
 - 7) Multi-pane windows and doors of wood or wood-synthetic material. Metal or vinyl window or door materials are allowed when appropriately trimmed.



Natural Materials



Changes in Elevations



Pedestrian Oriented









Variations in Planes



Vertical Elements



Pedestrian Protection

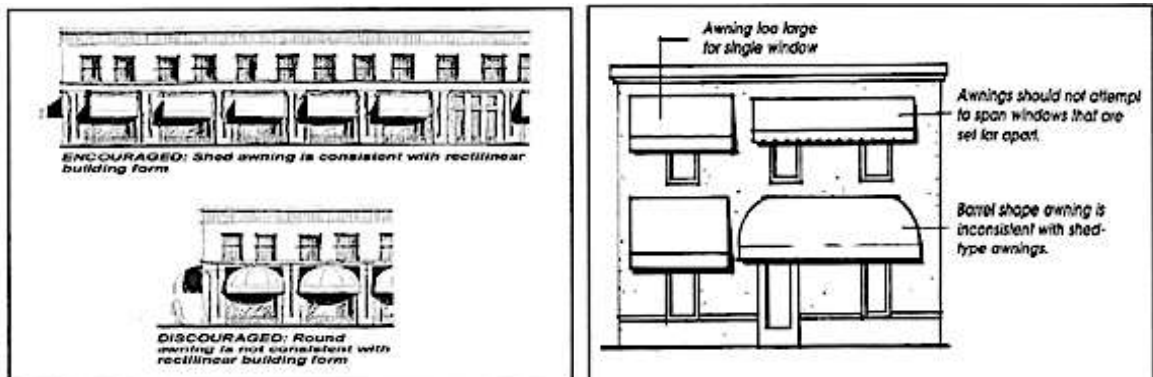
	
<p>Materials</p>	<p>Details</p>
	
<p>Scale</p>	<p>Balconies</p>
	
<p>Period Form</p>	<p>Contemporary with Mother Lode Elements</p>

- b. **Inappropriate elements.** The following Architectural styles and motifs are generally considered inappropriate;
 - 1) Geodesic dome structures;
 - 2) Tudor or half-timbered Tudor;
 - 3) Colonial;
 - 4) Pueblo or Mediterranean;
 - 5) Mansard roofs; and
 - 6) Other historical or period design motifs that have a strong connection or association with other regions and no historical connection with the City of Sutter Creek.
- c. **Multi-tenant structures.** Multi-tenant structures should emphasize the individuality of units by variations in rooflines and wall planes. Larger building masses should be broken up into smaller units using both horizontal and vertical wall articulation.
- d. **Residential compatibility.** New buildings along the edge of a commercial district should step down to a height and scale similar to the abutting residential structures. This step-down in size and scale helps create a smooth transition between the two districts.

2.3.2 Façade

- a. **Façade design.** Building façades shall be designed to provide visual interest and relief. For commercial buildings, continuous street façades as near the street as possible with predominantly retail uses at grade level and office/professional and residential uses above are encouraged. Buildings should not be overpowering or monotonous. A change in the planes of walls or variety in the roof form provides diversity and visual interest.
- b. **Façade elements.** Building façade elements (e.g., windows, doors, and eaves) should be in proportion with and relate to one another. Window openings should reflect a distinction between uses that occur within the building. Ground floor windows will typically be larger than those found on upper levels. Careful consideration should be given to the ratio of solid wall area to window area. Treatments that will obscure the visual distinction between windows and walls (e.g., spandrel glass) shall be avoided.
- c. **Wall features.** Wall design features should not be overly decorative; however, blank side and end walls should be avoided. Continuity of design should continue around all visible sides of the building. The use of ornamental detailing should be limited and in keeping with historical contexts. While detailing is often required to make a building look attractive, the overuse of detailing detracts from the composition as a whole. Likewise, the use of detailing which is not in context with its architectural style will detract from the overall appearance of the building.
- d. **Balconies and porches.** Balconies and porches, like other wall features, should be simply designed and are encouraged where appropriate for the architectural style of the building. The mass of the support columns, balusters and railing should be a significant visual element of the building's design.

- e. **Awnings and Canopies.** Awnings and canopies are considered an Architectural feature of the structure. Awnings and canopies are generally intended to provide protection for pedestrians and occupants, and as such are not a “signage” component. Any signage incorporated into awnings and canopies must conform to the City’s signage regulations.
- 1) The awning or canopy shall be compatible with the architecture of the building in scale, material, construction, character and style;
 - 2) Awnings or canopies which obscure character defining elements of the building are inappropriate;
 - 3) Awning and canopy materials may be metal, wood or fabric;
 - 4) The color of the awning or canopy must be compatible with the overall color scheme of the building’s façade;
 - 5) Operable awnings for shade are encouraged;
 - 6) Internal illumination in awnings is inappropriate;
 - 7) Awnings should complement vertical windows;
 - 8) Awning shape should relate to the window or door openings. Barrel shaped awnings should be used to complement arched openings, while rectangular awnings should be used for rectangular openings.



2.3.3 Fenestration

- a. **Windows.** Windows and doors should be of a simple, uncluttered design. Windows with vertical proportions, as typically seen on Sutter Creek’s older buildings, are often appropriate for contemporary structures. Most importantly, the proportion of the windows should complement the style and proportions of the building. Metal window frames are acceptable where appropriately trimmed. Reflective and tinted glass windows are discouraged.
- b. **Decorative windows.** Decorative windows should be used in limited quantities. Window shapes other than flush-mounted rectangles, (e.g., round, oval, arched, spherical, and bays) should be used sparingly as accents to avoid creating overly busy façades.
- c. **Doors.** Doors should be located in a manner that complements the design of the building while serving their intended function. Too many exterior doorways may give a building a

dormitory-like character. The use of common entryways in protected locations may contribute to energy efficiency. Metal doorframes are acceptable where appropriately trimmed. Reflective or tinted glazing is discouraged.

2.3.4 Roofs and Rooflines

- a. Roof materials should be selected to be compatible with the Mother Lode Style.
 - 1) The following roofing materials are considered appropriate:
 - a) Non-reflective corrugated metal;
 - b) Thick or dimensional composite shingles (e.g. “shadow line”);
 - c) Reproduction shingles or shakes; and
 - d) Flat concrete tiles or shingles in earth tone colors.
 - 2) The following roofing materials are discouraged unless they are not visible from public areas or adjacent properties:
 - a) Brightly colored materials; and
 - b) White rock or gravel:
- b. Roof design can contribute a strong image of quality and permanence to a structure. Structures with steeply-pitched gable roofs project a small-city image and reinforce the pedestrian orientation that is encouraged in Sutter Creek. New freestanding structures should incorporate steeply-pitched gable roofs whenever possible. Structures with flat roofs and parapets often appear unfinished and less permanent and are therefore discouraged unless they strongly resemble historic City structures (e.g. the parapet-front buildings on Main Street).
- c. Roof types may be gable, hip, or shed, but in all cases should either be steeply pitched or should appear so from the street. Flat or nearly flat portions should be relatively small and not visible from streets or other areas where the public has access. On larger structures, pitched roofs should be multi-planed to avoid large expanses of monotonous single-planed roofs.
- d. Flat roofs may be considered for larger structures where it is determined that a project’s overall design is amenable to flat roofs and is otherwise consistent with the objectives of these Standards. When flat roofs are used, there shall be a screening parapet topped with a coping or cornice. Mansards shall be prohibited.
- e. Roof architectural features should be used judiciously. The location of roof architectural elements is critical to avoid an over-decorated, visually confusing appearance. Dormers may be placed at the roof eave or within the field of the roof. Dormers should have one of the following shapes: shed, gable, or hip.

2.3.5 Roof Equipment Screening

- a. Roof equipment should be used judiciously and should be screened from public view wherever feasible. Screening, where used, should blend in and be an integral part of the roof design and should not appear as a “tacked-on” afterthought. For flat roofs, a screen enclosure behind the parapet wall may be used if it is made to appear as an integral part

of the structure's design. Ground or interior-mounted mechanical equipment (with appropriate screening) is encouraged as an alternative to roof-mounting.

- b. Roof penetrations (e.g., plumbing and exhaust vents) should be grouped together or otherwise arranged or located to minimize their visual impact. The roof design should help to screen or camouflage rooftop protrusions.

2.3.6 Parapets

- a. Parapet walls should be treated as an integral part of the structure's design. Parapets should receive Architectural detailing consistent with the rest of the façade and should not appear as unrelated elements intended only to screen the roof behind.

2.3.7 Entries

- a. Entries should be protected from the elements and should create a focal point for the building.
- b. Wall recesses, roof overhangs, canopies, arches, signs, and similar architectural features should be integral elements of the building's design, calling attention to the importance of the entry.

2.3.8 Additions to Existing Structures

- a. Building additions shall follow the same general scale, proportion, massing, and detailing as the original structure and should not be in stark contrast to the original.
- b. The design of a new addition shall incorporate the main characteristics of the existing structure. This may include: the extension of architectural lines from the existing structure to the addition; repetition of bays, windows, and entrance spacing; use of harmonizing colors and materials; and the inclusion of similar architectural details (e.g., window & door trim, lighting fixtures, stone or brick decoration, etc.).

2.3.9 Building Materials

- a. Artificial or decorative façade treatments, where one or more unrelated materials appear to be simply applied to the surface of a building rather than an integral part of its design, shall be avoided. Artificial products that poorly imitate real materials (for example, wood, stone, brick, etc.) are discouraged.
- b. The composition of materials should avoid creating the impression of thinness and artificiality. Veneers should turn corners, avoiding exposed edges.
- c. Natural building materials (e.g., wood, stone, and brick) that blend with the natural surroundings are encouraged. Buildings shall not use large expanses of glazing, aluminum panels, or other materials not typically found in the City. Synthetic materials that poorly simulate the textures or patterns of other materials (e.g., vinyl siding that attempts to simulate the pattern of wood grain) are discouraged.

2.3.10 Colors

- a. Colors should be compatible with existing colors of the surrounding area but need not duplicate existing colors. The use of muted tones for the structure's base color is recommended. Color shall not be used as an attention-getting device.
- b. Accent colors should be used carefully. Accent colors should be either complementary to the base color or a variation of its hue – i.e. lighter or darker.
- c. The transition between base and accent colors should relate to changes in building materials or the change of building surface planes. Colors should generally not meet or change without some physical change or definition to the surface plane.
- d. Accent colors on wall surfaces can enliven buildings. In most cases, only one or two accent colors should be used in addition to the base color.
- e. Exterior wall colors should harmonize with the site and surrounding buildings. On exterior walls the predominant tone should trend toward earthy hues, whether in the natural patina or weathered color of the wall surface itself or the color of the paint, stain, or other coating. Harshly contrasting color combinations should be avoided. Brilliant, luminescent, or day-glow colors shall not be used.



3.0 HISTORIC DISTRICTS DESIGN STANDARDS

The City's Historic District and Main Street Historic District (Historic Districts) with their preserved structures and buildings appeal to visitors and are major contributors to the economic well-being of the community. The City's Historic Districts offer a historical experience that is increasingly rare in California and indeed across the country. This experience comes with constraints, however. Historic buildings tend to be small and require continuous maintenance. Lot sizes can be small and irregular in shape, presenting challenges to expansions, alterations, and new development. Those who desire to reside or operate a business in Sutter Creek must recognize that designs and styles that work elsewhere may not be considered appropriate within the City's Historic Districts. Preservation of historic character is a notion embedded in the history of the community, and is considered to be essential to its long-term viability and economic survival.

Within the Historic Districts there are a variety of unique structures and building "styles" representing a variety of rooflines, heights, facades, materials, projections, fenestrations and other architectural elements. These varied styles tend to represent time periods of the City's history, and it is difficult to assign specific titles to these various building styles. As an overall reference, they are commonly called the Mother Lode Style, representing the architectural forms and construction techniques prior to about 1940.

3.1 APPLICABILITY

The design standards in this chapter apply to projects on properties located within the City's Historic Districts. The Historic Districts are depicted on Figure 1 – Historic Districts Diagram. The design standards in this chapter apply in conjunction with and in addition to the more general standards presented in Chapter 2.0 – Design Standards That Apply to All Projects in the City. In the event of a conflict between the standards in this chapter and those in other chapters, the more stringent standard and/or the standard deemed most appropriate for the situation shall apply.

For projects associated with structures and buildings that are architecturally considered “residential,” the Additional Design Standards for Residential Structures in the Historic Districts identified in Section 3.5, shall apply. For example, if a project is intended to convert or use a “Craftsman” or “Folk Victorian” residential structure for commercial purposes, the residential design standards shall apply.

Likewise, for projects associated with structures and buildings that are architecturally considered “commercial,” the Additional Design Standards for Commercial Structures in the Historic Districts identified in Section 3.4 shall apply. For example, if a project is intended to remodel or convert or use a “False Front Rock Commercial Store” for non-commercial purposes, the commercial design standards shall apply.

3.2 OBJECTIVES

The objectives of the Historic Districts design standards are to preserve the integrity of the City's historic residential and commercial buildings, protect the sense of time and place conveyed by these historic buildings, to protect property values and investments within the Historic Districts, to retain pedestrian friendly neighborhood and commercial shopping experiences, and to project the City's existing sense of community.

3.3 DESIGN STANDARDS THAT APPLY TO ALL HISTORIC DISTRICTS PROJECTS

3.3.1 Preservation and Treatment of Existing Historic Features

- a. Historic features including architectural details, window and door openings, building form and materials, etc., contribute to the character of a structure and shall be preserved. When planning a project, the following sequence should be used as a general guide:
 - 1) First, if a feature is intact and in good condition, maintain it as such;
 - 2) Second, if the feature is deteriorated or damaged, repair it to its original condition;
 - 3) If it is not feasible to repair the feature, then replace it with one that is similar in character to the historic feature.
- b. Typically it is best to replace only that which is beyond repair. If the feature is missing entirely, reconstruct it from appropriate evidence gained elsewhere on the building including from historical archival research or from research of other buildings within the Historic Districts.

- c. A building's distinctive style, form, and scale contribute to the historic character of the structure and shall be preserved whenever feasible. In general, a historic building's fundamental style should not be altered to make it look older or younger. Maintain the character-defining features of the building and protect and maintain its significant stylistic elements.
- d. Avoid removing or altering historic material and significant features and forms from the roofline to the foundation line. Examples of historically significant architectural features include canopies, columns, corbels, parapets, pediments, balconies, porches, chimneys, exterior stairways, brackets, doors, windows, glazing, hardware, etc. Doors, windows, overhangs, balconies, and porches should be maintained in their original configuration where possible. Original wall and siding material should be preserved or matched.

3.3.2 Removal and/or Replacement of Historic Buildings and Structures

In conformance with other City regulations (including Chapter 2.40 of the City's Municipal Code), no buildings or structures shall be demolished without prior approval and permitting by the City. Whenever a historic building or structure is demolished, new construction on the site shall be designed to reflect the history of the removed building.

3.3.3 New Construction

New construction on previously unimproved parcels within the Historic District must be sympathetic to, and shall incorporate the significant design elements of, the Mother Lode Style without necessarily copying other historic structures. New construction is to utilize the basic forms and elements of the Mother Lode Style and should draw inspiration from the historic architecture, resulting in a reflection of the dominant building patterns and materials used historically in the City. New structures that appear excessively dissimilar to those found elsewhere in the Historic Districts are discouraged, as are structures that represent a mix of architectural styles.

3.3.4 Additions or Alterations to Existing Buildings

- a. When planning an addition or alteration to an historic building within the Historic Districts, the effect on the building itself should be considered. Additions or alterations must be designed such that they do not obscure the building's significant historic architectural or stylistic features. Additions must be compatible in size and scale with the original building.
- b. Many additions or alterations to buildings that have taken place in the course of time are themselves evidence of the history of a building and may, as a result, warrant preservation. By contrast, other existing additions may be detrimental to the historic style or significance of the building or structure. Generally speaking, alterations that occurred after initial construction but more than 50 years ago should be evaluated for their historic significance prior to planning their removal. Likewise, most alterations less than 50 years old lack historic significance unless demonstrated otherwise and seldom warrant preservation.

3.3.5 Ancillary or Accessory Structures

Accessory or ancillary structures are to be preserved where possible, however ancillary structures that lack historical style or significance may be considered for demolition after City review, approval, and permitting.

3.4 ADDITIONAL DESIGN STANDARDS FOR COMMERCIAL STRUCTURES IN THE HISTORIC DISTRICTS

The historic commercial structures and buildings of Sutter Creek provide a visual link with the past and with the men and women who struggled to form this community in the rugged Sierra Nevada foothills. These buildings contribute significantly to the quality of life in the City, and since they exist at a human scale they promote a pedestrian-oriented environment. Their uniquely detailed entries, moldings, windows, and doors enliven the City's character and streetscape, making Sutter Creek the most interesting and pedestrian friendly city in the California foothills.

The historic commercial structures and buildings of Sutter Creek help to tell the story of the mining and early settlement history of the Mother Lode. Because it retains so many of its original wood and masonry structures, Sutter Creek presents a rare snapshot of a California mining town during its heyday. The quality and quantity of the City's historic commercial building inventory chronicles the evolution of how Sutter Creek became important enough to remain a permanent regional settlement.

3.4.1 Siting Considerations

Historic commercial buildings and structures shall, where practical, maintain the original orientation to adjacent roadways. The structure shall also maintain its historic footprint wherever possible.

3.4.2 Exterior Finishes and Color Schemes

- a. The existing historic commercial buildings and structures in the Historic Districts are a mixture of wood and masonry exteriors. Often sidewalls and facades are of different materials and finishes. Much of the stone and brick masonry is still in excellent original "unfinished" condition and represents a wonderfully preserved collection of textures. These finishes should be preserved without any coatings beyond sealing. Other masonry surfaces have been painted or covered with stucco or wood. It is the general standard that exterior finishes shall not be changed, and if work is performed on the finish every effort should be made to return the finish to its historic condition. Project design shall consider all restoration alternatives and the alternatives shall be submitted as part of the project application.
- b. Most wooden commercial buildings and residences converted to commercial uses were painted. Color schemes were simple in character and colors themselves were often muted. Colors that represent the appropriate period to the building's history are preferred over those that may not fit with the period (note that most paint manufacturers have developed color pallets which represent 1940 and earlier schemes). Project designs shall submit for review color schemes that represent the Mother Lode Style.

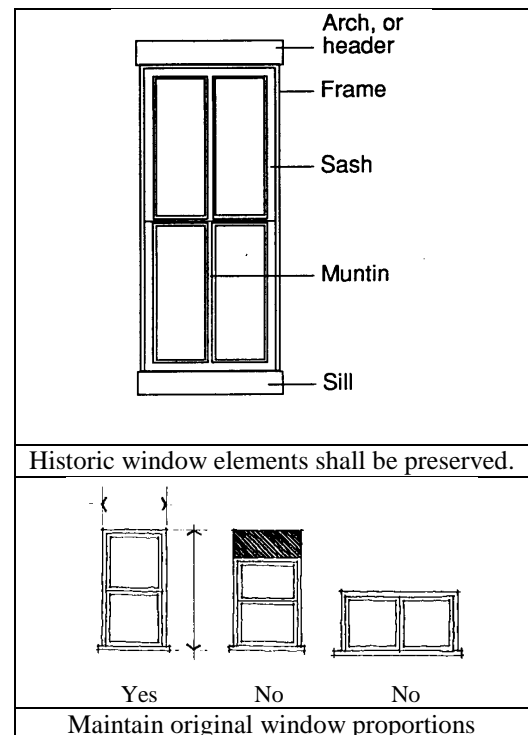
- c. Historic commercial roof colors in the City were predominately brown and gray, generally representing the availability of roofing materials – i.e. wood shingle, shakes and metal. Roof colors shall be muted and must represent a preference for the traditional colors.

3.4.3 Doors

The size and proportion of an original door and the details of design of the door itself contribute to the character of an historic building or building style. New or replacement doors must preserve the functional and decorative features of the original doors or, in new construction, must be consistent in shape and scale with those typical of the building's style. When replacing doors the original position on the building, proportions, size, and style should be maintained. New doors shall reflect the character and details of historic doors used in Sutter Creek and must be consistent with the historic style of the building. Metal doors and frames, which reflect the historic style, may be considered.

3.4.4 Windows

The basic character-defining elements of a window are its shape, proportion, number of divisions, and the dimensions of the frame. New or replacement windows must preserve the functional and decorative features of the original windows or, in new construction, must be consistent in shape and scale with those typical of the building's style. When replacing windows, maintain the original window's proportions and size and avoid changing the position of the window on the building. Generally speaking, windows with a vertical emphasis are encouraged except where dictated otherwise by a recognized architectural style described in these Design Standards. Maintain the historic subdivisions of the original window or window style, and avoid replacing multiple-paned windows with single panes. Maintain a window-to-wall ratio that is consistent with the historic style of the building. Metal window frames that reflect the historic style may be considered.



3.4.5 Lighting

Exterior lighting or illumination shall be located, placed, shielded and designed so as to be architecturally and aesthetically in keeping with the building and its surroundings. Exterior lighting must have minimal visual impact on adjacent properties.

3.4.6 Historic Fences

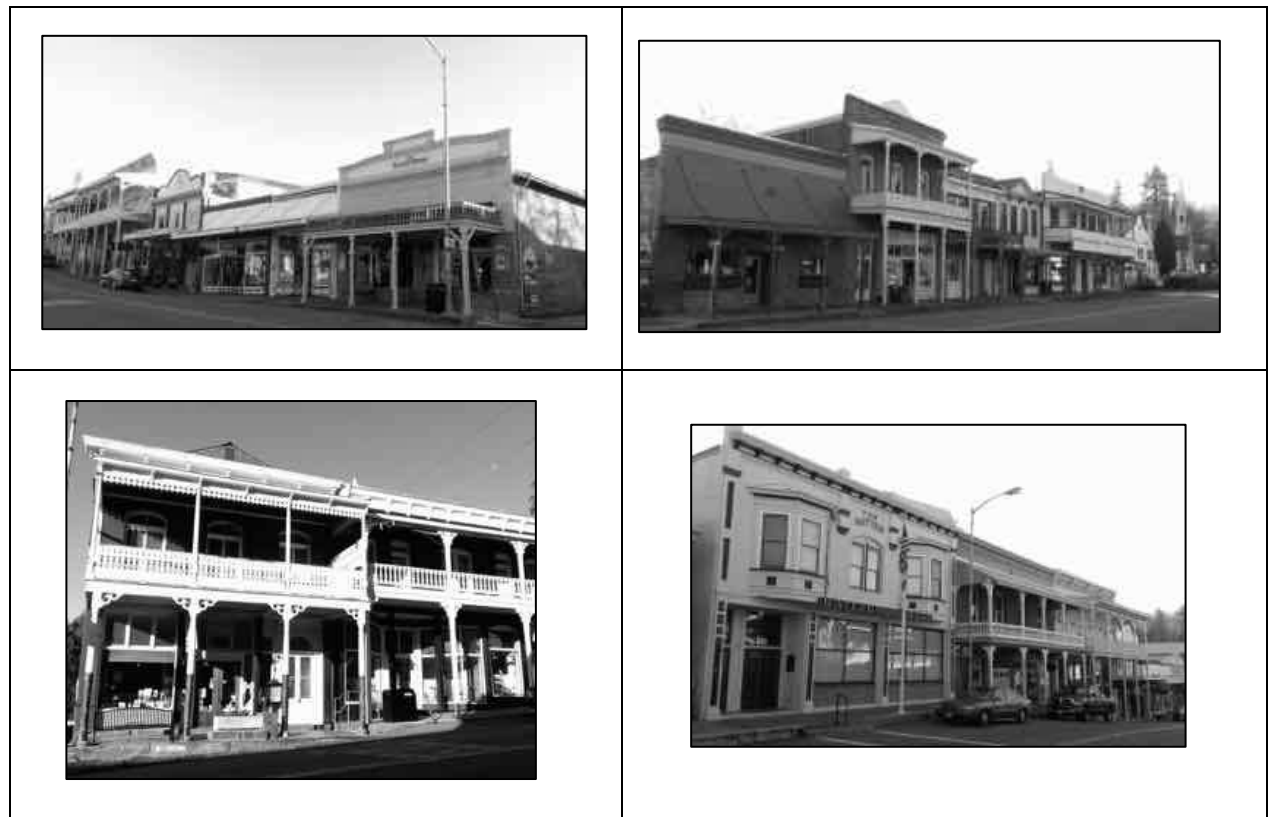
Retaining historic fences and establishing new fences that reflect historic styles and materials are encouraged within the Historic Districts. Historically, fences in the City were constructed of wood picket, masonry, simple iron or wire, or dry-stacked stone. Tall “privacy” fences,

vinyl/plastic fences, and chain link fences are generally not appropriate in the Historic Districts and shall be considered on a case-by-case basis.

3.4.7 Mechanical Equipment and Service Areas

The visual impacts of mechanical systems and service areas shall be minimized wherever possible. Heating and ventilation equipment, dryer vents, satellite dishes, photovoltaic panels, trash receptacles, etc. shall be introduced into a historic building in such a way that historic materials and features are not damaged or obscured, and in such a manner that the perceived character of the building is preserved. Heating and ventilation equipment, pool equipment, propane tanks, etc. must be screened from neighboring properties wherever feasible.

3.4.8 Examples of Commercial Structures That Meet the Intent of the Design Standards



3.5 ADDITIONAL DESIGN STANDARDS FOR RESIDENTIAL STRUCTURES IN THE HISTORIC DISTRICTS

Within the Historic Districts are a variety of existing residential structures of historical and cultural significance. Within the District are excellent examples of residential structures representing Mother Lode styling with varying rooflines, heights, façades, materials, projections, fenestrations and other architectural elements. These varied styles also represent various time periods of the City’s history. Architectural styles considered to be representative of the Mother Lode Style of architecture include: “National” (1850-1890); “Shotgun” (1880-1920); Victorian

Styles such as “Folk Victorian,” “Queen Anne,” etc. (1870-1910); and Bungalow Styles such as “Craftsman” and “California Bungalow” (1880-1920).

3.5.1 Siting Considerations

Historic residential buildings and structures shall, where practical, maintain the original orientation to adjacent roadways. The structure shall also maintain its historic footprint where possible.

3.5.2 Exterior Finishes and Color Schemes

- a. It is the general standard that historic residential exterior finishes shall not be changed and if work is performed on the finish, every effort should be made to return the finish to its historical appearance. Project design shall consider all restoration alternatives as part of the project application.
- b. Most of the existing historic residential buildings and structures are wood framed with painted wood exteriors. The predominant original wood finish shall be continued and restored rather than replaced wherever feasible. Historic color schemes were simple in character and the colors themselves were often muted. Colors that represent the appropriate period to the building’s history are preferred over those that may not fit with the period. Project designs shall incorporate color schemes that complement the historic style of the structure.
- c. Historic residential buildings and structures which have masonry exteriors shall have the masonry finishes preserved whenever possible. Much of the existing stone and brick masonry is still in excellent original “unfinished” condition, and represents a wonderfully preserved collection of textures. These finishes should be preserved without any coatings beyond sealing. Other masonry surfaces that have been painted or covered with stucco or wood should be considered for restoration.
- d. Historic residential roof colors in the City were predominately brown and gray, generally representing the availability of roofing materials – i.e. wood shingle, shakes and metal. Roof colors shall be muted and must represent a preference for the traditional colors.

3.5.3 Doors

The size and proportion of an original door and the details of design of the door itself contribute to the character of an historic building or building style. New or replacement doors must preserve the functional and decorative features of the original doors or, in new construction, must be consistent in shape and scale with those typical of the building’s style. When replacing doors, the original position on the building, proportions, size, and style should be maintained. New doors shall reflect the character and details of historic doors used in Sutter Creek and must be consistent with the historic style of the building. Metal doors and frames that reflect the historic style may be considered.

3.5.4 Windows

The basic character-defining elements of a window are its shape, proportion, number of divisions, and the dimensions of the frame. New or replacement windows must preserve the functional and decorative features of the original windows or, in new construction, must be

consistent in shape and scale with those typical of the building's style. When replacing windows, maintain the original window's proportions and size and avoid changing the position of the window on the building. Generally speaking, windows with a vertical emphasis are encouraged except where dictated otherwise by a recognized architectural style described in these Design Standards. Maintain the historic subdivisions of the original window or window style, and avoid replacing multiple-paned windows with single panes. Maintain a window-to-wall ratio that is consistent with the historic style of the building. Metal window frames that reflect the historic style may be considered.

3.5.5 Siding

Exterior siding shall be selected to match or simulate the type of siding used historically on buildings of similar style. Traditional materials are encouraged, however new materials may be acceptable provided they reflect the historic character of the building's style, are of high quality, and are appropriately implemented. Wood siding with a horizontal emphasis, where appropriate for the style, is strongly encouraged.

3.5.6 Roofs

- a. The original roof form of an historic residence shall be preserved whenever possible and, in new construction, the roof form must accurately reflect the historic style of the building. Avoid altering the historic pitch of the roof and strive to maintain the perceived line of the roof from the street. Roof additions such as dormers should be kept to a minimum and, if required, should be set back from the primary façade so that the original roofline is perceived from the street. Roof pitch and dormers in new construction must be sized and located in a manner consistent with the style of the building. Exotic roof forms such as geodesic domes or A-frames that end near the ground are not appropriate.
- b. Roof materials shall be selected so as to match or simulate historic materials that are consistent with the building's style. Brightly colored roofs are inappropriate in the Historic Districts, as are bubble-type skylights that are visible from the street.

3.5.7 Porches

Porches protect building entrances from inclement weather and provide shade in the summer. A porch can be one of the most important character-defining elements of the primary façade of an historic residence. The general character of historic porches shall be preserved whenever possible and replacement porches, where necessary, must match the original in form, detail and materials. Always avoid enclosing historic porch fronts to gain habitable space in the building.

3.5.8 Lighting

Exterior lighting or illumination shall be located, placed, shielded and designed so as to be architecturally and aesthetically in keeping with the building and its surroundings. Exterior lighting must have minimal visual impact on adjacent properties.

3.5.9 Historic Fences

Retaining historic fences and establishing new fences, which reflect historic styles and materials, are encouraged within the Historic District. Historically, fences in the City were constructed of

wood picket, masonry, simple iron or wire, or dry-stacked stone. Tall “privacy” fences, vinyl/plastic, and chain link fences are generally not appropriate in the Historic Districts.

3.5.10 Mechanical Equipment and Service Areas

The visual impacts of mechanical systems and service areas shall be minimized wherever possible. Heating and ventilation equipment, dryer vents, satellite dishes, photovoltaic panels, trash receptacles, etc. shall be introduced into a historic building in such a way that historic materials and features are not damaged or obscured, and in such a manner that the perceived character of the building is preserved. Heating and ventilation equipment, pool equipment, propane tanks, etc. must be screened from neighboring properties wherever feasible.

3.5.11 Examples of Residential Styles That Meet the Intent of the Design Standards

Historically, residential structures in Sutter Creek tended to be small wood-frame buildings mostly free of elaborate ornamentation. The early establishment of the sawmill ensured the dominance of wood framing techniques and materials; however, a number of the City’s later historic residences also utilized stone, brick and stucco as construction elements.

This section describes several of the predominant residential building styles or types constructed in Sutter Creek prior to about 1940. Each of the following styles is described in general terms and its defining architectural elements and features are listed in an effort to provide a consistent set of standards for new construction and additions to historic residential structures. The standards contained in this section are more specific than those presented in Section 3.5 because here a specific style of structure is presupposed. Wherever a conflict between standards arises, the design element deemed more appropriate for the style or type of architecture envisioned shall be chosen.

With the foregoing in mind, however, it is abundantly clear that some of the historic homes in Sutter Creek defy categorization. A number of pre-1940 Sutter Creek homes incorporate a range of architectural details and styling that span more than one recognized style. When studied carefully however, common themes emerge and it becomes apparent that most pre-1940 homes not otherwise described in terms of a recognized style instead incorporate bits and pieces of the styles described in the following sections. In many cases the result, while admittedly difficult to categorize, is pleasing to the eye and contributes nicely to the overarching historic character of the City’s residential neighborhoods.

National (1850-1890) and Shotgun (1880-1920) Styles

- a. **General.** The National style was born of the fundamental need for shelter and has pre-railroad roots, meaning that materials were usually made locally. Typically unadorned and utilitarian, these homes are often rectangular in shape or angled with front and side-gabled roofs. Interior layouts were simple, often two rooms wide and one room deep. Occasionally this style included two stories but in the Sutter Creek area one story is most common.

The Shotgun style is similar but is typically long and narrow, usually one story, and is usually only one room wide with each room leading directly into the next. Mail-order

plans and building parts were widely available at the beginning of the 20th century, making Shotgun a popular, low-cost dwelling for modest families.

- b. **Roofs.** National and Shotgun roofs are gabled with moderate slopes (5:12 to 6:12). Roof overhangs are minimal and rafter tails are frequently exposed, with or without fascia boards. Overhangs are occasionally soffited. Additions often have shed roofs of differing pitch and lower plate heights.

The original roofing material was typically wood shingle; however, as a result of fire experience, corrugated metal was often used as replacement roofing. To meet current fire code requirements, heavy “composition” shingles are an acceptable alternative to wood shingles.

- c. **Siding.** Horizontal wood siding of various shiplap or rabbeted patterns typifies both National and Shotgun homes. Vertical trim at corners is common. Occasionally vertical wood board and batten siding was used, but mostly on very simple or crude utilitarian examples and its use was not common in Sutter Creek.
- d. **Windows.** The windows are vertical in shape and taller than wider. Door and window surrounds are generally simple and without decoration.
- e. **Porches.** Porches on National homes are very utilitarian and the entry presentation is minimal, sometimes with no entry overhang at all. In Sutter Creek, small overhangs and shallow porches at entries are common. Porches on Shotgun homes are usually the full width of the front face. Porch roof framing is usually exposed board sheathing without decoration and posts are usually simple and unadorned. Railings are usually simple and open, and porch flooring was usually tongue and groove fir planking.

Victorian Styles – Folk Victorian, Queen Anne, etc., (1870-1910)

- a. **General.** Throughout the nation, a variety of Victorian-era home styles developed between the mid-1800s and early 1900s. In the Sutter Creek area the “Folk” and “Queen Anne” styles predominated. Often the various Victorian period styles overlap without the clear-cut stylistic distinctions that tend to separate other major home style categories.

The Folk Victorian home represents an evolution from what may be called the National Folk styles of 1850-1890, with Victorian detail elements introduced or added. This home has much less decoration than other Victorian styles. Many of these examples are on narrow lots where the front elevation is the primary detailing surface. The Victorian details introduced are generally found at porches and cornice lines. In Sutter Creek these homes are predominantly one story.

The Queen Anne home is more elaborately detailed and is the most eclectic of the Victorian styles. This home has steeply pitched roofs of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices are used to avoid a smooth-walled appearance. The façade is commonly asymmetrical with a partial or full-width porch, which is usually one story high, extending along one or both sidewalls.

- b. **Roofs.** Victorian roofs are generally gabled with moderate to high slopes (5:12, 6:12 or steeper – particularly in Queen Anne examples) with front, side or front and side gables,

with overhangs. Cornice lines between ends of gables or at least partially extending past ends of gables are common. Overhangs are both open and soffited. Queen Anne homes occasionally sport circular towers, but examples in Sutter Creek are few. Folk Victorian homes occasionally have hip roofs.

The original roofing material was typically wood shingle; however, as a result of fire experience, corrugated metal was often used as replacement roofing. To meet current fire code requirements, heavy “composition” shingles are an acceptable alternative to wood shingles.

- c. **Siding.** Horizontal wood siding of various shiplap or rabbeted patterns typifies most Victorian homes. Vertical trim at corners is common. Shingle siding, plain or patterned, is rarely used in Folk Victorian homes but is common in Queen Anne examples where it is often used in the gable areas (e.g. to form a “fish scale” appearance). Queen Anne homes commonly employ a mixture of wall finishes and decorative detailing including spindle-work, half-timber, patterned masonry and “free classic.” Masonry materials are rarely used, being mostly limited to the foundations and chimneys.
- d. **Windows and doors.** Windows are rectangular in shape, taller than wider. Door and window surrounds are generally simple and without decoration, although Folk Victorian examples sometimes have simple pediments above. Queen Anne homes frequently have detailed windows which may have large panes of glass bounded by smaller panes, often colored. Bay windows are common in Queen Anne homes, as are diagonal corner windows with detailed cornices above. Queen Anne doors often have delicate decorative detailing with a single, large pane of glass set into the upper portion.
- e. **Porches.** Many Folk Victorian homes are built on narrow lots and exhibit front detailing only, thus porches are often full width on the front elevation. On larger lots porches may be “L”-shaped. Porch posts are commonly turned spindles or square posts with corners beveled (chamfered). Cornice brackets may be similar to Queen Anne examples, and lacy friezes are often suspended from porch overhangs between posts.

Porches on Queen Anne homes are used to accentuate the asymmetry of the façade, are often expansive, and may be provided at several elevations. Porch posts have considerable spindle work and delicate lace-like corner brackets and detailing between post and overhang headers.

Bungalow Styles – Craftsman and California Bungalow (1880-1920)

- a. **General.** As variants of the American Arts and Crafts movement, there are many similarities between Bungalow and Craftsman homes. All were developed with convenience, economy and affordability in mind, emphasizing a horizontal link between the dwelling and the earth around it.

Bungalow and Craftsman style homes are generally distinguished by their low profile. They are one to one-and-a-half stories and are horizontal in expression, although often raised on high foundations with full or half basements. Early 20th century literature described the chief purpose of the Bungalow as placing most of the living space on one

floor. Basic to the Bungalow's popularity was the idea of simplicity and artistry, representing serious architecture to the modest homeowner.

The Bungalow's form is typically rectangular with open, informal floor plans. The style is characterized by the use of natural building materials and colors and by visual evidence of the structural elements. Built-in furniture was common inside the house, with fireplaces being a center focal point. The fundamental Bungalow is fairly straightforward with simple expressions. The Craftsman and California Bungalow forms of this style have a greater variety of materials and detailing, but the essential forms are similar.

- b. **Roofs.** Bungalow homes usually have low-pitched, gabled roofs (occasionally hipped) with wide, unenclosed eave overhangs. Homes often have multiple-gabled roofs with a large gable over the main portion of the dwelling and smaller gables over porches or partial second stories. Roof rafters are usually exposed with decorative beams or braces under the gables. Dormers, where provided, follow the roofline.

Roofing materials are typically wood shingle. To meet current fire code requirements, heavy "composition" shingles are an acceptable alternative to wood shingles.

- c. **Siding.** Horizontal wood siding and stucco are common siding materials for this style of architecture. Horizontal shingle over spaced sheathing was less common. Masonry and stone (earth materials) are common as an accent or wainscot, or in some instances as complete siding.
- d. **Windows and doors.** Rectangular-shaped windows, taller than wider, predominate. One-over-one double-hung or one-light, fixed windows and fixed transoms are common. Tripartite (divided into thirds) windows with casement sections became common later as the style evolved. Doors are typically of natural wood finishes with transom lights of one or more panes.
- e. **Porches.** Porches typically are very large and were considered a major extension of the formal living area, providing a transition between the indoor and outdoor environments. Porch supports are usually squared, most often tapered (more common to Craftsman and California Bungalow styles), and massive. Porch supports often extend to the porch line or without a break all the way to ground level.

3.5.12 Examples of Residential Structures That Meet the Intent of the Design Standards

Sutter Creek homes exhibiting elements of National & Shotgun styling	
	
Broad Street	Hayden Alley
	
Amelia Street	Dennis Street
	
Anna Street	Boston Alley

Homes with National & Shotgun styling, cont'd.



Badger Road



Broad Street



Badger Road



South Main Street



South Main Street



Randolph Street

Homes with National & Shotgun styling, cont'd.



Spanish Street



Hayden Alley



Frake Street



Randolph Street



Randolph Street



South Main Street

Sutter Creek homes exhibiting elements of Victorian styling



Spanish Street



Spanish Street



Badger Road



Badger Road



Broad Street



Hanford Street

Homes with Victorian styling, cont'd.



Nickerson Street



Badger Road



Spanish Street



Randolph Street



Spanish Street



Randolph Street

Homes with Victorian styling, cont'd.



Badger Road



South Main Street



Hanford Street



Greenstone Terrace



Gopher Flat Road



Randolph Street

Sutter Creek homes exhibiting elements of Bungalow styling



Broad Street



Spanish Street



South Main Street



Hanford Street



Eureka Street



Eureka Street



4.0 DESIGN STANDARDS THAT APPLY TO NEW SUBDIVISIONS

4.1 APPLICABILITY

The design standards in this chapter will be used by the City in determining the appropriateness of proposed new construction of and within new and proposed subdivisions. For the purposes of this chapter, “new subdivision” shall mean a project that creates or proposes to create five (5) or more new single-family residential parcels or two (2) or more new parcels of any other zoning or land use designation. The design standards in this chapter apply in conjunction with and in addition to the more general standards presented in previous chapters. In the event of a conflict between the standards in this chapter and those in other chapters, the more stringent standard and/or the standard deemed most appropriate for the situation shall apply.

4.2 OBJECTIVES

The design of each new subdivision project shall work to achieve the following objectives:

- a. Encourage housing options for diverse lifestyles and socio-economic levels;

- b. Encourage open space preservation and the preservation of natural landforms;
- c. Building design should be compatible with neighboring buildings in size, scale, proportion and style;
- d. Encourage compact building design rather than conventional land-consumptive development;
- e. Encourage conservation of natural resources by encouraging building methods and materials that use resources more efficiently. Fit form to function, encourage use of local materials, reduce construction waste, support restoration, and design for long term use;
- f. Support in-fill projects while ensuring compatibility with existing residential neighborhoods.

The design standards in this chapter are intended to provide property owners, architects, engineers, homebuilders, and contractors with a set of parameters for use in the preparation of drawings and specifications. Adherence to these Standards will help to ensure that a consistent level of quality and visual harmony will be maintained within and between individual residential neighborhoods in new subdivisions and between new subdivisions and adjacent properties.

The design standards in this chapter fall into two general categories:

- a. **Common elements** are to be applied uniformly to the project with the intent of ensuring a visually cohesive community.
- b. **Parcel-specific elements** address specific areas where careful design consideration must be given to site design and building layout to ensure that an appropriate interface with adjoining parcels is achieved.

The keys to creating a “sense of place” in new subdivisions in a historic area such as Sutter Creek are architectural consistency, authenticity of detailing, and neighborhood design elements that add variety and balance to the overall community flavor. Key issues to be addressed in new subdivisions include:

- a. Retention of trees;
- b. Minimization of grading including building pad and driveway grading;
- c. Garage and driveway orientation toward streets;
- d. Authentic façade and window treatments;
- e. Roof treatments;
- f. Building setbacks and orientations;
- g. Fencing materials;
- h. Design and construction of unattached structures; and
- i. Appropriate architectural styles, construction materials, landscaping design, and use of colors.

4.3 DESIGN STANDARDS

The built environment of new subdivisions should strive to employ elements of the Mother Lode Style without attempting to mimic any one style, and no individual neighborhood should be dominated by one architectural style. The built environment should employ architectural materials and colors consistent or compatible with the architectural styles found in the City's historic neighborhoods. Similar elements should also be applied to visible common area infrastructure such as street lamps, street furnishings, and fencing.

Landscape design is a key element in protecting the character of new subdivisions. Existing woodland habitat should be conserved throughout new subdivisions, including throughout residential neighborhoods, and street trees are encouraged along new streets.

A primary goal of the design concepts presented in this section is to create homes with a balance of form, massing, and scale that will appeal to new homebuyers, yet respect the overall neighborhood and support the larger historic character of the City. The following standards establish essential characteristics that will help to promote and support these goals:

- a. Houses should be oriented to the street;
- b. House design should provide visual diversity and interest;
- c. Two elevations of the same style or plan type, side-by-side within a given street scene, are to be avoided;
- d. The impact of upper stories should be reduced through stepbacks, varied massing, and articulated vertical and horizontal elements;
- e. Long horizontal masses should be broken and counterbalanced by strong vertical elements;
- f. Garages should be de-emphasized at the street frontage through creative location, detailing, and configuration;
- g. Entries and windows should be proportional to the overall structure;
- h. Finish materials should be complementary;
- i. Detailing should emphasize the appropriate historic styles;
- j. Colors should be appropriate for the architectural style, with accent colors on doors, windows, shutters, wrought iron, awnings, and trim as appropriate.

4.4 WALLS AND FENCING

Walls and fences in new subdivisions serve multiple functions. They may be employed in mitigating nuisance environmental impacts such as noise and light pollution, or aid in providing effective separation for incompatible land uses. Walls and fences provide security, privacy, and a visible delineator of separate land uses and ownership within the subdivision.

4.4.1. General Wall and Fencing Design Standards

- a. For lots and properties adjacent to parklands or preserved open space, either open fencing or no fencing is appropriate. Exceptions include wall-fence combinations as long as knee wall heights do not exceed two (2) feet above finished grade. Acceptable privacy barriers

for lots and properties adjacent to publically accessible open space areas include landscaped berms and walls less than four (4) feet in height.

- b. A wall or fence that is to be painted, stained, or have a surface treatment applied and is within public view shall utilize color schemes that are consistent with the overall intent of these Design Standards.
- c. Masonry walls are appropriate primarily for environmental nuisance mitigation, land use separations, privacy, and security applications.
- d. Retaining walls shall be made of or faced with locally native, natural, or other materials with colors and textures that blend with the existing natural landscape.
- e. Retaining walls exceeding five (5) feet in visible height shall be broken into multiple terraced walls. Terraced walls shall include landscaping on terraces.



- f. Landscaping shall be required adjacent to visible walls greater than five (5) feet in height.
- g. For walls four (4) feet in height or taller, a maximum of thirty (30) feet of run is allowed before a design “break” is introduced, such as a column, change in wall texture and/or color, horizontal jog, or section of open fence. Exceptions may be considered based on the mass of the column(s) and the length of the runs.
- h. For walls less than four (4) feet in height, a maximum of sixty (60) feet is allowed before a design “break” is required. Exceptions may be considered based on the mass of column(s) and the length of the runs.

- i. Wall materials and design themes shall be consistently applied throughout individual neighborhoods.
- j. Materials used in the construction of fences and masonry and rock walls shall be rot, weather, and insect resistant.
- k. Acceptable wall materials include, but are not limited to, brick, split face concrete block, cultured stone, natural stone, themed precast concrete, and concrete masonry units (CMU) as a base material for stucco or other decorative surface application.
- l. Vinyl fencing that mimics wood privacy fence is not appropriate except as it may be approved on a case-by-case basis.

4.4.2. Wood Fencing Standards

Two types of wood fencing are typically used within a project: standard wood fences intended for areas that are less visible from public view; and enhanced wood fences intended for areas with prominent public visibility. Both fence types are intended to provide security, screening, and privacy.

- a. Standard wood fencing
 - 1) Standard wood fences are typically located between adjacent lots, or in other areas with limited public views.
 - 2) In cases where the fence serves as a purely decorative element or as a physical boundary marker in non-residential zones, varying height is acceptable.
 - 3) Typical sections may be eight (8) to ten (10) feet in length supported by four-by-four posts. Alternative designs of wood privacy fence are encouraged providing they serve the purpose of privacy and security.
- b. Enhanced wood fencing
 - 1) The enhanced wood fence is a variation of a standard wood fence with decorative columns at regular intervals. This fence type is typically located along collector streets at the back of a landscape corridor, usually where residential lots back or side onto the street.
 - 2) Masonry columns shall be used for enhanced wood fences at each side of neighborhood vehicular and pedestrian entrances so as to visually define openings. Columns shall also be used at each major angle point (change in direction) to enhance wall aesthetics.
 - 3) Columns are encouraged at regularly spaced intervals along lengths of fences, no more than thirty (30) feet apart. Larger intervals may be considered provided the mass of columns is proportional to the spacing.
 - 4) Columns shall be constructed of weather, rot, and insect resistant materials complementary to the wood fence.
 - 5) Acceptable column materials may include but are not limited to: split block, brick, stone, cobble and stucco finish. The column material and fence design shall be consistently applied throughout individual neighborhoods.

- 6) Standards associated with the standard wood fence shall apply to the enhanced wood fence.

c. Open fencing standards

- 1) Open fences are intended to provide a nearly transparent barrier at developed edges adjacent to open space parcels.
- 2) Materials in open fence types shall typically be dark in color to diminish their presence as a foreground element.
- 3) Depending on the interface, open fencing may be used between open space areas and the rear and side property line of residential parcels, along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels.
- 4) Open fences may be used to separate different functions within landscape corridors (for example, to restrict access of bikes and motorized vehicles) and at other similar locations within a project.
- 5) Open fencing may be used as a decorative element or to delineate paths and circulation. There are four types of open fencing considered appropriate for use in the City: tubular steel, (e.g. wrought iron), post and cable, wood rail, and chain link/mesh fence.

a) Tubular steel open fence

1. The standard tubular steel fence is preferred for most open fence applications.
2. An enhanced version of tubular steel fence that incorporates masonry columns or a combination of columns and wall is encouraged in areas within prominent public view or associated with public areas within a project.
3. Brick or other masonry columns may be used as an optional detail with tubular steel or wrought iron fences.
4. Standard tubular steel fences may be combined with masonry wall applications.
5. Both sides of fencing are to be addressed aesthetically if they are visible from streets.
6. Tubular steel fence shall be dark in color in order to diminish its presence as a foreground element.

b) Post and cable open fence

1. Post and cable fences are typically the simplest and most cost effective constructions for open fencing. This category includes the familiar barbed wire livestock fence. Post and cable fences have limited applicability for most project needs, as they are not generally effective for privacy, security, or environmental mitigation methods. They do find applicability as safety barriers, separating some land uses, delineating protected areas, defining property boundaries, preventing vehicle access, and as a decorative landscape element.

2. Barbed wire fences are acceptable in limited application, namely, at project boundaries where the purpose of the fence is for restricting movement of livestock, where both sides of the fence are expected to remain open space for at least ten years or more, and both sides of the fence are out of the general public view.
- c) Wood rail open fence
1. Wood rail fences are reminiscent of stockyard and ranch house fences from the turn of the century. Styles varied significantly, but typically included formal white three-rail fences, rough lodgepole post and rail fences, and split rail cedar fences.
 2. Wood rail fences may be applied as an area boundary or as a decorative element in landscape applications.
 3. Painted wood rail fence and vinyl fences that mimic wood rail are discouraged but may be approved on a case-by-case basis.
- d) Chain link or other mesh open fence
1. Chain link or an alternate mesh fence shall only be used when it may be demonstrated that there is not a feasible alternative provided for in these Design Standards. Applications where chain link or mesh fence may be appropriate include: tennis courts, golf course maintenance facilities, basins or ponds, or other areas where safety is of paramount importance.
 2. Chain link or mesh fencing and associated posts and hardware shall be constructed using dark colored vinyl-coated materials of the same color.
 3. Chain link or mesh fencing shall have a taut cable in lieu of a pipe as a top rail.
 4. Where privacy slats are specified, they shall be of the same color as the fence.
 5. The maximum height shall be consistent with both the proposed use and the City's Municipal Code.

4.4.3. Sound Walls

Where sound walls are required for screening, noise attenuation, or security reasons, they shall complement a project's rural setting and shall be heavily landscaped and screened from the public right-of-way.

- a. Berming along the publically visible side of sound walls shall create the appearance of sound walls no taller than five (5) feet. In a case where additional height is required for sound or light nuisance mitigation, physical separation from the nuisance source may be used in combination with the wall height to achieve the desired result.
- b. Additional landscape setbacks, street trees, and accent trees at entries are strongly encouraged to improve the appearance of sound walls.
- c. Acceptable sound wall materials include, but are not limited to, brick, split face concrete block, cultured stone, natural stone, themed precast concrete, and concrete masonry units (CMU) as a base material for stucco or other decorative surface application.

- d. Sound walls shall be architecturally treated on both sides.
- e. Sound walls shall incorporate standards to provide for wall inserts and/or decorative columns or pilasters to provide relief.
- f. For walls four (4) feet in height or taller, a maximum of thirty (30) feet of run is allowed before a design “break” is introduced, such as a column, change in wall texture and/or color, horizontal jog, or section of open fence.

Exceptions may be considered based on the mass of the column(s) and the length of the runs.

- g. Wall materials and design themes shall be consistently applied throughout individual neighborhoods.
- h. Materials used in the construction of sound walls shall be rot, weather, and insect resistant.



5.0 DESIGN STANDARDS THAT APPLY TO SPECIFIC LAND USES

5.1 APPLICABILITY

The standards in this chapter apply to specific types of development, which, by their nature, can present problematic or unique design issues. The uses addressed in this chapter are:

- a. Drive-through businesses
- b. Hotels and motels
- c. Industrial and business park uses
- d. Multifamily residential uses
- e. Commercial centers and large retail establishments
- f. Office buildings
- g. Service stations and car washes

These standards are intended to help improve the overall design quality of the specific use and to emphasize the unique characteristics of each. These shall be used in conjunction with and in

addition to the standards in the previous chapters and sections. In the event of a conflict between the standards in this chapter and those in other chapters, the more stringent standard and/or the standard deemed most appropriate for the situation shall apply.

5.2 DRIVE-THROUGH BUSINESSES

Major design issues related to drive-through business establishments include efficient and well-organized vehicular access and on-site circulation, and adequate buffering of adjacent uses.

5.2.1 Site Organization

- a. The primary presence along the major street frontage shall be the building, not the menu board, drive-through aisle, or parking lot.
- b. Drive-through aisles shall provide adequate on-site queuing distance to accommodate five (5) cars before the first stopping point (e.g. menu board). No portion of the queuing aisle shall also serve as a parking aisle nor shall the exit be through a parking aisle.
- c. Pedestrian walkways should not intersect the drive-through drive aisle, but where they cannot be avoided, they shall have minimum 15-foot clear visibility, and should be emphasized by contrasting paving.
- d. Whenever physically possible, the main structure should be sited so as to maximize the distance for vehicle queuing while screening the drive-through operations.
- e. Menu board speakers shall be located so as to protect adjoining residential areas from nuisance noise.

5.2.2 Building Design

All building elevations, whether functioning as the front, side, or rear of the building, shall be architecturally detailed to avoid the appearance of the “back of the building.” Buildings should contribute a positive presence to the street scene.

5.3 HOTELS AND MOTELS

Hotels and motels are quasi-residential uses and so should be designated and sited to minimize the effect of noise from adjacent or nearby roadways. Though quasi-residential, the scale of, and activities associated with, hotels and motels often make them problematic neighbors for adjacent properties. Hotel and motel architecture is often thematic, presenting a strong temptation to over-design the building front and to neglect the other sides, so it is important to remember that all sides of a building must be stylistically consistent.

5.3.1 Site Organization

- a. The primary presence along the major street frontage shall be the building and driveway approach, not the parking lot.
- b. Only a few (no more than five) short-term parking spaces should be provided near the office for check-ins.

- c. Exterior corridors on multi-level buildings are discouraged and should not be located near residential uses.
- d. Delivery and loading areas shall not be located near residential uses.
- e. Mechanical equipment, including swimming pool equipment, shall be located so as to reduce noise impacts to neighboring properties.
- f. Recreational facilities (e.g., swimming pools) should be located where guests can use them in privacy and should not be exposed to public streets to function as advertising.
- g. Avoid locating driveways, garage ramps, or loading and service areas where they may interfere with the flow of pedestrian movement or impact the privacy of guest rooms.
- h. Utilize parking lots and open spaces on the site to help buffer the building from adjacent incompatible uses.

5.3.2 Building Design

- a. Noise attenuation techniques should be incorporated into the design of buildings near major noise generators (e.g., major streets or highways).
- b. Air conditioning and heating units should not be visible from public streets. Measures should be taken to shield the noise from these units from neighboring properties. Avoid the use of exterior units for each room.
- c. For structures over two stories, guest rooms should be accessible from hallways within the building. Room entrances that are directly adjacent to parking lots or exterior walkways are discouraged.

5.4 INDUSTRIAL AND BUSINESS PARK USES

In the absence of architectural guidance, industrial buildings are typically large utilitarian structures with little or no architectural interest. The following standards are intended to compel attractive, well-designed structures while recognizing their fundamentally industrial nature. Proper site planning and screening of work and storage areas are promoted over architectural design themes. The standards are intended to protect adjacent uses from objectionable views, excessive noise, and other impacts typically associated with industrial uses.

5.4.1 General Design Objectives

- a. A variety of building and parking setbacks should be provided to avoid long, monotonous building façades and to create diversity within the project.
- b. Buildings should be located on “open space islands,” which may be formally landscaped or set in a natural open space environment. The main entrance of the building should not directly abut the paved parking area. A landscaping strip shall be provided between parking areas and buildings.
- c. Building setbacks should be proportional to the scale of the structure and considerate of existing adjacent development. Larger structures require more setback area for a balance

of scale and to avoid imposing on neighboring uses.

- d. Structures on a site should be arranged to create opportunities for plazas, courts, or gardens. Setback areas should be considered for use as open space or patio areas.
- e. Elements of sound industrial and business park site design include the following:
 - 1) Easily identifiable site access;
 - 2) Service areas located at the sides and rear of buildings;
 - 3) Convenient access, visitor parking and on-site circulation;
 - 4) Screening of outdoor storage, work areas, and equipment;
 - 5) Emphasis on the main building entry and landscaping;
 - 6) Placement of buildings to provide plazas and courtyards; and
 - 7) Landscaped open space.

5.4.2 Parking and Circulation

- a. Parking lots and associated lighting should not be the dominant visual elements of the site. Large, expansive paved areas located between the street and the building are to be avoided in favor of multiple smaller lots separated by landscaping and buildings. Parking should be located to the sides and rear of buildings whenever possible.
- b. Site access and internal circulation shall be designed in a straight-forward manner that emphasizes safety and efficiency. The circulation system shall be designed to reduce conflicts between vehicular and pedestrian traffic. Truck maneuvering areas shall be separated from parking areas.
- c. Entrances and exits to and from parking and loading facilities shall be clearly marked with appropriate directional signage where multiple access points are provided.
- d. Parking lots adjacent to and visible from public streets should be adequately screened from view through the use of low screen walls, changes in elevation, landscaping or combinations thereof.

5.4.3 Loading Facilities

- a. To mitigate the appearance of loading facilities for industrial uses, such areas shall not be located at the front of buildings where it is difficult to adequately screen them from view. Loading facilities are more appropriate at the rear of buildings where special screening may not be required.
- b. When it is not possible to locate loading facilities at the rear of the building because of circumstances unique to the site, loading docks and doors may be located at the side of the building but must be screened from view by a combination of screen walls, ornamental landscaping and/or portions of the building. Gates should be located so as to prevent views from the public right-of-way into loading areas.

- c. Backing from the public street onto the site for loading causes unsafe truck maneuvering and shall not be utilized except at the ends of industrial cul-de-sacs, where such circumstance will be considered on a case-by-case basis.

5.4.4 Landscaping

- a. Landscaping shall be used to define entrances to buildings and parking lots, define the edges of various land uses, provide transition between neighboring properties (buffering), and provide screening for outdoor storage, loading, and equipment areas.
- b. Landscaping around the entire base of buildings is recommended to soften the edge between the parking lot and the structure. Landscaping should be accented at building entrances to provide focus.
- c. Earthen berms may be used at the edge of the building in conjunction with landscaping to reduce the apparent height of the structure, especially along street frontages.
- d. Development in areas with native vegetation or within foothill, riparian, viewshed, or other unique natural environments, should utilize landscape designs and materials that are compatible with the existing vegetation.

5.4.5 Walls and Fences

- a. Walls should not be used except where required for a specific screening or security purpose. Where required, walls and fences should be as low as possible while still performing their screening and security functions.
- b. Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they shall be designed to blend with the site's architecture. Landscaping should be used in combination with walls, especially along the street frontage.
- c. Long expanses of fence or wall surfaces along street frontage shall be offset and architecturally designed to prevent monotony. Landscape pockets shall be provided along the wall at minimum intervals of thirty (30) feet.
- d. When security fencing is required across a property frontage it shall be a combination of solid pillars, or short solid wall segments, and wrought iron grill work or other materials as may be approved.

5.4.6 Screening

- a. Exterior storage and loading areas shall be confined to portions of the site least visible to public view, in which case screening may not be required.
- b. Where screening is required, a combination of elements should be utilized including solid masonry walls, berms, and landscaping. Vinyl-coated chain link fencing with wood, vinyl plastic, or metal slatting is an acceptable screening material only for areas not visible from a public street or parking area.

- c. All equipment, whether on the roof, side of building, or ground, shall be properly screened.

5.4.7 Architectural Design Guidelines

- a. **Architectural style.** The architectural style of buildings in the industrial and business park category should incorporate clean, simple lines. Buildings should project an image of high quality through the use of appropriate durable materials and landscaped settings.
- b. **Expression of structure.** As a category of structure, industrial buildings often present unattractive, unadorned, “box-like” forms. A variety of design techniques should be applied to help overcome this situation:
 - 1) Long, “unarticulated” façades should be avoided. Façades with varied front setbacks and recessed entries are strongly encouraged.
 - 2) Avoid blank front- and side-wall elevations on street frontages.
 - 3) Entries to structures should portray a quality appearance while being architecturally tied to the overall building composition and scale.
 - 4) Alteration of colors and textures should be used to produce diversity and enhance architectural forms.
 - 5) A compatible variety of siding materials (i.e., metal, masonry, concrete texturing, cement or plaster) should be used to produce effects of texture and relief that provide architectural interest.
- c. **Undesirable elements.** Design elements that are undesirable and which should be avoided include:
 - 1) Large blank, unarticulated wall surfaces;
 - 2) Exposed, untreated block walls;
 - 3) “Stuck on” mansard roofs;
 - 4) Materials with high maintenance requirements (e.g., stained wood, shingles or light gauge metal siding);
 - 5) Reflective glazing; and
 - 6) Loading doors that face the street.

5.4.8 Metal Buildings

- a. Metal buildings should be designed to present architectural interest and articulation. In addition to architectural metal panels, exterior surfaces should include stucco, plaster, glass, stone, brick, or decorative masonry. Stock, “off-the-shelf” metal buildings are discouraged.
- b. Metal buildings should employ a variety of building forms, shapes, colors, materials and other architectural treatments to add visual interest and variety to the building. Architectural treatments should emphasize the primary entrance to the building.

- c. Exterior surfaces that have the potential for being contacted by vehicles or machinery should be protected by the use of landscaped areas, raised concrete curbs, and/or traffic barriers.

5.5 MULTI-FAMILY RESIDENTIAL

The density of typical multi-family residential housing tends to promote large parking areas, less private open space than is found in single-family areas, and long box-like structures. Parking facilities can dominate the site if not properly designed, and open spaces may be relegated to leftover areas not related to the structures or the people who live there. Multi-family residential developments with unarticulated walls and roofs surrounded by parking lots and rows of carports along public streets are examples of practices that should be avoided.

5.5.1 Site Organization

- a. The clustering of units should be a consistent element of site planning. Projects containing more than ten (10) dwelling units should be broken into groups of structures that are appropriate in scale and compatible with the neighborhood.
- b. Buildings should be designed so that living spaces do not directly face one another to ensure maximum privacy.
- c. Buildings should be oriented to create courtyards and common open space areas to increase the overall aesthetic appeal of the development.

5.5.2 Building Design

- a. Separations, changes in plane and height, and the inclusion of elements such as balconies, porches, arcades, dormers, and cross-gables mitigate the barracks-like quality of flat walls and roofs of excessive length. Secondary hipped or gabled roofs covering the entire mass of a building are preferable to pitched roof segments applied at the structure's edge. Structures containing three (3) or more attached dwellings in a row should incorporate at least one of the following:
 - 1) For each dwelling unit, at least one architectural projection not less than two (2) feet from the wall plane and not less than four (4) feet wide should be provided. Projections shall extend the full height of single story structures, at least one-half the height of a two-story building, and two-thirds the height of a three story building;
 - 2) A change in wall plane of at least three (3) feet for at least twelve (12) feet for each two (2) dwelling units.
- b. Because multi-family residential projects are often taller than one story, their bulk can impose on surrounding uses. The scale of these projects should be considered within the context of their surroundings. Structures with greater height may require additional setbacks so as to avoid dominating the character of the neighborhood.

- c. The use of balconies, porches, and patios is encouraged for both practical and aesthetic values. These elements should be integrated into structures to break up large wall masses, offset floor setbacks, and add human scale to structures. Design should be simple and straight-forward.
- d. The use of long, monotonous access balconies and corridors that provide access to five (5) or more units should be avoided. Instead, access points to units should be clustered in groups of four (4) or less. The use of distinctive architectural elements and materials to denote prominent entrances is encouraged.
- e. Simple, clean, and bold projections of stairways are encouraged to complement the architectural massing and form of the structure. Thin-looking, open metal, prefabricated stairs are discouraged.
- f. Support structures (e.g. laundry facilities, recreation buildings, and sales/lease offices) shall be consistent with the architectural design of the rest of the complex.
- g. Stairways and elevators shall not be accessible from the exterior of the building.
- h. Communications devices (e.g. satellite dishes) should be limited in number by providing central communications services to individual units.

5.5.3 Parking and Circulation

- a. The project entry shall be articulated through both landscape and hardscape to denote its use. For larger projects, extensive information about the project should be readily available upon entry to assist the public. Special attention should be given to hardscape and landscape treatments to enhance the overall image of the project. Parking lot lighting shall be designed to minimize the impact on the night sky and on adjacent properties.
- b. The principal vehicular access shall be through a main entry drive rather than a parking area.
- c. There are generally three means of accommodating parking: parking driveways, parking courts, and garages within residential buildings. Projects with either long, monotonous parking drives or large, undivided parking lots are not encouraged. Where garage parking within residential buildings is not provided, dispersed parking courts are the desired alternative.
- d. Parking areas should be visible from the residential units they serve wherever feasible.
- e. A parking court shall not consist of more than two (2) double-loaded parking aisles (bays) adjacent to one another. The length of a parking court should not exceed fourteen (14) stalls wherever feasible.
- f. Parking courts should be separated from each other by dwelling units or by a landscaped buffer not less than thirty (30) feet wide.
- g. Parking areas tucked under residential structures should be enclosed behind garage doors. Garages with parking aprons less than twenty (20) feet in length shall be equipped with automatic door openers and roll-up doors.

- h. Where carports are utilized, they must follow the same spacing criteria as parking courts.
- i. Carports and detached garages should be designed as an integral part of the overall project and should be similar in materials, color, and detail to the principal structures.

5.5.4 Open Space Areas

- a. The design and orientation of open space areas should take advantage of available sunlight and should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.
- b. Common open spaces should be conveniently located for the majority of units. Children's play areas should be visible from as many units as possible. In complexes with more than 40 two-bedroom units, several play areas shall be provided throughout the complex.

5.6 COMMERCIAL CENTERS INCLUDING LARGE RETAIL ESTABLISHMENTS (LRES)

Commercial centers are typified by a grocery store or drug store anchor together with a series of smaller shops, although the center may also have one or more freestanding building sites. Large Retail Establishments (LREs) are a type of commercial center typified by large box-like structures devoid of architectural features, which are surrounded by expansive parking areas. Large Retail Establishments have building and site characteristics, which have the potential to detract from Sutter Creek's historic character. When a commercial center or LRE is located in or next to a residential area, major design issues focus on the interface between the center's service activities and adjacent residences. The standards in this section are intended to be used as a design aid by developers proposing commercial centers and LREs, and simultaneously as an evaluation tool for the City.

5.6.1 Site Organization

Buildings on a site should have a strong spatial and functional relationship to one another.

- a. Commercial centers should be divided into multiple buildings, and buildings should be clustered to achieve a "village" scale. This creates opportunities for plazas and pedestrian areas while preventing long "barracks-like" rows of buildings.
- b. Commercial centers should be designed to locate a minimum of fifty (50) percent of the total building frontage (including pad buildings) at the front setback line. This siting, together with landscaping treatment, reinforces and strengthens the overall streetscape and helps to screen off-street parking areas.
- c. Open space areas should be accessible from the majority of structures and should be oriented to take advantage of solar access.
- d. Loading facilities should not be located at the front of buildings where they would be difficult to adequately screen from view. Loading facilities are more appropriate at the rear of the site where special screening may not be required.

5.6.2 Façades, Exterior Walls and Entryways

- a. Architectural design should incorporate elements of the Mother Lode Style. Design elements to be considered include, but are not limited to, providing offsets or bays, strong base materials, varying storefront treatments, multi-pane windows, and varying the bulkhead treatment. Buildings should provide generous quantities of windows, skylights, or similar natural-light-producing products to create ground floors with a “transparent” quality and to enhance the use of natural light and reduce energy consumption. No window shall consist of reflective glass.
- b. Façades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the façade and extending at least twenty (20) percent of the length of the façade. No uninterrupted length of any façade shall exceed fifty (50) horizontal feet.
- c. Façades that face public streets shall have a variety of arcades, display windows, entry areas, or awnings along no less than sixty (60) percent of their horizontal length unless otherwise dictated by the structural design of the building.
- d. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than three of the following: canopies or porticos; overhangs; recesses or projections; arcades; raised corniced parapets over the door; peaked roof forms; arches; outdoor patios; display windows; architectural details such as tile work and moldings which are integrated into the building structure and design; integral planters or wing walls that incorporate landscaped areas and/or places for sitting. Large retail buildings should feature entrances that coordinate with pedestrian networking and public connectivity to and through the entire site.
- e. Façades, exterior walls and entryways shall provide consistent architectural treatment.
- f. Blank walls (a wall without windows, showcases, displays, pedestrian entries) shall not be allowed in any first-floor building wall abutting any form of public connectivity (walkways) except as required for the structural integrity of the building.
- g. Buildings should provide protection for pedestrians from adverse weather conditions and should utilize overhangs, marquees, and awnings at entrances, along pedestrian pathways, and at transportation waiting areas.

5.6.3 Detail Features

Buildings should have architectural features and patterns that provide visual interest at the scale of the pedestrian, reduce massive visual effects, and recognize local character. Façades must include a repeating pattern that shall include no less than three of the elements listed below:

- a. Color change
- b. Texture change
- c. Material module change
- d. Wall plane change

At least one element shall repeat horizontally and each selected element shall repeat at intervals of no more than thirty (30) feet.

Expression of architectural or structural bays shall be created through a change in plane no less than one foot in width, such as an offset, reveal, or projecting rib.

5.6.4 Roofs

Variations in rooflines should be used to add interest and reduce the massive scale of large buildings. Pitched roofs of a slope and style consistent with mining era buildings are encouraged. Roof features should complement the character of adjoining neighborhoods, and when possible, utilize sources of natural light (i.e. skylights) to increase energy efficiency and worker wellbeing. If skylights are utilized, internal light sources shall not be directed toward them. Roof design should contribute to the reduction of stormwater runoff by managing the water where it falls. Roof gardens are one of many options.

Parapets shall conceal flat roofs and rooftop equipment such as HVAC units from public view extending out to the site perimeter.

5.6.5 Materials and Colors

Exterior building materials and colors comprise a significant part of the visual impact of a building; therefore, they should be aesthetically pleasing and compatible with materials and colors used in adjoining properties.

- a. Predominant exterior building materials shall be constructed with high quality materials such as:
 - 1) Brick masonry;
 - 2) Wood – e.g. large timbers;
 - 3) Greenstone and other native stone;
 - 4) Tinted, textured, concrete masonry units;
 - 5) Transparency elements such as windows, showcases, skylights, display windows; or
 - 6) Other similar high-quality building materials.
- b. Façade colors shall be low reflectance, subtle, and shall blend well with the environment and not cause abrupt changes.
- c. Building trim and accent areas may feature brighter colors but exposed neon tubing shall not be an acceptable feature for building trim or accent areas.
- d. Front façades or façades visible from public streets that are unscreened shall not include the following:
 - 1) smooth-faced concrete block
 - 2) smooth-faced tilt-up concrete panels
 - 3) smooth-faced pre-fabricated steel panels

5.6.6 Landscaping and Buffering

Commercial centers and LREs shall ensure that the parking, lighting, circulation and landscaping aspects of the site are well designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas. Landscape and buffering should contribute to visual quality and continuity within and between developments, provide screening and mitigation of potential conflicts between activity areas and site elements, enhance outdoor spaces, and reduce erosion and stormwater runoff. The rear or sides of buildings often present an unattractive view of blank walls, loading areas, storage areas, HVAC units, garbage receptacles, and other such features. Architectural and landscaping features should mitigate these impacts.

Whenever possible, the landscape design shall provide open spaces that preserve or take advantage of natural features such as views, stands of oak trees, historic features (i.e. rock walls, and mining structures), rock outcroppings, or waterways.

- a. Landscape areas include all areas on the site that are not covered by buildings, structures, paving or impervious surfaces. The selection and location of trees, ground cover (including shrubs, grasses, perennials, flowerbeds and slope retention), pedestrian paving and other landscaping elements shall be carefully coordinated to control erosion and meet the functional and visual goals of defining spaces, accommodating and directing circulation patterns, managing hardscape impacts, attracting attention to building entrances and other focal points, and visually integrating buildings with the landscape area.
 - 1) Landscaping designs shall complement the existing landscapes of different retail sites within a development and shall enhance the human scale of a development by clearly defining pathways, entrance areas, plazas, public gathering spaces, parking areas, and access roadways.
 - 2) Landscaping designs shall mitigate the site's impact to neighboring properties. The rear elevations of buildings, loading docks and refuse collection areas must be addressed in the project's landscape design. Rear elevations adjacent to non-commercial uses shall be screened to the full height of the structure within seven (7) years of occupancy of the retail space.
 - 3) Landscape designs shall incorporate a mix of indigenous and native plants that are hardy and drought tolerant, and shall include a minimum of forty (40) percent evergreen plantings (trees, shrubs, groundcovers, ornamental grasses, and evergreen herbs). Permanently installed irrigation systems are required.
 - 4) Perimeter landscape buffer planting areas shall be a minimum of ten (10) feet in depth from the edge of walkways, curbs or property lines, along all sides of the property. Parcels less than thirty (30) acres shall have a perimeter landscape buffer depth of ten (10) feet. Parcels thirty (30) to less than fifty (50) acres shall have a perimeter landscape buffer depth of thirteen (13) feet. Parcels fifty (50) acres or greater shall have a perimeter landscape buffer of fifteen (15) feet.

- 5) Landscape designs shall also address a variety of landscape lighting elements utilized both for safety and aesthetics. Light sources shall not be visible.
- b. Any landscape element that dies or is otherwise removed shall be promptly replaced with the same or similar element as originally intended.
- c. Off-site access to pedestrian and bicycle facility improvements may be required in order to comply with the City's approved pedestrian and bicycle plan.
- d. To the maximum extent feasible, pedestrians and vehicles shall be separated through provisions of a walkway. Where complete separations of pedestrian and vehicles are not feasible, hazards shall be minimized by using landscaping, bollards, special paving, lighting, and other means to clearly delineate pedestrian areas.
- e. Landscaped parkways around parking lot perimeters shall be consistent with minimum setback requirements. Trees may be spaced irregularly in informal groupings or be uniformly spaced, as may be consistent with the site's larger, overall planting patterns and organization.
- f. Future maintenance shall be in accordance with accepted maintenance practices.

5.6.7. Parking Lot Design and Orientation

Off-street parking for commercial buildings should be designed to minimize visual impacts while providing safe, efficient ingress and egress for vehicles and public transit. Parking lots should be configured and designed to reduce the overall mass of paved surfaces. No more than fifty (50) percent of an off-street parking lot for the entire property should be located between the front façade of the principal building(s) and the adjacent public street.

Parking lot drainage shall be designed to avoid erosion damage to grading and surrounding landscaping. Whenever possible, permeable paving systems should be evaluated and utilized (especially for employee parking areas). To reduce impervious services, one-way drive aisles should be encouraged.

Parking lots should incorporate, where feasible, methods for stormwater management utilizing low impact development (LID) techniques. These include:

- a. End-of-island bioretention cell(s) with underdrain(s) and landscaping;
- b. Bioretention cells or biofiltration swales located around the parking perimeter;
- c. Breached curb drainage inlets (or curb cuts) in the end-of-island bioretention cells and bioretention strips to collect runoff.
- d. Bioretention cells installed between lines of parking stalls to increase the total treatment surface area of these systems.

The following standards shall apply to all commercial center and LRE parking plans:

- a. Large surface parking lots shall be visually and functionally segmented into several smaller lots.

- b. Parking lot design must include detailed information on non-motorized pedestrian access to and through the development. Demarcation shall be required by utilizing a combination of: 1) change in paving surface materials, 2) landscaping, or 3) safety and directional lighting.
- c. All required internal walkways must be located and constructed as an integral part of existing walkways.
- d. Parking lots shall be set back a minimum of ten (10) feet from any public right-of-way (except for alleys). This setback or buffer area between the street or access road and the parking lot shall always include trees, drought-resistant natural groundcovers, and/or other native landscape materials.
- e. Every parking stall in a parking lot shall be within forty (40) feet of a landscape area that includes at least one shade tree.
- f. Traffic calming techniques are encouraged for pedestrian safety.
- g. Provide adequate and easily accessible cart corrals.

5.6.8 Lighting and Glare

The use of neon lighting is discouraged. All lighting shall meet the following criteria:

- a. All lighting shall meet applicable energy codes.
- b. Illuminated signage and exterior building lighting shall be compatible with the architecture of the project and shall not detract from the visibility of surrounding buildings.
- c. Landscape and architectural lighting shall be used to illuminate building facades, building entrances, and feature or courtyard spaces.
- d. Night lighting must be provided for all pedestrian walkways and where stairs, curbs, ramps, and crosswalks occur.
- e. All exterior lighting fixtures in parking areas and driveways shall utilize cutoff shields or other appropriate measures to conceal the light source from adjoining uses and right-of-ways.
- f. Other lights shall be designed to avoid spillover glare beyond the site boundaries.
- g. For parking lots adjacent to residentially-zoned land, the maximum height of light posts shall not exceed fifteen (15) feet.
- h. Lighting reduction and energy-efficient timer systems shall be required after normal business hours except for lighting that is mandated for general safety and security.

5.6.9 Pedestrian Flows

This section sets forth standards for public walkways and internal pedestrian circulation systems, which provide for user-friendly pedestrian access. Note however, that in every situation, state and federal accessibility laws and policies shall govern design and construction of the facilities described herein.

- a. Walkways shall be provided along all sides of the site that abut a public street and shall provide human-scale lighting to create a safe and attractive pedestrian atmosphere.
- b. Continuous internal pedestrian walkways shall be provided from the public walkway or right-of-way to the customer entrance of all buildings on the site. Walkways shall connect areas of pedestrian activity such as, but not limited to, transit stops, street crossings, buildings and store entry points, and central features and community spaces. Walkways shall feature adjoining landscaped areas that include trees, shrubs, benches, flowerbeds, ground covers, or other such materials for no less than fifty (50) percent of its length.
- c. Walkways shall be provided the full length of building façades that feature a customer entrance, and along any façade abutting public parking areas. Such walkways shall abut a minimum six-foot wide planting bed, except where features such as arcades or entryways are part of the façade.
- d. All internal pedestrian crosswalks shall be distinguished by the use of durable, low maintenance surface materials such as pavers, bricks, stamped asphalt, or scored concrete to enhance both pedestrian safety and the attractiveness of the walkways.
- e. Bicycle lanes shall be provided, where appropriate, on ingress and egress routes and shall be consistent with standards otherwise identified and adopted by the City of Sutter Creek.
- f. Parking lots shall provide sufficient trash receptacles and bicycle racks.
- g. All pedestrian amenities shall meet state and federal accessibility requirements and guidelines.

5.6.10 Outdoor Storage, Trash Collection, and Loading Areas

Loading areas and outdoor storage areas create visual and noise impacts that have the potential to affect surrounding neighborhoods. Such areas shall be sensitively designed so that delivery and loading operations do not disturb adjoining neighborhoods. Such areas, when visible and audible from adjoining properties and/or public streets, should be screened, recessed or enclosed.

When such enclosures are isolated or detached, they shall incorporate the predominant materials and colors of the adjacent building(s). While screens and recesses can effectively mitigate impacts, the selection of inappropriate screening materials can exacerbate the problem. Appropriate locations for loading and outdoor storage areas include areas between buildings, where more than one building is located on a site and such buildings are not more than forty (40) feet apart, or on those sides of buildings that do not have customer entrances.

In addition, the following shall apply:

- a. Areas for outdoor storage, truck parking, trash collection or compaction, loading or other such uses shall not be visible from abutting streets or properties.
- b. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within twenty (20) feet of any public street or public walkway.
- c. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties and public streets, and so that no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
- d. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors and the design of screening walls, fences and covers shall conform to those used as predominant materials and colors on the building.
- e. No outdoor storage is permitted in designated parking spaces or exterior walkways, which reduces the unobstructed walkway to less than eight (8) feet.
- f. Noise attenuation shall be in conformance with the City of Sutter Creek's General Plan Noise Element.
- g. Customer loading and unloading zones shall be provided.

5.6.11 Central Features and Community Spaces (applies when two or more buildings are planned in a development)

Buildings should offer attractive and inviting human scale features, spaces, and amenities that reflect the history and heritage of the community. Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations. Transit stops and drop-off/pick-up points should be considered as integral parts of the configuration.

A pedestrian walkway network should be anchored by special design features such as towers, arcades, cupolas, porticos, pedestrian light fixtures, bollards, planter walls and other architectural elements that define circulation ways and outdoor spaces. Examples of outdoor spaces are plazas, patios, courtyards and window-shopping areas. The features and spaces should enhance the building and the center as integral parts of the community fabric.

For LREs, a central community space shall be constructed that is centrally located and connected to the pedestrian walkway. It shall be constructed of materials that are not inferior to the principal materials of the building and landscape and shall include as many of the following components as is feasible.

- a. A landscape area that includes multiple trees;
- b. A transportation drop off point;

- c. A plaza with seating and a covered structure with a cupola or other such deliberately-shaped focal feature or amenity that adequately enhances the community space.

5.6.12 Maintenance of Vacant or Abandoned Properties

Vacant or abandoned properties including, but not limited to, buildings, stormwater facilities, parking, landscaping, etc. shall be maintained for the safety of the community, the local environment, and in such a manner that visual impacts to surrounding properties or public spaces are avoided. Required maintenance includes watering, trimming and pruning of landscaping, prompt repair of damage and prompt removal of graffiti. Signage on vacant or abandoned properties shall be changed, if at all, in a visually attractive manner. Any covering of glass surfaces shall be done in a visually attractive manner so as to blend in with the rest of the building. Chain-link fencing to exclude trespass shall be permitted for not more than 120 days after which it shall be removed or replaced with visually attractive fencing as otherwise allowed in these Design Standards.

5.7 OFFICE BUILDINGS

Office buildings have functional characteristics that result in physical forms different from other development: a) their intensity of use is lower; b) buildings are typically “live” on all four sides; c) office activities are not limited to the first floor; d) building perimeters have fewer entries and windows and thus have more opportunity for landscaping; and e) the occupation of office buildings is more predictable.

Because of their use patterns, more opportunities exist to locate office buildings toward the street with parking behind or to the side. Such an arrangement is strongly encouraged.

5.7.1 Site Organization

- a. Buildings should be placed at the minimum required front setback with parking located at the rear of the site or at the side of the building.
- b. Multi-story buildings shall not be placed adjacent to the private open space of residential units.
- c. A series of smaller office buildings linked by a plaza system is encouraged over a single large structure.
- d. Buildings should have their primary entry from the public street with secondary entries from on-site pedestrian paths or parking areas.

5.7.2 Building Design

- a. Long unadorned wall planes shall be avoided. As a general principle, building surfaces over two stories high or 100 feet in length should be relieved with a change of wall plane that provides strong shadow and visual interest.
- b. The ground floor of larger office buildings should include elements of pedestrian interest including retail businesses and food services where pedestrian traffic is high and such uses are allowed.

- c. Clear glass (at least 88 percent light transmission) should be used for ground floor windows where pedestrians are present and there is a potential for retail businesses, food services, or other service occupancies.
- d. Building entries should be prominent and should afford a “sense of entry” for the structure. Entries should be protected from inclement weather.

5.8 SERVICE STATIONS AND CAR WASHES

Service stations and car washes are intensive uses characterized by large areas of paving which permit vehicles to maneuver freely and which have the potential to create significant impacts on adjoining streets and properties. Service stations, in particular, have historically employed several points of access from adjacent streets to maximize maneuvering flexibility for vehicles. When weighed against the safety risk inherent in multiple driveways and the environmental and visual impacts of large areas of asphalt, such fully flexible internal circulation is not always desirable and is generally discouraged. Driveway cuts should be limited, circulation should be channeled, and paved areas should be reduced.

5.8.1 Site Organization

- a. Structures on the site should be spatially related and buildings should be organized into a simple cluster.
- b. The site should be designed to accommodate all legitimate, anticipated circulation patterns, but those patterns should be defined by reduced areas of paving and well-placed landscaped areas. Driveway cuts should be limited to one, and occasionally two per street.
- c. Service bays shall not face residential properties and should avoid facing any major commercial thoroughfare.

5.8.2 Building Design

- a. All structures on the site (including kiosks, car wash buildings, gas pump columns, etc.) shall be architecturally consistent with the main structure.
- b. All building elevations facing public streets, whether such elevations function as the front, side, or rear of the building, should be architecturally detailed to avoid the appearance of the “back of the building.” Buildings should provide a positive presence to the street scene.
- c. Building materials should have the appearance of substance and permanency. Lightweight metal or other temporary-appearing structures are not appropriate.

5.8.3 Special Requirements

- a. Car wash facilities shall include appropriate noise control measures to reduce machinery and blower noise levels.

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- b. Areas should be provided on self-service station sites to allow patrons to service their vehicles with water and air. These facilities should be located where they do not obstruct the circulation patterns of the site.
- c. On automatic car wash sites, facilities should be provided for vacuuming of vehicles and for drying of vehicles upon exiting the car wash building. Such areas should be carefully located to avoid obstructing legitimate circulation and to reduce noise impacts on adjacent uses.
- d. Each pump island should generally include on-site stacking for a minimum of two vehicles (40 feet) so that driveways or streets are not utilized for queuing.
- e. Truck circulation patterns and positions for tank filling should not conflict with customer circulation patterns or cause a potential for stacking overflow onto a street.

APPENDIX A

DESIGN REVIEW PROCESS EXAMPLES

The following example scenarios have been developed to illustrate how and when Sutter Creek's Design Standards apply to various types of projects, in various locations. These examples do not cover every potential scenario, however they will help guide the user toward an understanding of both the intent of the Standards and the methods of application processing.

EXAMPLE 1

Scenario:

Location: Citywide, Outside the Historic Districts

Activity: The maintenance, repair, and replacement of existing structures and facilities where the materials, color, and placement match existing in type and kind and do not change the existing appearance.

Examples: Roofing, deck replacement, siding replacement, equipment replacement, and painting.

Standards that apply:

Document or Chapter	Does it Apply?	Explanation
Sutter Creek Design Standards	No	The project is the maintenance, repair, or replacement of existing structures and facilities that do not change the existing appearance and are outside the Historic Districts. (see Section 1.3.3)
Chapter 2.0 General Standards	N/A	
Chapter 3.0 Historic Districts	N/A	
Chapter 4.0 New subdivisions	N/A	
Chapter 5.0 Specific land uses	N/A	

Processing methodology:

- a. City Staff will review and approve as appropriate.

EXAMPLE 2

Scenario:

Location: Main Street Historic District

Activity: Painting or repainting of a building within the Main Street Historic District.

Standards that apply:

Document or Chapter	Does it Apply?	Explanation
Sutter Creek Design Standards	Yes	The project does not require a building permit or planning entitlement but does require design clearance. (See Section 1.3.2)
Chapter 2.0 General Standards	N/A	
Chapter 3.0 Historic Districts	Yes	The Project requires design clearance.
Chapter 4.0 New subdivisions	N/A	
Chapter 5.0 Specific land uses	N/A	

Processing methodology:

- a. A design review application is submitted to the City. The submitted application includes information that clearly demonstrates how the project complies with the applicable design standards.
- b. Staff reviews the application, determines that the project is not a significant modification to the exterior of a structure and conforms to the Design Standards, and issues a recommendation to the Architectural Review Committee to issue Design Clearance.
- c. The Architectural Review Committee reviews the application, determines that the project is not a significant modification to the exterior of a structure and conforms to the Design Standards, and issues Design Clearance.

EXAMPLE 3

Scenario:

Location: Citywide, Outside the Historic Districts

Activity: Replacement of an existing roof-mounted furnace unit with a unit that is not the same kind, size, or color on a retail-commercial building outside of the Historic Districts.

Standards that apply:

Document or Chapter	Does it Apply?	Explanation
Sutter Creek Design Standards	Yes	The project requires a building permit. (see Section 1.3.2)
Chapter 2.0 General Standards	Yes	Chapter 2.0 applies to all projects in the City that require a building permit.
Chapter 3.0 Historic Districts	No	The project is not located within either Historic District.
Chapter 4.0 New subdivisions	No	The project is not a new subdivision.
Chapter 5.0 Specific land uses	No	The project does not fall into any of the specific categories of construction addressed in Chapter 5.0.

Processing methodology:

- A complete building permit application is submitted to the City. The submitted application includes information that clearly demonstrates how the project complies with the applicable design standards (e.g. The new furnace was to be screened from public view – see Section 2.2.7).
- Staff reviews the application and determines that it is complete.
- Staff reviews the application, determines that the project clearly conforms to the Design Standards, and issues Design Clearance.
- The application is processed in the normal manner by the Building Official for building permit issuance.

EXAMPLE 4

Scenario:

Location: Citywide, Outside the Historic Districts

Activity: Construction of a new industrial building on an existing industrially-zoned property outside of the Historic Districts.

Standards that apply:

Document or Chapter	Does it Apply?	Explanation
Sutter Creek Design Standards	Yes	The project requires site plan review (Title 18.50) and a building permit (see Section 1.3.2).
Chapter 2.0 General Standards	Yes	Chapter 2.0 applies to projects in the City that require a site plan approval (Title 18.50) and/or a building permit.
Chapter 3.0 Historic Districts	No	The project is not located within the Historic District.
Chapter 4.0 New subdivisions	No	The project is not a new subdivision.
Chapter 5.0 Specific land uses	Yes	Section 5.4 applies to industrial and business park uses.

Processing methodology:

- Submit a complete site plan review application to the City. The application shall include information that demonstrates how the project complies with applicable design standards (both Chapter 2.0 and 5.0 apply in this case).
- Staff reviews the application and determines it is complete.
- Staff reviews the application, and determines that the project conforms to applicable Design Standards and issues Design Clearance.
- The application is processed in the normal manner by the City for site plan approval and building permit issuance.

EXAMPLE 5

Scenario:

Location: Within one of the Historic Districts

Activity: Exterior addition to a 1880s-era residence in the Historic Districts.

Standards that apply:

Document or Chapter	Does it Apply?	Explanation
Sutter Creek Design Standards	Yes	The project requires a building permit.
Chapter 2.0 General Standards	Yes	Chapter 2.0 applies to all projects in the City that require a building permit.
Chapter 3.0 Historic Districts	Yes	The project is located within the Historic Districts.
Chapter 4.0 New subdivisions	No	The project is not a new subdivision.
Chapter 5.0 Specific land uses	No	The project does not fall into any of the specific categories of construction addressed in Chapter 5.0.

Processing methodology:

- A complete building permit application is submitted to the City. The submitted application includes information that clearly demonstrates how the project complies with the applicable design standards (note that both the General Standards of Chapter 2.0 and the Historic Districts Standards of Chapter 3.0 apply in this case).
- Staff reviews the application and determines that it is complete.
- Staff reviews the application, determines that the project conforms to the Design Standards, and issues a recommendation to the Architectural Review Committee to issue Design Clearance.
- The Architectural Review Committee reviews the application, determines that the project conforms to the Design Standards, and issues Design Clearance.
- The application is processed in the normal manner by the Building Official for building permit issuance.

EXAMPLE 6**Scenario:**

Location: Within one of the Historic Districts

Activity: Cut and fill grading on an existing residential parcel in the Historic Districts to create a pad intended to accommodate additional parking for the home's residence. A grading permit is required.

Standards that apply:

Document or Chapter	Does it Apply?	Explanation
Sutter Creek Design Standards	No	The project requires a grading permit but does not require a building permit for the construction of a structure or planning entitlement.
Chapter 2.0 General Standards	N/A	
Chapter 3.0 Historic Districts	N/A	
Chapter 4.0 New subdivisions	N/A	
Chapter 5.0 Specific land uses	N/A	

Processing methodology:

- a. A complete grading permit application is submitted to the City.
- b. The City processes the grading permit; the Design Standards do not apply.

EXAMPLE 7

Scenario:

Location: Citywide, Outside the Historic Districts

Activity: Construction of a new single-family dwelling on an existing residential parcel outside of the Historic Districts.

Standards that apply:

Document or Chapter	Does it Apply?	Explanation
Sutter Creek Design Standards	Yes	The project requires a building permit.
Chapter 2.0 General Standards	Yes	Chapter 2.0 applies to all projects in the City that require a building permit.
Chapter 3.0 Historic Districts	No	The project is not located within the Historic Districts.
Chapter 4.0 New subdivisions	No	The project is not a new subdivision.
Chapter 5.0 Specific land uses	No	The project does not fall into any of the specific categories of construction addressed in Chapter 5.0.

Processing methodology:

- A complete building permit application is submitted to the City. The submitted application includes information that clearly demonstrates how the project complies with the applicable design standards (Note that only the General Standards of Chapter 2.0 apply in this case).
- Staff reviews the application and determines that it is complete.
- Staff reviews the application, determines that the project clearly conforms to the Design Standards, and issues Design Clearance.
- The application is processed in the normal manner by the Building Official for building permit issuance.

EXAMPLE 8

Scenario:

Location: Citywide, Outside the Historic Districts

Activity: New development of a retail commercial center in the Sutter Hill area including division of the property into six individual parcels for resale, grading, utilities, and building construction.

Standards that apply:

Document or Chapter	Does it Apply?	Explanation
Sutter Creek Design Standards	Yes	The project requires planning entitlements (site plan permit, subdivision map) and eventually building permits.
Chapter 2.0 General Standards	Yes	Chapter 2.0 applies to all projects in the City that require a building permit or planning entitlement.
Chapter 3.0 Historic Districts	No	The project is not located within the Historic Districts.
Chapter 4.0 New subdivisions	Yes	The project proposes a new subdivision as defined by the Design Standards.
Chapter 5.0 Specific land uses	Yes	Section 5.6 applies to commercial centers and large retail establishments.

Processing methodology:

- A complete subdivision application including site plans and proposed building elevations is submitted to the City. The submitted application includes information that clearly demonstrates how the project complies with the applicable design standards.
- Staff reviews the application and determines that it is complete.
- Staff reviews the application, determines that the project clearly conforms to the Design Standards, and issues Design Clearance.
- The application is processed in the normal manner by the Planning Department for subdivision and site plan entitlements and, eventually, the Building Department will process the application for building permit issuance.