

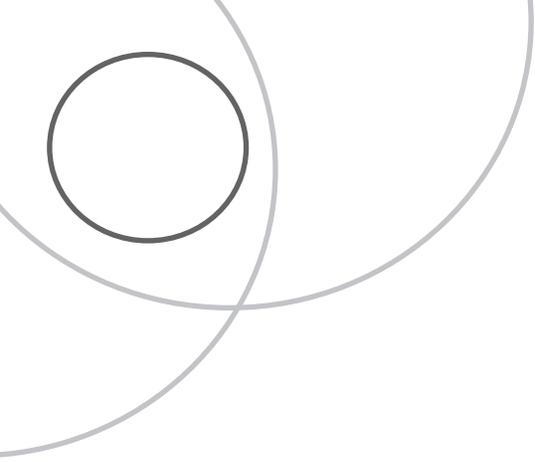


City of Buellton

Community Design Guidelines



November 10, 2005



City of Buellton

Community Design Guidelines

*Adopted by City Council
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November 10, 2005*

Prepared for:



*City of Buellton
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Buellton, CA 93427*

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November 10, 2005

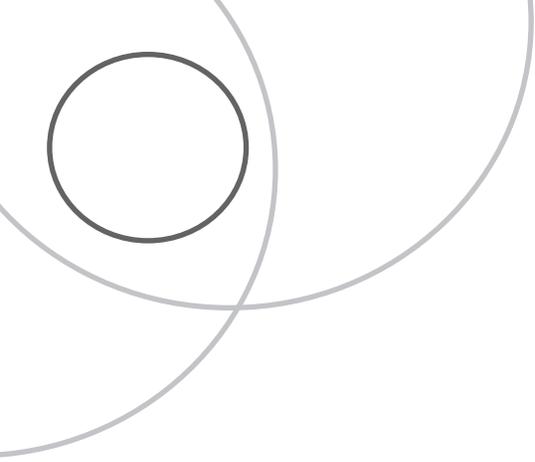


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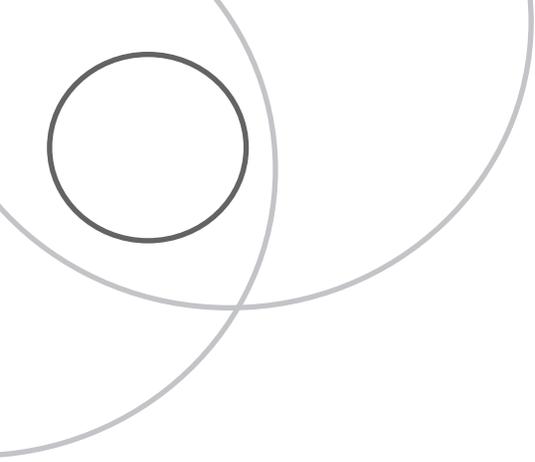


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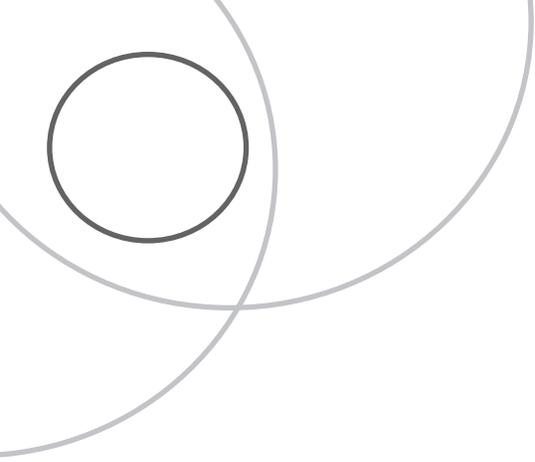
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INTRODUCTION

The Community Design Guidelines describe desirable elements encouraged to be incorporated into new developments and redevelopment community-wide within the City of Buellton. The Design Guidelines focus on single-family residential, multi-family residential, commercial and commercial mixed-use, and industrial land uses. Fundamentally, the Design Guidelines are intended to aid property owners, designers, and decision-makers by providing a clear statement of the City's expectations for new development.

The guidelines are built upon input received during the public outreach process on the Avenue of Flags Urban Design Plan and from data collected in a Visual Preference survey, City staff, the City's General Plan, and the existing Buellton Community Design Guidelines.

The existing Buellton Community Design Guidelines, adopted in November 1994 and revised in July 1999, are replaced by this document, which is intended to reinforce the best of what currently exists.

RELATIONSHIP TO THE GENERAL PLAN

The City of Buellton adopted its first General Plan in November 1993 and initiated a comprehensive update in 2005. The primary goal of the General Plan is to preserve the City as a compact community, rural in character, with a small town feel. In addition to providing policies and standards to govern the continued development of the City over the next 20 years, the General Plan sets the stage for future growth and expansion. Recognizing that this new development could have a profound impact on the appearance and character of the City, the updated General Plan expressly provides for the adoption of Design Guidelines for application throughout the City.

RELATIONSHIP TO THE ZONING ORDINANCE

Standards vs. Guidelines

Development standards (contained in the Zoning Ordinance) regulate land uses, lots sizes, setbacks, massing, fencing, and off-street parking. Adherence to all development standards is required, except where specific deviations are processed and approved pursuant to the Zoning Ordinance.

Design guidelines contained in this document provide a defined framework of design principles that supplement zoning development standards by providing direction on the more qualitative aspects of a development project. A project may not be required to meet all design guidelines as not all guidelines may be applicable on a case-by-case basis. In addition, alternative measures may be considered if the measures meet or exceed the intent of the design guidelines. However, projects will be evaluated on the degree to which the project demonstrates substantial compliance with the intent of the design guidelines, leading to a recommendation of project approval or denial.

PURPOSE AND INTENT OF THE DOCUMENT

The purpose of the Design Guidelines is to give clear and concise direction for the renovation of existing buildings and the construction of new buildings. The intent is to promote quality development and create a welcoming environment for both residents and visitors.

The guidelines offer simple solutions and recommendations to improve the City of Buellton's atmosphere and streetscapes in a way that increases foot traffic and creates a unified architectural theme. The document:

- Enhances the pride of ownership in the City;
- Provides basic design recommendations for residential, commercial, and industrial properties that promote design creativity and variation while insuring consistency in building scale, style, and pedestrian orientation;
- Identifies the architectural components, character, building forms, details, and other elements that should





be enhanced during future improvements; and

- Provides clear descriptions of architectural treatments that support the desired architectural character.

The Design Guidelines reflect architectural influences of the surrounding farms and ranches of the Santa Ynez Valley, and to a lesser extent, the California Missions. The Design Guidelines provide an architectural focus with a mix of Agrarian, Mission Revival, Ranch, and Contemporary Ranch styles.

The intent of the Design Guidelines is to retain and encourage these architectural styles and character, promote quality development, and address both existing and new development that:

- preserves Buellton as a compact community, rural in character with a small town feel;
- is compatible in size, scale, and appearance with the desired rural atmosphere;

- is attractive, functional, and an asset to the community;
- provides amenities such as shade, open plazas, seating, and fountains for the enjoyment of the community and visitors; and
- preserves specimen trees and other natural features of a site and protects views of the surrounding hillsides.

DOCUMENT ORGANIZATION

The chapters are organized by topic and use as follows:

- Architectural Character
- Single-Family Residential
- Multi-Family Residential
- Commercial and Commercial Mixed-Use
- Industrial

Users of the document should reference the Architectural Character chapter for all proposed development. Depending on the project zoning, the applicable chapter - Single-Family, Multi-Family, Commercial and Commercial Mixed Use, or Industrial - should then be consulted for use-specific guidelines.

Each zoning-related chapter is divided into the following more specific subsections:

- Site Planning
- Landscape Design
- Building Design
- Utilitarian Aspects

The chapters on Commercial and Industrial uses also include a subsection addressing Project Signs.

The document also includes a final chapter showing illustratives of potential improvements to existing structures within the City. These before and after images are provided as examples of the types of improvements that can be expected by following the Design Guidelines.





INTENDED USERS

This document is easy to read, is organized to communicate clearly to users the desired character and design intent for Buellton, and is to be used daily by City staff to assist with applicant reviews.

Intended users of the Design Guidelines are:

- Property Owners
 - Provide a clear set of expectations and responsibilities for property owners.
 - Benefit from clear and simple explanation of design review process.
- Design Professionals
 - Benefit from graphic directions for renovation and new construction.
 - Serve as an information tool that can provide a link between the Property Owner and the Designer.
 - Clarify the desired architectural style and character.
- City Staff and Review Agencies
 - Provide a basis for evaluating proposals for compatibility and compliance.
 - Assist the general public with project processing in a simplistic and clear manner.
 - Provides a framework for the Planning Commission and City Council review process.

DEVELOPMENT REVIEW PROCESS

Applicability

The Design Guidelines provide guidance for public as well as private property and covers new development as well as modifications to existing improvements.

These Design Guidelines should be consulted, along with the City of Buellton's General Plan, Zoning Ordinance, and other applicable development regulations and standards. Any building addition, remodel, relocation, or construction requiring a land use permit (i.e. zoning clearance, minor use permit, conditional use permit, or development plan) will be reviewed for consistency with these Design Guidelines.

All land use permit approvals shall include findings of consistency. To determine such consistency, all project submittals must include, at a minimum, architectural plans, a colors and materials board, and landscape plans.

For ministerial projects, such as building permits, the Planning Director is responsible for ensuring compliance. For discretionary development

applications, the Planning Commission or City Council will ensure compliance with the Design Guidelines as part of the entitlement evaluation.

Exemptions

The following types of projects are exempt from the Design Guidelines:

- All interior remodeling so long as the project does not result in outward expansion of an existing structure.
- Exterior maintenance not resulting in an increase or modification of the building shell (e.g., painting, window and door replacement, roof venting, etc.).
- All additions to existing single-family residential structures as long as the addition complements the architectural character of the existing structure.
- Existing mobile home parks are exempt; however, all new mobile home parks are subject to the recommendations of these Design Guidelines.





Exceptions

Exceptions may be granted by the Planning Commission if ALL of the following findings can be made:

- Due to special circumstances applicable to the property, including but not limited to, size, shape, topography, and location and surroundings, the strict application of the Design Guidelines deprives such property of privileges enjoyed by other properties in the vicinity under similar or identical circumstances.
- The granting of the exception should not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity.
- The granting of the exceptions will not be in conflict with the intent and purpose of the Design Guidelines.
- The applicant agrees in writing to comply with all conditions imposed by the City in the granting of the exception.

Retroactivity

Existing buildings shall be subject to design review and should be brought into conformance with the Design Guidelines wherever the following applies:

- A proposed modification represents more than seventy-five percent (75%) of the replacement cost of the existing structure regardless of current use or location. Construction valuation of the existing building and proposed modification shall be determined on the basis of schedules published by the International Conference of Building Officials, or equivalent.
- A modification, regardless of size or valuation, involves property:
 - within a General Commercial (CR) zone district with frontage upon Avenue of Flags or Highway 246 or
 - within a designated Redevelopment Project area under the jurisdiction of the Buellton Redevelopment Agency.

Determinations

In specific regard to modifications involving commercially-designated property with frontage upon Avenue of Flags or Highway 246, as well as all property within an adopted Redevelopment Project area, determinations as the extent to which the subject property and proposed modification must be made to conform to the Design Guidelines shall be decided by the Planning Commission, with the right of appeal to the City Council. Such decisions shall be determined on a case-by-case basis, taking into account the size, location, value, and visual conspicuousness of the existing building and proposed modification.

Among other considerations, decisions makers should be careful not to discourage reinvestment and improvement in existing property as long as the proposed modification does not significantly:

- detract from the existing structure or surrounding properties or
- undermine the overall objectives of the Design Guidelines.

DESIGN IMPLEMENTATION

Standard Conditions of Approval and Quality of Development Reviews should be used as methods of assuring that the completed project will materially reflect the plans which have been reviewed and approved by the City of Buellton.

Standard Conditions of Approval should be incorporated into all applicable projects. These conditions represent a part of the implementation process to assure compliance with the Design Guidelines.

- A pre-application meeting should be conducted by the Planning Department with the architect/designer, general contractor/construction superintendent, developer/owner, and any other pertinent party (as determined by the Planning Director) prior to submitting a project for land use permit approval. The purpose of the meeting is to review the Standard Conditions of Approval and the City's expectations of the Design Guidelines and Quality of Development compliance.





- The approved plans should be the design plans of approval. Minor modifications which do not materially affect the approved plans may be approved by the Planning Director; otherwise, the Planning Commission should review and approve all design plan modifications.

Quality of Development Reviews should consist of the following:

- architectural plans should be constructed to high standards of craftsmanship and should achieve the desired expectations of quality built environment, and
- building and site inspection services required for project development will be implemented to achieve a high level of review for conformance with the approved plans, applicable codes, standards, and regulations.





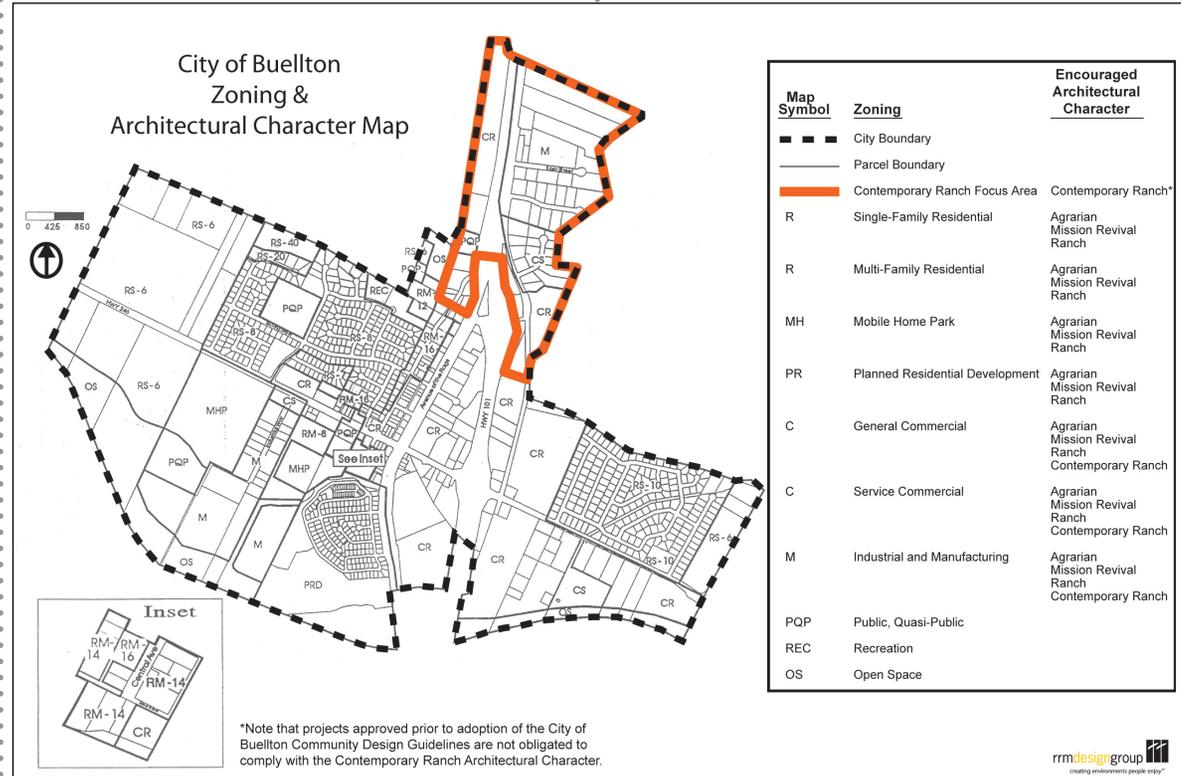
ARCHITECTURAL CHARACTER

Development within the City should incorporate elements from one of the following architectural styles:

- Agrarian,
- Mission Revival,
- Ranch, or
- Contemporary Ranch.

Users of the document should reference the Architectural Character chapter for all proposed development. Depending on the project zoning, the applicable chapter - Single-Family, Multi-Family, Commercial and Commercial Mixed Use, or Industrial - should then be consulted for use-specific guidelines.

Although this document is not geographically based, a portion of the City that is zoned industrial has started to develop with the Contemporary Ranch architectural style. The Zoning and Architectural Character Map on the following page indicates the City limits and extent of the area where the Design Guidelines apply, as well as the industrial area that should primarily be developed with a Contemporary Ranch architectural character.





One and two story volumes should be used in combination



Building forms are simple and reflect barn elements



Building reflects the Agrarian style

AGRARIAN

Agrarian style is unadorned and utilitarian architecture stemming from agricultural traditions beginning during the late 1700's and continuing throughout the Manifest Destiny period of western expansion. Agrarian architecture predating the 20th century made use of local materials and took advantage of aspects of the land.

Agrarian buildings from the 18th and 19th centuries were actively used as part of family farming and ranch life. Farmsteads of the period exhibit patterns in the relationship of their main structures to the surrounding outbuildings, fields, and farm lanes. The architecture of these farms resulted from a blending of building traditions brought to the area by early ethnic groups, including a high quality of workmanship, and an assemblage of a wide range of agricultural trends adapted to the landscape. Many agricultural buildings were constructed based on agricultural production suitable to the local economy and built from locally-abundant materials, including rocks, dirt, sand, water and fast growing plants, primarily grasses and some trees.

Agrarian style buildings are often simple in geometry and arranged in clusters. Buildings lack ornamentation and details are simple and utilitarian.

Building Form

Building forms are simple, reflecting barn elements such as pitched roofs, clerestories, dormers, cupolas, and wood or metal siding.

- One and two story volumes should be used in combination.
- Lower-gabled wing extensions are recommended.
- Covered front porches should be large, deep, and oriented toward the street. The porches should transition to the second story of the building and should:
 - extend across the entire front of the building or
 - wrap around one or more sides of the building.
- Porches roofs should be supported by substantial but simple square posts and brackets.





- Porch railings, balustrades, molding, and trim should be decorative.
- Second story balconies can be used to add articulation.
- Masonry and stucco chimney elements are recommended.
 - Twin chimney stacks are suggested.
 - Decorative spark arrestors are nice additions.

Roof Forms and Materials

- Roofs forms should have a low slung roofline and be either a:
 - gable roof,
 - hipped roof, or
 - shed roof at a minimum of 5:12 slope.
- Single pitch, basic roof structures are appropriate to the agrarian style; however, varied roof pitches are also acceptable.
- Multiple roof planes should be used to provide visual interest.

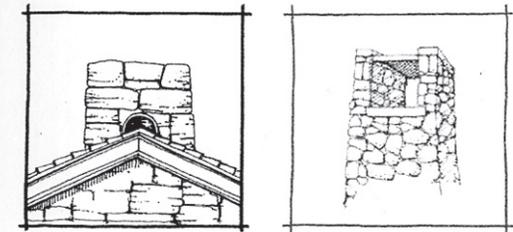
- Single story roof forms could be used in conjunction with two story gable roof volumes.
- Gable and shed roof forms with moderate roof overhangs could be used in combination.
- A one story skirt roof transitioning to a second story building volume is an option.
- Building projections should be provided with shed roofs to create interest.
- Varied roof forms that accent a building, such as tower elements, dormers, cupolas, gabled roofs, clerestories, and extended eaves with rafters, can be used to add interest to large agrarian structures.
- Roof materials should be either:
 - corrugated, standing seam metal,
 - concrete shake shingles,
 - treated wood shingles,
 - textured composition asphalt shingles,
 - flat concrete tile, or
 - core-tin steel.



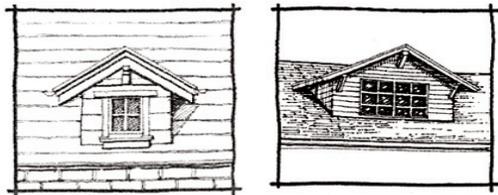
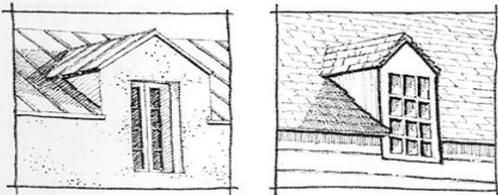
Multiple roof planes should be used to provide interest



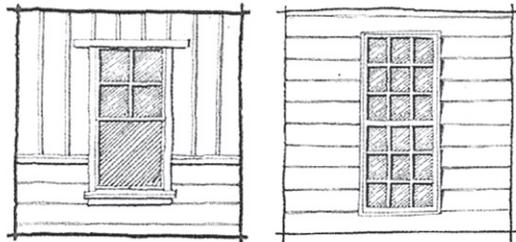
Second story balconies can be used to add articulation



Masonry and stucco chimney elements are recommended



Dormers are characteristic of Agrarian architecture



Horizontal or vertical wood siding is encouraged

- Roof materials should not be:
 - brightly colored, glazed roofing tiles or
 - slate or clay tile.
- Parapet walls should be avoided.
- Deep overhangs, heavy wood beams, exposed timber rafter tails, and timber trusses are suggested.
- Decorative vented cupolas are suggested for added roof detail.
- Decorative vents are suggested to add ornamentation to gable ends.
- Weather vanes are indications of farmland structures and provide vertical landmarks.

Building and Accent Materials

Building materials and finishes should be selected to reinforce the overall design intent and to be consistent with the desired architectural character of the building. Street facades and exposed sides of buildings should be the most detailed, while backs of

buildings should use similar materials but may be less expensive and more utilitarian.

- Materials and finishes should be selected for ease of maintenance and durability.
- Buildings should be wood construction with painted or raw wood finishes.
- Exterior wall materials should be either:
 - fire resistant wood siding (horizontal siding is recommended),
 - horizontal lap siding,
 - board and batten siding,
 - barn siding,
 - wood clapboard,
 - metal siding
 - stucco (surfaces should be a smooth, hand troweled finished to prevent the collection of dirt and paint deterioration),
 - brick (colored concrete may be used to simulate brick), or
 - stone masonry.



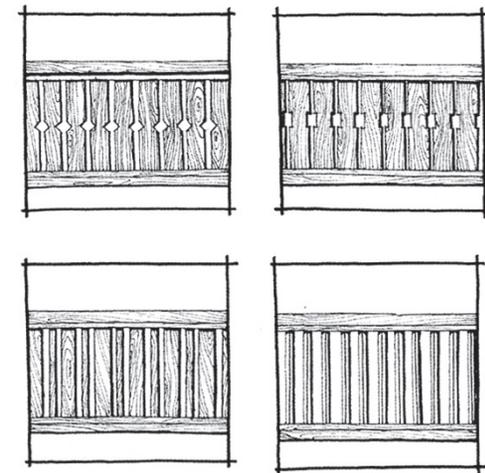


- Building walls should not be made of the following:
 - reflective or dark glass,
 - synthetic materials made of poor quality and resemblance to brick or masonry,
 - corrugated fiberglass,
 - coarsely finished or unfinished plywood,
 - unfinished concrete block and split-face block,
 - shingles,
 - T-111 siding, or
 - slump stone block (unless wall is over six feet tall).
- Stone masonry (simulated square rubble) is recommended as a building base to simulate a masonry foundation.
- Siding should wrap around the outside corners of buildings to a fence line at a minimum, but the use of siding on the entire façade is preferred.
- Heavy timber construction should be used in trellises, roof overhangs, balconies, and other architectural elements.

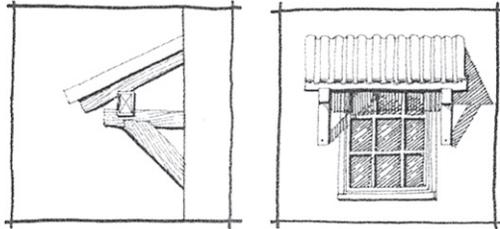
- Railings and balustrades should be plain and symmetrical with little or no ornamentation.
- Trim and accent materials should be either:
 - brick,
 - wood, or
 - fieldstone.
- Wooden trellis elements can be used throughout the project to add shadows and human scale.
- Stone veneer that mimics field stone should be incorporated in select accent areas.
- Awnings are encouraged but should respect the style and character of the structure to which the awning is attached.
- Awning details incorporating iron or heavy timber structural elements are recommended.
- The highest point of an awning or its support structure should not be higher than the midpoint of the space between the second story window sills and the top



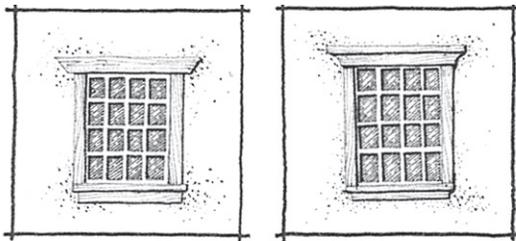
Stone masonry is recommended as a building base



Railings and balustrades should be plain and symmetrical with little or no ornamentation



Awning are encouraged but should respect the style of architecture



Very small multi-paned windows with mullions are recommended



Gabled dormers should punctuate the second story roof mass



of the first floor front window, awning, canopy, or transom. The purpose of this requirement is to leave a space between the top of the awning and the windows, trim, and other architectural elements.

- Aluminum, galvanized, or corrugated tin accents, gutters, downspouts, and scuppers are suggested.

Windows and Doors

- Consistency between windows and door frames should be maintained throughout the structure to unify the building.
 - The use of either very large repeated or very small multi-paned windows with mullions are recommended in window and door designs to minimize expanses of glazing, which detract from the desired agrarian character.
 - Windows should be vertically oriented with divided lights and predominately small and rectilinear.
- Rustic wood shutters are recommended for color and accent.
 - Dormer windows should be used and should extend up above the line of the porch roof.
 - Gabled dormers should punctuate the second story roof mass.
 - Roof dormers should be an extension of the building façade.
 - Decorative wood trim and fascia detailing is suggested for windows and doors.
 - Doors and entryways should be wood and compatible with the building's exterior materials.
 - Side-lit front doors are recommended.
 - A pair of doors with divided lights is suggested to provide access to an upper balcony.



MISSION REVIVAL

Mission Revival architectural style originated in the early eighteenth century and is inspired by the historic missions built by the Franciscans in California and the Southwest. Mission Revival became popular in the late 1800's as a reaction to the popularity of the Colonial Revival style in the northeastern states.

Authentic Mission architecture was kept simple in design and ornamentation due to a lack of skilled labor and a limited access to building materials. The California missions were typically a simple design constructed of adobe bricks. The walls were thick and the arches were low to support the heavy weight, while long eaves were constructed to protect the adobe walls. Rooflines were typically formed at a low pitch or with shaped parapets.

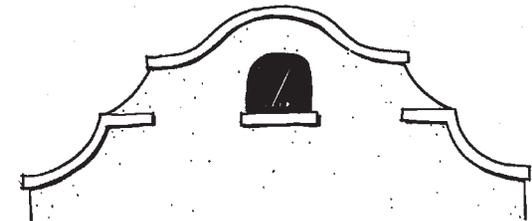
Building Form

- Symmetrical facades with simple square or rectangular plans are recommended.
- Architectural details that relate to human scale, such as arches, trellises, or awnings, should be utilized.

- Alcoves or niches are common in Mission Revival architecture and are encouraged.
- Facades often extend upward to form an arched, curved, or angled parapet.
- Arcades, porches, and covered walkways are encouraged.
 - Roofs should be supported by large square piers.
- Arcades and covered walkways should consist of three basic elements:
 - columns,
 - the detail and articulation corner (top of column), and
 - the underside of the arcade/ covered walkways.
- Arcade and covered walkway columns should have the following characteristics:
 - Arcades should have a sufficient wall column thickness emphasizing a sense of strength, balance, and traditional masonry proportions. This proportion



Arcades and covered walkways are encouraged



Facades often form a symmetrical curved parapet



Arcades should have thick wall columns



The base and top of a column should have distinct architectural treatments



The use of trellises along blank walls is encouraged



and massing is essential to the Mission Revival Architectural style.

- Columns can vary slightly in size, frequency, material, and proportion, but the support itself should appear solid and provide a sense of stability.
- Simple pipe or square tubing, although functional, is not consistent with the Mission Revival Architectural style. These types of support columns should be avoided.
- The base of columns should have a distinct material application or relief treatment. This application should extend a minimum of 12" above the base.
- The top of the column should also be treated as a terminus or transition to the horizontal support.
- When selecting materials and determining the level of detail to apply on the underside of the arcade/covered walkway, priority must be given to visibility. This area will be very visible from a pedestrian point of view, and unfinished looking treatments must be avoided.
 - The appropriate treatment of this surface should enhance the effectiveness of signs.
 - Proper attachments for signs should be utilized at every application. Screw in "J" or "eye" hooks are not allowed.
 - Locate and select lighting that does not create glare or an unsafe situation for pedestrians. Low level, upward lighting, or soffit lighting, is more appropriate than "spot" or "downlighting". Lighting that is directly focused on signs may be appropriate if carefully applied and controlled.
- The use of trellises along blank walls is encouraged. Trellises should add interesting shade and shadow detail and create an opportunity for climbing vines on bare walls.
 - Heavy timber with dark colored stains should be used for trellis structures.



- High quality craftsmanship should be used on trellis structures.
- Trellises can be used to enclose trash and storage areas.
- Trellis structures can be used to shelter parking areas and outdoor seating areas or to accent entries.

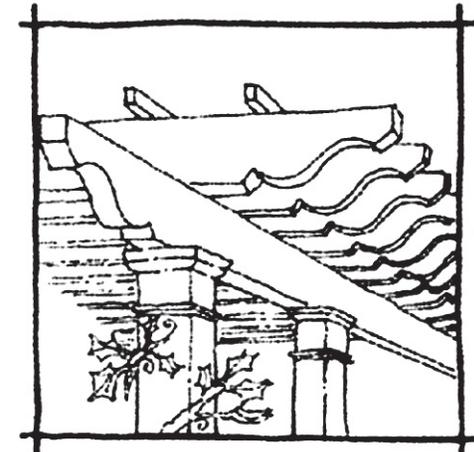
Roof Forms and Materials

Roof materials and colors are important aspects of the overall building design. Visible pitched roofs should use terra cotta colored tiles.

- Slopes of pitched roofs should be shallow and range between 3:12 and 6:12.
- Steeply pitched roofs greater than 6:12 are strongly discouraged.
- Gabled, hipped, and shed roofs are encouraged.
- Mansard roofs are discouraged. However, if used, mansard roofs should have a roof pitch that is

high and deep enough to look like a true pitched roof.

- Roof materials should be either:
 - clay or integrally colored concrete roof tiles,
 - “Mission” or “barrel” shaped roof tiles, or
 - “terra cotta” and other red/ earth tone roof tiles.
- Grouted roof tiles are preferred.
- Barrel tile caps at roof hips and ridges are encouraged.
- Visible portions of “built up” or other flat-roof materials should be colored or covered with aggregate that is compatible with the color and design of adjacent roofing and façade materials.
- Traditional two-piece tapered, multi-colored terra cotta barrel tiles with brown hues and approximately a 20 percent concrete boost in the field tiles and double tiles or boosted double tiles at the eave is the recommended specification for tile roofs. High profile one-piece



High quality craftsmanship should be used on trellises



Grouted barrel roof tiles are preferred



Boosted double tiles at the eaves are preferred



Multi-colored terra cotta barrel tiles are encouraged



Roof accents often include deep overhanging eaves with exposed rafter tails



Decorative chimney forms should be used as roof accents



“S” tiles may be acceptable but are discouraged. Low profile one-piece “S” tiles are not permitted.

- Roof materials that are discouraged:
 - highly reflective or brightly colored materials (high gloss tile, unpainted metal flashing),
 - low-profile composition roof tile, wood and/or hardboard, or synthetic shingles and shakes,
 - simulated clay tile roofs (pressed metal roofing), and
 - corrugated fiberglass or metal (“tin”) panel roofing.
- Roof accents could include:
 - deep overhanging eaves with exposed rafter tails, beams, and corbels;
 - exposed structural elements (beams, trusses, frames, rafter “tails”, etc.);
 - deep roof overhangs, especially when used in arcades;
 - scalloped, parapeted gable ends; or

- decorative chimney forms and cupolas.

- Parapets are encouraged on flat roofs.
 - Mission Revival style incorporates parapets with curved forms.
 - Roof parapets should not appear “tacked on” and should convey the same feeling of permanence as the balance of the building. The material used on the “cap” and visible sides of roof parapets should be detailed and finished in the same manner as the “front” to ensure overall architectural integrity.
 - Roof parapets should be well-detailed, three-dimensional, and of substantial size to complement a building.

Building and Accent Materials

- Exterior wall materials should be either:
 - fine course stucco (surfaces should have a smooth, hand troweled finished to prevent



the collection of dirt and paint deterioration) or

- plaster.
- Trim and accent materials should include one or more of the following:
 - ornamental iron grille work on windows, railings, or for decoration,
 - heavy timber with dark stain,
 - glazed or unglazed ceramic or clay tile in rich colors at window/door surrounds, address identification placards, bulkheads, architectural lighting, seating, and other details,
 - terra cotta tile,
 - wood canopies and trellises, and/or
 - artist designed elements.
- Recommended façade materials:
 - Cement plaster or synthetic plaster (EIFS) in medium to light muted earth toned colors.
 - Glazed or unglazed tile used as accents on a building's

base, walls, and columns are encouraged.

- Cast and precast concrete with a texture/finish appropriate to the building's design. This material is acceptable on building bases and columns/pilasters. Concrete may be used as a finish material if painted or tinted to an approved color.
- Terrazzo and architectural terra cotta used on building columns, bases, or as accents.
- Heavy timber construction used in trellises, roof overhangs, balconies, and other architectural elements. All wood materials must be properly detailed and finished (preferably stained) and should not be left in a "raw", unfinished state.
- Foam details may be allowed if is applied above 6' high and consistent with the Mission Revival style.
- The creative blend of traditional historic materials and today's technologically



Exterior wall materials should be fine course stucco or plaster



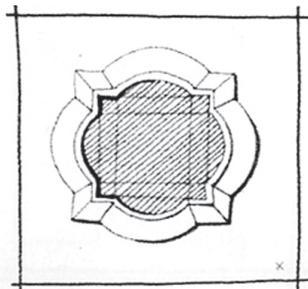
Ornamental iron grille work is often used as an accent on railings



Tiled mosaics are an appropriate wall accent feature



Arched window openings with deep reveals are encouraged



Quatrefoil windows are a preferred window accent



advanced building materials/ systems is encouraged.

- Artistic elements and accents such as mosaic are encouraged.
- Façade materials that are discouraged:
 - concrete block (smooth, split-face, etc.),
 - brick masonry,
 - wood or simulated shingles or shakes,
 - corrugated fiberglass or metal (“tin”) panels,
 - simulated stone or masonry,
 - vinyl or sheet metal siding,
 - plywood, hardboard, or dimensional lumber, and
 - wood and composite horizontal or vertical siding.
- Window and door hardware should be of a high quality and should have a design, finish, and color that complement the overall project character.
- Preferred window accents could include:
 - the use of mullions (“divided lights”),
 - wood or stucco pop-out framing accents,
 - quatrefoil windows,
 - multi-paned windows,
 - arched window openings with deep reveals, or
 - double-hung rectangular windows.
- Divide storefront windows into a series of vertical windows. Large window panes are discouraged.
- To further reinforce the sense of quality desired, windows and doors should be recessed into the wall.
 - Windows flush with the adjacent wall plane are discouraged.

Windows and Doors

Though the materials are important, it is the profile and vertical proportion (taller rather than wider) of the window frames that reflect the desired Mission Revival style.



- All windows, including storefront window/window-wall systems should be recessed to create pronounced shadow lines.
- A rhythm created by multiple window openings is common in Mission Revival architecture and is encouraged.
- Arched doorway openings with deep reveals to give the appearance of thick walls are recommended.
- Recommended window and door construction materials:
 - Clear or very lightly tinted window glazing.
 - Acceptable frame colors include off-white and medium to dark earth toned colors.
 - Painted or stained wood window sashes, frames, and doors.
 - Canvas, wood, or terra cotta tile awnings at doors and windows in rich, medium to dark colors.

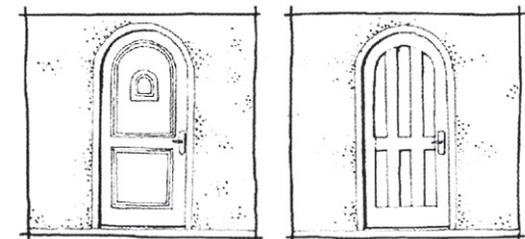
- Plaster, terra cotta, stone, wood, tile, or other compatible door and window “surrounds”.
- Wood casement windows are preferred, due to the more natural and substantial form.
- Accent windows of leaded, etched, beveled, and colored glass consistent with the style of building.
- Door and window construction materials that are discouraged:
 - Clear anodized/mill finished aluminum window frames.
 - Reflective or colored glazing, including black and silver.
 - White or “frosted” plastic skylight lenses.
 - Aluminum storefront type systems.



A rhythm created by multiple window openings is common in Mission Revival architecture



Windows should be recessed into the wall



Arched doorway openings are recommended



Linear plans are characteristic of Ranch style architecture



Porches should be provided and may wrap around one or more sides of the building

RANCH

This design was developed in the 1930's and became one of the most popular architectural styles in the 1950's and 1960's. The stable economy and prosperity of the decade allowed for families to move into the suburbs and purchase larger lots. This prosperity permitted the construction of a more rambling style of architecture as well as the integration of garages.

Three basic concepts of the ranch style are livability, flexibility, and an unpretentious character. Climate is used as an element of design, outdoor living areas extend beyond the house, and interior spaces merge with the exterior. Other typical characteristics include a linear arrangement of rooms, elevations composed asymmetrically, and low wings spreading out from the rectangular core of the plan. Ranch style was easily adapted for almost every building use.

Building Form

- Asymmetrical single story designs are recommended.
- Linear plans are preferred.

- Front porches or covered entry courts should be provided; these elements may:
 - extend across the entire front of the building or
 - wrap around one or more sides of the building.
- One or more long porches can be provided for covered external circulation between the rooms.
- Porch roofs should be supported by simple, iron posts.
- Covered walkways are encouraged and may project into the front right-of-way if pedestrian or vehicular movement is not restricted.
- Private rear patios are suggested.
- Twin chimney stacks are suggested.

Roof Forms and Materials

- Roofs forms should be low pitched and either:
 - hipped,



- cross-gable, or
- side-gable.
- Roofs should have moderate to wide eave overhang that can be either boxed or left open.
- Deep overhangs, heavy wood beams, exposed timber rafter tails, and timber trusses are suggested.
- Shake roofs with exposed rafters are recommended.
- Parapet walls should be avoided.
- Roof Materials should be either:
 - metal,
 - fire resistant wood shake shingles, or
 - textured composition asphalt shingles.

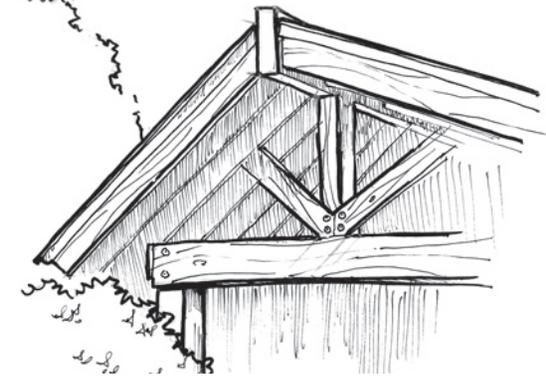
Building and Accent Materials

- Exterior wall materials should be either:
 - fire resistant wood siding (horizontal or vertical),
 - clapboard,

- brick, or
- stone.
- The combination of two exterior wall materials is suggested.
- Siding should wrap around the outside corners of buildings to a fence line at a minimum, but the use of siding on the entire façade is preferred.
- Railings should be decorative wood with little or no ornamentation.
- Trim and accent materials should be either:
 - wood,
 - brick, or
 - stone.
- Materials with a heavier appearance should be used at the structure's base as an anchor and used only as accents throughout the remainder of the structure. Bright colors should be reserved for trim and accents.
- Building and roof materials and colors should complement the surrounding environment.



Deep roof overhangs are encouraged



Exposed rafters are recommended



Trim and accent materials should be made of wood



Awnings and wood trellises are encouraged



Windows should be predominately simple, double hung windows with shutters



- Awnings and trellises are encouraged and may project into the front right-of-way if pedestrian or vehicular movement is not restricted.
- An awning should respect the style and character of the structure to which it is attached.
- Awning details incorporating iron or heavy timber structural elements are recommended.
- The highest point of an awning or its support structure should not be higher than the midpoint of the space between the second story window sills and the top of the first floor front window, awning, canopy, or transom. The purpose of this requirement is to leave a space between the top of the awning and the windows, trim, and other architectural elements.
- Wooden trellis elements can be used throughout the project to add shadows and human scale.
- Stone veneer that mimics dry stack stone should be

incorporated in select accent areas.

- Colors should be limited to earth tones.

Windows and Doors

- Windows should be designed in horizontal bands and should consist of:
 - predominately simple, double-hung windows,
 - an occasional picture window in main rooms, and
 - ribbon windows (at least three windows, separated only by mullions).
- Windows should have added detail of at least one of the following:
 - shutters or
 - rustic-looking wood trim.
- Doors and entryways should be wood and compatible with the building's exterior materials.
 - Side-lit front doors are recommended.



CONTEMPORARY RANCH

The Contemporary Ranch style has many elements reminiscent of the 1940's and 1950's architecture, with the restrained use of simple geometric shapes and ornamentation. This industrial architecture should be innovative and exciting and should combine an interesting mix of rustic and modern materials. It should use a surprising mix of forms and materials such as protrusions that tilt or angle in an unusual direction. The Contemporary Ranch style should be used only for industrial or commercial development. In addition, the use of this style should be used sparingly with respect to the other appropriate architectural styles, which should dominate in Buellton to maintain a rural/agrarian sense of place.

Building Form

- If the site presents it, utilize the form of the lot (such as an uneven angle) for the footprint of the building.
- Use simple geometric shapes such as rectangles, squares, cylinders, or plain curves. These forms can be used individually or in combination on a building.

- Introduce asymmetry to the building. Asymmetry is preferred on the portion of the building that is at an angle to the main structure or placed on a vertical tilt out from the main building.
- Architectural elements including cantilevered forms, overhangs, trellises, projections, awnings, and/or insets should be incorporated into the building design to create shadow patterns that contribute to a building's character.
- Front porches or covered entry courts should be provided and these elements may:
 - extend across the entire front of the building or
 - wrap around one or more sides of the building.
- Porch roofs should be supported by simple, square posts.
- Railings and balustrades should be plain and symmetrical with little or no ornamentation.



Architectural elements such as cantilevered forms and overhangs should be incorporated into the building design



Covered entry courts may wrap around one or more sides of the building



Front porches are encouraged



A variety of roof forms on the same building is suggested



Roof forms and planes should be varied

Roof Forms and Materials

- Roof forms may be simple and composed of one form or have varied roof forms on the same building or complex of buildings. Some suggested roof forms are:
 - exaggerated “shed” style with minimal or no overhangs,
 - peaked and gable end roof with no overhangs,
 - arch or vault over the building, and
 - “space frame” structure which allows the roof to “float” above the walls with a window wall between the wall structure and roof.

 - A roof that is not visible (i.e. flat and behind the wall) may be permitted, however the building needs to be carefully articulated to avoid a plain street presence.

 - The roof forms and planes should be varied to define the building edge, and materials and colors should be varied to create visual interest.
-
- Roof materials should be either:
 - corrugated or standing seam metal, (metal should be either color-coated to match or contrast with the building),
 - anodized metal, or
 - flat concrete tiles on a pitched roof to create a simple texture.

 - Deep overhangs, heavy wood beams, exposed timber rafter tails, and timber trusses are suggested.

 - Overhangs and cantilevers may be supported and framed by heavy beam or pole structures.

 - Translucent panels and skylights are suggested to illuminate interior spaces.

Building and Accent Materials

- Exterior wall materials should be those typically associated with industrial materials and should consist of either:
 - fire resistant wood siding or beams (with no overlap),





- horizontal or vertical siding,
 - standing seam or corrugated sheet metal,
 - heavy stone blocks,
 - cinder blocks (only when used in combination with other materials),
 - pre-cast concrete,
 - stucco,
 - plaster, or
 - brick.
- Multiple exterior wall finishes should be used to define building form and create interest at entries. Buildings should not employ a singular material from base to parapet.
 - Occasionally two materials can be used on the same wall plane to create a new geometry without changing the wall planes.
 - The selection and placement of building materials should provide visual interest at the pedestrian level.
 - Pre-cast walls should incorporate reveals, recessed panels,

recessed windows, and/or molding to articulate the building exteriors.

- Large areas of smooth finish concrete wall panels should be enhanced with some form of texture. Consider using heavy textured paint or forming textures into selected areas of wall panels to avoid a glossy/high glare look on building surfaces.
- Trim and accent materials should be either:
 - metal,
 - wood,
 - stone,
 - glass, or
 - decorative masonry.
- Architectural details should be used to enhance the building and adjacent pedestrian spaces by adding color, shadows, and interesting forms.
- Awnings, trellises, and covered walkways are encouraged and may project into the front right-of-way if pedestrian or vehicular movement is not restricted.



Texture should be added to large areas of concrete



Multiple exterior wall finishes should be used



Architectural details should be used to enhance the building



Windows should use simple geometric shapes such as rectangles or squares



The use of mullions is preferred as opposed to large panes



Repetition of the same size and shape creates a rhythm on the facade



- Awning details incorporating iron or heavy timber structural elements are recommended.
- Awnings and canopies should respect the style and character of the structure to which attached.
- The highest point of a canopy or its support structure should not be higher than the midpoint of the space between the second story window sills and the top of the first floor front window, awning, canopy or transom. The purpose of this requirement is to leave a space between the top of the canopy and the windows, trim, and other architectural elements.
- Trellis elements can be used throughout the project to add shadows and human scale.
- Colors should be true to the inherent color of the materials used.
- To avoid glare, pure white colors should not be used.

Windows and Doors

- Windows should use simple geometric shapes such as rectangles, squares, or a combination thereof.
 - Repetition of the same size and shape creates a rhythm on the facade.
 - Accentuate the vertical planes or horizontal wall planes with the window configuration or shape.
- Place an array of windows off-center, or create an asymmetrical arrangement in a wall plane if the use allows.
- The use of mullions (“divided lights”) is preferred as opposed to large panes.
 - The dividing mullions should use large scale frames and a repetition of geometry, i.e. either squares or rectangles.
 - The mullions and casement may be a heavy gauge metal and employ strong chroma colors, unfinished metal, or stained wood.



- The window array may wrap a building corner, either as a framed edge or butted glass edge.
- An array of glass block may be used for a window wall, repeating the same size block. This design allows light into the interior while maintaining privacy.
- Window type, material, shape, and proportion should complement the architectural style of the building entry.
- Windows should be inset into the primary wall plane a minimum of 3" where appropriate to the architectural style of the building in order to provide some shadow detail.
- Entries and street fronting elevations should have a high window to wall ratio; however windows are encouraged on all elevations to enhance the facade and provide natural daylight.
- It is preferred to have the doorway surrounded by window walls.

- Doors may be located at the corner of the structure to add asymmetry to the overall building facade.
- Door materials may be natural stained wood, metal, or glass.



Windows should be inset into the primary wall plane



A high window to wall ratio is encouraged





SINGLE-FAMILY RESIDENTIAL

SITE PLANNING

Lot Layout

Building placement and orientation should be carefully designed to enhance its visual impact on the streetscape, minimize the visibility of garage doors, retain natural site features, and conserve energy. Development layouts should be designed to limit repetition and a “regimented” tract appearance. In most cases, layout of subdivision roads, yards, and buildings shall retain existing native and specimen trees. Site grading should address existing drainage patterns and landforms while providing subtle transitions of architectural elements.

- Single family lots should have a minimum size of 5,000 square feet.
- To minimize the dominance of garage doors on the street facade, garage placement should vary. Residences should have side loading, detached, or rear garages or the garage should be set back from the main house.

- An opportunity to provide alley access should be explored on lots under 10,000 square feet. Alley access is intended to provide maximum landscaping at the street edge as well as front facades dominated by porches and entries instead of garage doors.
- Development should incorporate existing natural features into the overall site design including rock outcroppings, major landforms, ridgelines, significant trees and vegetation, streams, and drainage areas. The Planning Commission and/or City Council shall determine significance of existing natural features.
- Climatic factors, such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site, should be coordinated to maximize energy conservation.
- In developments, a minimum of every third house should be set back a minimum of an additional 5’ from the required front yard setback to create a variety of front yard setbacks.



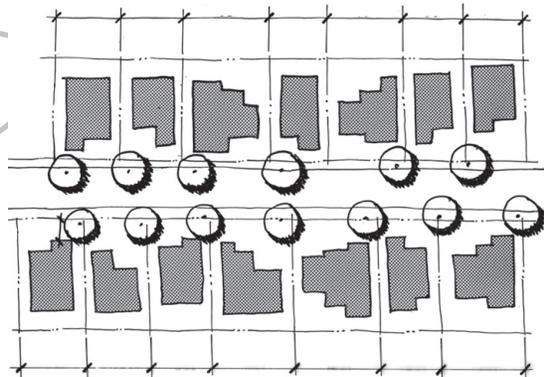
Side loading garages are encouraged



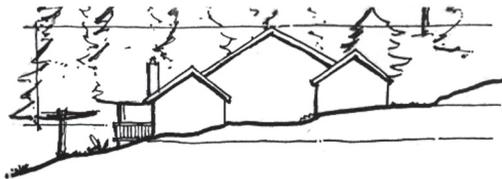
Provide alley access when possible



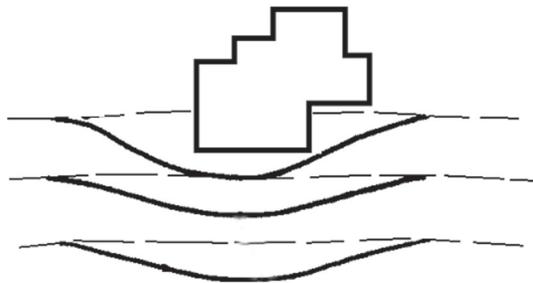
A minimum of every third house should be set back a minimum of an additional 5’



Variation in lot widths is encouraged



Development on hillsides should be stepped to reflect the slope of the natural topography



The natural contours of the land should be respected when developing on sloped sites



- Cul-de-sacs should provide pedestrian and bicycle access to adjacent neighborhoods, open space, and land uses where connections are possible.
- Driveways for front loading garages shall be at least 20' in length.
- Developments should be designed to give individuals maximum privacy within and outside homes. In addition to the required 5' variation in front setback, site layout techniques for privacy include alternating the placement of windows, rear yard outdoor patio areas, and entrances.
- In developments, a minimum of every fifth house should employ a minimum 5' variation in lot width, side setback, or building height.
- Grading should coordinate with the drainage methods of adjacent properties.
- Grading should minimize differentiation in pad heights

between the subject property and adjacent properties.

- Development on hillside lots should accommodate a majority of the grade differential by stepping the building to reflect the slope of the natural topography.
- All cuts and fills should be at a 2:1 slope or less unless stabilized by a retaining wall or crib wall as approved by the City Engineer. Retaining walls 4' high or more (measured from existing/finish grade) should be of concrete or masonry.
- Excessive cut and fill should be avoided by following natural contours when possible.
- Slopes should be rounded and contoured to blend with the existing terrain and to minimize grade differentials with adjacent streets and properties.



Perimeter Walls and Fences

Where fencing and walls are absolutely essential, these elements should be designed to be as low as possible to complement the architecture of the project and should be heavily landscaped and screened from the public right-of-way.

- Fences and walls should be minimized along public streets.
- Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions.
- All exterior perimeter walls located along public streets should have an offset a minimum of 5' deep for every 50' to 75' of wall.
- All non-transparent perimeter walls should incorporate standards to provide for wall inserts and/or decorative columns or pilasters every 20' to provide relief.

- All non-transparent perimeter walls and/or fences should be architecturally treated on both sides and should incorporate landscaping whenever possible.
- All fences and walls required for screening purposes should be made of solid material.
- Walls and fences should be designed with materials and finishes that complement project architecture and should be planted with vines, shrubs, and trees.
- Walls on sloping terrain should be stepped to follow the terrain.
- To bring continuity to the overall street scene, similar elements such as columns, materials, and cap details should be incorporated on perimeter walls that transition from one development to another.
- Textured vinyl fencing consistent with local area styles, such as picket, split rail, and privacy fencing, can be used near residential areas, subject to the Planning Director's approval.



Walls should be planted with vines and shrubs



Fencing should complement project architecture



Walls should be screened with landscaping when possible



Ornamental landscaping and decorative walls can be incorporated into the project entry



Project entry features should reflect the overall architectural identity and character of the project

Project Entry and Character

Site amenities, entries, and features should be coordinated to complement one another and to create a unified project appearance.

- A combination of the following accent features should be incorporated into the project entry:
 - public art,
 - ornamental landscaping,
 - landscaped medians,
 - water features,
 - architectural monuments,
 - decorative walls, and/or
 - signs.

- Project entry features should reflect the overall architectural identity and character of the project.

- Colored, textured, and permeable paving treatment at entry drives is encouraged to accentuate these areas.

- Project icons, thematic pilasters, special paving treatment, water fountains, and specialty landscaping should be used to unify a project.





LANDSCAPE DESIGN

Landscaping should be used to define areas such as entrances to buildings and projects, provide a buffer to incompatible land uses, and provide screening when necessary. Native and low water plants in conjunction with an efficient water system, such as drip irrigation, should be incorporated in the landscaping design.

Site Landscaping

- A combination of trees, shrubs, and groundcover should be incorporated into landscaping plans.
- Existing mature trees (10" diameter when measured 3 feet above the ground) shall be retained where feasible and incorporated into site landscaping. The Planning Commission and/or City Council shall evaluate requests for removal and determine feasibility.
- The minimum size of plant materials should conform to the following mix:

Trees

- 20% 36" box
- 30% 24" box
- 50% 15 gallon

Shrubs

- 100% 5 gallon

Groundcover

- 90% coverage in 1 year

- For every 500 square feet of landscaping, at least one tree should be provided. For every 50 square feet of landscape area, one shrub or vine should be provided.
- Larger/older trees should be strategically planted to assist new development in looking "established" as quickly as possible.
- Plant materials should be placed to not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs should not be planted under overhead lines or over underground



A combination of trees, shrubs, and groundcover should be used



Larger/older trees assist new development in looking established



Existing mature trees shall be retained where feasible



A planted parkway should be provided between an arterial street and sidewalk



Plants should be grouped according to type of maintenance required



Trees should be planted to allow for maximum growth at maturity



infrastructure if growth may interfere with such public utilities.

- Trees and shrubs should be selected and planted to minimize root problems.
- At least 35% of the trees provided should be of an evergreen species, rather than a deciduous species, to retain year-round coverage.
- The use of Coast Live Oaks is encouraged.
- To the extent possible, landscaping along street frontages should coordinate with adjacent properties to provide a consistent visual corridor.
- A minimum 5' wide planted parkway should be provided on collector streets, arterial corridors, and rural highways between the street and sidewalk. Parkway should be planted with shade trees to provide a more pleasant pedestrian environment and contribute to streetscape continuity.

- Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and large shrubs should be placed as follows:
 - a minimum of 10' between center of trees or large shrubs and edge of driveway, water meter or gas meter and sewer laterals,
 - a minimum of 10' between center of trees and large shrubs to utility poles, and
 - a minimum of 8' between center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.
- Plants should be grouped in high and low maintenance zones and coordinated with irrigation plans to minimize use of water and the placement of irrigation tubing.
- Drought tolerant plants should be selected wherever feasible.
- All landscaped areas should have automatic irrigation systems installed to ensure that plant material survives.



- Irrigation systems should be designed to prevent overspray onto walkways, parking areas, buildings, and fences.
- Water conservation techniques should be incorporated into all landscape plans. Examples of these techniques include automatic controllers, drip irrigation, and matched precipitation rate sprinkler heads.
- Irrigation systems should be designed to apply water slowly to allow plants to be deep watered and reduce runoff. Drip systems should be used in all areas except turf irrigation and small ornamental planting.



Landscaping should be well tended



Massing should minimize garage prominence



Recessing the garage minimizes its prominence



Setting back portions of the second story reduces the overall scale of the building

BUILDING DESIGN

Renovations and Additions

When renovating or adding onto an existing structure, the architectural style, massing, and detailing should complement the existing structure.

Buildings not currently in compliance with these Design Guidelines are encouraged to implement the Design Guidelines by first utilizing simple cosmetic changes, such as painting, incorporating appropriate signs and lighting, installing awnings, and removing unsafe and unsightly building features such as deteriorated stucco or materials that conceal the original brick or other surfaces of walls.

- Form and massing of additions should be congruent with the existing structure to avoid a “tacked-on” look.
- Architectural details such as windows, doors, wall treatments, colors, and materials should complement the existing building.

Building Massing and Form

The scale and massing of additions and new homes should be compatible with the general scale and shapes of neighboring homes. Building massing should include variation in wall planes (projections and recesses) and wall height (vertical relief) as well as multiple roof forms and heights (silhouettes) to reduce the perceived scale of the building. Garages should be integrated into the overall design of the project and should not dominate the street scene. (Refer to Chapter 2, Architectural Character for details of preferred architectural styles.)

- Where feasible, massing should accentuate the entry and minimize garage prominence.
- Variation in wall planes, such as projecting and recessing elements, should occur on all sides of the house visible from a public street.
- In tract developments, a mix of single-story and two-story homes should be provided to create variation in mass and building height along streets. All two-





story homes should have single-story elements on prominent elevations and/or on elevations visible from a public right-of-way or public view.

- Second stories should not exceed 80% of the first floor square footage. Calculations shall include garage space.
- The second story of a house should be designed in such a way as to reduce the appearance of the overall scale of the building. Reduction in scale can be accomplished in a number of ways, including:
 - set back the second story from the front and sides of the first story, unless a stepped second story setback is not in character with the proposed authentic architectural style of the building. Variation in upper story setbacks should be provided along the streetscape to prevent forced repetition created by regular or consistent setbacks.
 - provide significantly larger front and/or side setbacks for the entire structure.

- place at least 60% to 70% of the second story floor area over the back half of the first story.

- In tract developments, multiple rooflines should be incorporated throughout the project, e.g., gabled and hipped.
- Varying roof forms/changes in roof plane should be used on all building elevations visible from a public street.
- Where applicable to the architectural style, roof eaves should extend a minimum of 24” from the primary wall surface to enhance shadow lines and articulation of surfaces.
- Garage doors should incorporate panels and/or windows to articulate these large planes.
- Garage doors should be recessed a minimum of six inches from the face of the garage.
- Garages facing the street should be set back from the face of the



Multi-form roofs are encouraged



A variety of roof forms breaks up the massing of the building



Architectural elements such as balconies add detail



Architectural details should be used to contribute to a building's character

main house to help reduce visual dominance of garage doors.

- The ratio of garage frontage to the width of the house should not be greater than 50%.
- Roof forms, trellises, and balconies should be located directly above the garage door to help minimize the impact of garage doors on the street scene.

Building Materials and Features

Building designers should incorporate 360-degree architecture in all buildings and remodels within Buellton. 360-degree architecture is the full articulation of all building facades, including variation in massing, roof forms, and wall planes, as well as surface articulation. Architectural elements such as overhangs, trellises, projections, awnings, insets, material, and texture should be used to create shadow patterns that contribute to a building's character.

High quality materials should be used to create a look of permanence within the project. Materials and colors should be varied to create visual interest in building facades and to reduce the monotonous appearance that can take place in tract home developments. Window, doors, and entries should be designed to capture the desired architectural style of the building.

- Acknowledging sensitivity to budget, it is expected that the highest level of articulation should occur on the front façade and facades visible from public streets; however, similar and complementary massing, materials, and details should be incorporated into every other building elevation.
- Surface detailing should not serve as a substitute for well integrated and distinctive massing.
- Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches are strongly encouraged.





- Building elements and details should be consistent with the chosen architectural style.
- Chimneys should be exposed as architectural features rather than hidden within a wall surface.
- Chimney caps should be decorative and conceal spark arrestors.
- Porches should be a minimum of 6' deep with materials and/or details that are necessary to achieve an authentic architectural style.
- Materials and color should be used to enhance different parts of a building's façade.
- The use of materials and color should convey a sense of quality architecture and permanence.
- Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line.

- Projects of three or more homes should provide a minimum of three distinctly different color/material palettes.
- Roof materials and colors should be consistent with the desired architectural style.
- Traditional two-piece tapered, multi-colored terra cotta barrel tiles with brown hues and approximately a 20% concrete boost in the field tiles and double tiles or boosted double tiles at the eave is the recommended specification for tile roofs. High profile one-piece "S" tiles may be acceptable but are discouraged. Low profile one-piece "S" tiles are not permitted.
- Building entrances should be emphasized using lighting, landscaping, and architecture.
- The main entrance to a home should be clearly identifiable and should be articulated with projecting or recessed forms.



Chimneys should be exposed as architectural features



Building entrances can be emphasized through interesting architecture



Any faux shutters should be proportionate to the windows



Upper and lower windows should stack vertically



Recessed windows should be inset from building walls where appropriate to the architectural style

- Window type, material, shape, and proportion should complement the architectural style of the building.
- Primary upper and lower windows should stack vertically whenever possible for organization of facade.
- To enhance privacy, windows on side elevations should be staggered whenever possible so as not to be positioned directly opposite of the windows in the adjacent structure.
- Windows should have divided lights appropriate to the architectural style of the building.
- Where appropriate to the architectural style, windows should be generously inset from building walls to create shade and shadow detail. The minimum inset should be 3".
- Windows should be articulated with sills, trim, kickers, shutters, or awnings that are authentic to the architectural style of the building.
- Any faux shutters should be proportionate to the windows so as to create the appearance of a real and functional shutter.
- EPA "Energy Star" labeled windows with low-emissivity coatings should be utilized.





UTILITARIAN ASPECTS

Utilities

Utilitarian aspects of the project should be aesthetically screened from view.

- Electrical meters, cable boxes, junction boxes, and irrigation controllers should be designed as an integral part of the building on a rear or side elevation and screened from public view.
- Gutters and downspouts should be decorative and designed to integrate with the building façade and should not appear as a “tacked on” afterthought.
- All vents, gutters, downspouts, flashing, and electrical panels should be painted to match the surface to which attached, unless used as a major design element, in which case the color is to be consistent with the overall color scheme of the building.
- Discharge from gutters and downspouts should not flow directly across pedestrian walkways. Water should be directed to permeable areas for

percolation. Discharge that ties into a project’s drainage system is preferred; however, flexible hosing or splash guards are acceptable.

- In tract developments, common mailboxes should have enclosures designed similar or complementary in form, material, and color to the tract homes.
- New on-site connections and utilities should be installed underground within existing or proposed underground utility districts when feasible.
- If utilities and connections cannot be located below ground, these elements should not interfere with or adversely affect the access, visibility, appearance, or character of the structures in the vicinity.
- Building forms, fences, trellises, and landscaping should be used to screen above ground utility transformers, pull boxes, and termination cabinets where allowed by utility providers.



Gutters should be integrated with the building facade



Discouraged - Utilities should be screened from view



Common mailboxes should be designed complementary in form, material, and color to the tract homes



Light fixtures should be compatible with building design



Pedestrian light poles should be between 10' and 15' high

Outdoor Lighting

Outdoor light fixtures, including street lights and lamps (light bulbs) that provide nighttime safety and security while conserving energy, protecting the night sky, and minimizing glare and light trespass within and beyond the project site should be chosen. Cutoff lighting fixtures should be mounted parallel to the ground and located, aimed, and shielded to direct light only onto buildings or walkways and not toward adjacent roads or residences.

- Light fixtures should be architecturally compatible with building design.
- If project elements, such as signs, walls, and trees are lit, downlighting is encouraged. Lighting sources should be hidden unless the sources are an integral part of the design.
- Low-voltage/high efficiency lighting should be used in the landscape whenever possible.
- Timers or sensors should be used to avoid unnecessary lighting.
- Pedestrian light poles along sidewalks or pathways within a project should be 10' to 15' high.
- Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, and switch and panel boxes shall be concealed from view.





MULTI-FAMILY RESIDENTIAL

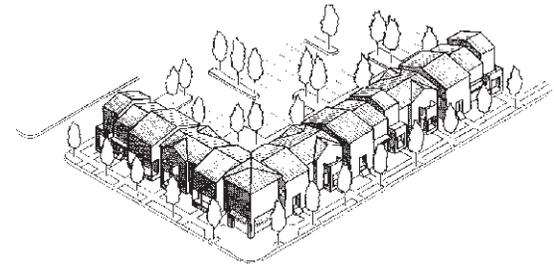
The City encourages multi-family residential development to use designs and an urban form that recall the area's compact community, rural in character with a small town feel. Desirable features include houses oriented toward the street, townhouses designed with appropriate massing and scale to meld with the surrounding single-family residences, varied architectural styles, landscaped parkways between curbs and sidewalks, and large trees.

SITE PLANNING

Lot Layout

- A variety of building orientations and staggered units should be incorporated into the design of sites to create diversity and avoid long, monotonous building facades.
- Buildings should face the street, and the incorporation of porches into the building's design will denote entries and break-up building mass.

- The design of buildings should include articulation to give richness and scale. Long, uninterrupted exterior walls should be avoided. Both vertical and horizontal articulation is encouraged.
- Building entrances should be clearly defined and easily accessible from public transit stops.
- Building entrances should be oriented toward the street.
- Sidewalks should provide direct access to building entrances and transit stops.
- On corner properties, orientating and locating the building close to the sidewalk edge is particularly important.
- Energy conservation should be considered in the orientation of buildings (e.g., solar access, shade control).



Staggered units should be incorporated into the design



A combination of horizontal and vertical articulation is encouraged



Long, uninterrupted exterior walls should be avoided; building articulation gives richness and scale



Housing units should be clustered



Walls should incorporate caps and pilasters



Private communal open space should be provided



- Consideration should be given to privacy relative to adjoining properties. Orient buildings and decks to maximize views while preserving privacy of surrounding neighbors.
- Units should be clustered on the site to allow for the maximum amount of open space.
- Multi-family developments should include usable private open space for each dwelling.
- Pocket parks should be designed in an inviting manner that encourages pedestrian use through the incorporation of trellises, fountains, seating, and shade trees.

Perimeter Walls and Fences

- Fencing and wall materials should be compatible with the building and should be used to reinforce the architectural theme of the building.
- Walls and fences should incorporate wall caps and pilasters at entry points.

- Decorative and tile detailing is encouraged in such cases where column pilasters may be used.
- Measures should be used to soften the building mass with architectural features such as garden walls, arbors, and trellises. However, it is important to avoid “tacking on” architectural features to hide poor massing and architecture.
- Fence and wall colors should be compatible with the building.
- Chain link, bare precision block or other concrete masonry unit (CMU) walls, and slumpstone are discouraged wall and fencing materials.
- Decorative iron or wooden gates are encouraged to accentuate the fence, wall, or building.
- Textured vinyl fencing consistent with local area styles, such as picket, split rail, and privacy fencing, can be used near residential areas, subject to the Planning Director’s approval.



Parking

- Parking should be located at the rear or sides of structures.
 - Unless impractical due to physical constraints, alleys should be used for access to garages and parking spaces and for other functions such as garbage collection.
 - Parking areas should be screened from public street views and surrounding residential areas.
 - Carports, detached garages, and accessory structures should be architecturally integrated into the overall design of the project by using materials and details similar to the materials of the residences.
 - Garage doors should be recessed into the garage wall and should be multi-paned with subtle adornment to provide shadow relief. Decorative panels are encouraged.
- Alternatives to solid paved driveways, such as brick, cobblestone, or interlocking pavers, are encouraged.
 - The mass of street-facing garages should be lessened by staggering garage doors, recessing doors, or staggering and stepping the structures back from the street right-of-way.



Parking should be located in the rear



Garage doors should be recessed into the garage wall



Brick driveways are an alternative to traditional paving



Front yard landscaping is highly desirable



Landscaping can provide a buffer to an adjacent street

LANDSCAPE DESIGN

Landscaping is an important part of the overall design of a project. The design should be diverse and creative and should be implemented with quality and resource-conservation in mind. At the same time, designs should be original, incorporating well chosen plants, vibrant colors, and varied textures.

Site Landscaping

- Landscaping should be integrated into the overall site design for a project. Landscaping should enhance and complement the building design, preserve and enhance views, and provide buffers, transition areas and screening.
 - Landscaping should be provided to enhance architectural features and entries of the structures.
 - All areas in attached multi-family developments not covered by structures, drives and parking, or other hardscape elements should be landscaped.
 - Front and side yard landscaping are highly desirable; additional
- paving in those areas should be avoided when possible.
 - Planting should be used to screen less desirable areas from public view, i.e., trash enclosures, parking areas, storage areas, satellite dishes, and public utilities.
 - Plants should be grouped in high and low maintenance zones and coordinated with irrigation plans to minimize use of water and the placement of irrigation tubing.
 - Consideration should be given to plant species' growth and size at maturity to limit overgrown landscaping.
 - Some commonly used planting design concepts include:
 - larger/older trees to provide rows at major focal points and entries;
 - flowering vines on walls and arbors;
 - pots, vases, window boxes, and raised planters;
 - trees to create canopy and shade, especially in parking



areas and along pedestrian ways;

- flowering trees or seasonal flowers to provide color;
- berms, plants, and low walls to screen parking areas; and
- a hierarchy of plants from grasses and groundcover to shrubs to trees.

Parking Lot Planting

Provide well landscaped and screened parking areas that avoid large expanses of paved areas and long rows of parking spaces. Landscaping should create a functional and attractive parking environment.

- Canopy trees should be used in parking areas to reduce the impact of large expanses of paving, to provide shade, and to reduce glare and heat build up. These trees should have 30' to 40' canopy potential and be sized at 24" box or larger at the time of installation.
- Trees should be located throughout parking areas.

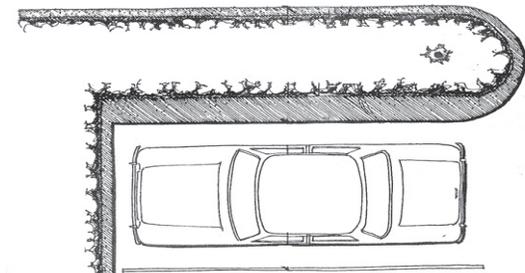
- A minimum of one landscaped finger island should be provided per every ten spaces. Islands should be a minimum of 5' (inside dimension).
- All end parking stalls should be adjacent to landscape planters. The landscape planter should contain a 12" strip of concrete inside the 6" curb of the planter, to create an 18" concrete strip for a person to step on when getting into or out of a vehicle. The concrete strip should be attached to the 6" curb. This step-out area should not reduce the minimum inside dimension of the 5' wide landscape planter.
- Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas.



Landscaping should be protected from encroaching vehicles by concrete curbing



Flowering trees provide seasonal color



Landscaped finger islands should be provided in parking areas



The scale and form of multi-family development should emulate or complement a single-family neighborhood character



Vertical and horizontal variation can add richness and variety to the overall mass

BUILDING DESIGN

Renovations and Additions

When renovating or adding onto an existing structure, the architectural style, massing, and detailing should complement the existing structure.

Buildings not currently in compliance with these Design Guidelines are encouraged to implement the Design Guidelines by first utilizing simple cosmetic changes, such as painting, incorporating appropriate signs and lighting, installing awnings, and removing unsafe and unsightly building features such as deteriorated stucco or materials that conceal the original brick or other surfaces of walls.

- Form and massing of additions should be congruent with the existing structure to avoid a “tacked-on” look.
- Architectural details such as windows, doors, wall treatments, colors, and materials should complement the existing building.

Building Massing and Form

Building massing should include variation in wall planes (projections and recesses) and wall height (vertical relief) as well as multiple roof forms and heights (silhouettes) to reduce the perceived scale of the building. (Refer to Chapter 2, Architectural Character for details of preferred architectural styles.)

- Wall and roof planes should be varied and articulated into smaller modules that reduce the overall massing and scale of the building and add richness and variety.
- Trellises, pergolas, gazebos, patios/courtyards and other outdoor structures are encouraged, provided the structures meet the Code requirements with respect to height, placement, and construction.
- Variety in exterior materials and colors/hues should be used to emphasize building forms and individual units.





- Projections, recesses, and overhangs should be employed to provide shadow and depth.
- Attached residential units should include design elements to add visual interest and to avoid “box-like” appearances. Elements such as balconies, porches, arcades, dormers, and cross gables should be considered.

Building Materials and Features

Building designers should incorporate 360-degree architecture in all buildings and remodels within Buellton. 360-degree architecture is the full articulation of all building facades, including variation in massing, roof forms, and wall planes, as well as surface articulation. Architectural elements such as overhangs, trellises, projections, awnings, insets, material, and texture should be used to create shadow patterns that contribute to a building’s character.

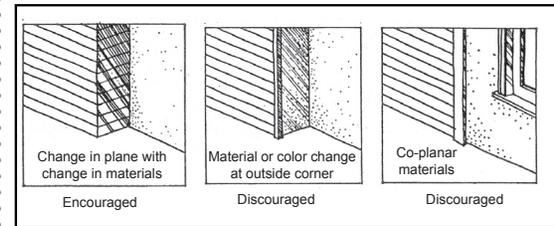
High quality materials should be used to create a look of permanence within the project. Window, doors, and entries should be designed to capture

the desired architectural style of the building.

- The form and scale of multi-family development should emulate the best characteristics of the existing residential neighborhoods, such as one or two story dwellings with pitched roofs and adequate off street parking.
- Larger multi-family developments should be phased so as not to disrupt the pace of surrounding existing neighborhoods.
- Materials and finishes should be true to the project architecture.
- Generally, no more than three different materials should be used on exterior wall surfaces.
- Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line.



All sides of the building should be articulated



Transitioning materials at inside corners gives a more substantial appearance, making the materials appear integral to the structure



Contrasting colors may be used to accentuate architectural details



Building openings should be well proportioned



The use of shutters can enhance window appearance

- Arrangement of building openings should be done with small, well-placed, and well-proportioned openings. Large picture windows without a multi-paned design are not acceptable.
- Generally, windows should be placed a minimum of 12" away from the corner of the building, or the glazing on the intersecting wall planes should meet to form a corner window.
- Built-up sills and trim should be used to create surface relief and texture when appropriate to the architectural style of the building.
- Glass should be inset from the exterior wall surface and/or provided with dimensional trim to provide a sense of depth.
- Window placement should consider privacy of adjacent residences.
- Bronze, silver, gold, or natural anodized aluminum and dark tinted or reflective windows are strongly discouraged.
- The use of functional or decorative shutters that reflect the same dimension as the glazing are encouraged when appropriate to the architectural style.
- True divided light glazing and external mullions are preferred over internal mullions. If true divided lights are not feasible due to cost, consider the following alternatives:
 - Plant-on external mullions may have the same visual effect at a lower cost. However, these features have a tendency to break off over time. Periodic repairs may be required.
 - Windows with internal mullions (grids) vary in terms of appearance. Select windows that utilize thick, dimensional grids rather than thin strips.

Entry Features and Focal Points

- Building entrances should be emphasized through the use of lighting and landscaping.



- Exterior stairways should be architecturally integrated into the design of the building. Thin, open metal, prefabricated stairs or railings are discouraged.
- Each home should have a well-defined entry with careful roof and facade articulation to create individual interest and scale.
- Contrasting colors may be used to accentuate building entry features and architectural details.
- Porches, stoops, and balconies are encouraged to complement and enhance overall building design and function and to vary building planes.
- Covered porches or patios at the first floor level oriented toward the front and/or side yard should be a minimum of 6' in depth, and shapes, sizes, and setbacks should vary from house to house.
- Architectural elements that add scale or interrupt the wall facade are encouraged, such as bay windows, courtyards, and porches.

- The use of patios and courtyards are encouraged to provide private spaces. Varied paving textures and colors are encouraged.



Each home should have a well-defined entry



Porches enhance the overall building appearance



Mechanical equipment should be screened from view



Areas for trash enclosure should be incorporated into site design

UTILITARIAN ASPECTS

Utilities

Utility service areas should be part of the early building design process, rather than an afterthought at the construction document phase. Utilitarian aspects of the project should be aesthetically screened from view.

- Mechanical equipment (air conditioners, water softener tanks, solar collectors, duct work, meters, heaters, etc.), whether on the roof or the ground, should be screened from public view. The method of screening should be architecturally compatible in terms of materials, color, shape and size. The screening design should blend with the building design.
- All plans should delineate the method of screening and the materials to be used.
- Where possible, stacks, vents, antennas and other roof mounted equipment should be located away from public view on the least noticeable portion of the roof.

- All flashing, sheet metal vents and pipe stacks should be painted to match the adjacent roof or wall material.
- Gutters and downspouts should be concealed or designed as a deliberate architectural feature.
- Exposed gutters and downspouts should be copper, have a factory finished metallic patina, or be painted to match the surface to which attached.

Auxiliary Areas

- The overall design of a site and building should include the auxiliary structures such as trash enclosures, phone booths, mailboxes, and storage areas. Auxiliary structures should be designed to complement the project architecture.
- All outdoor storage areas should be screened from view from any street by a 6' high wall or fence and a continuous row of screen trees or shrubs.





- Areas for centralized trash container storage and recycling bins should be incorporated into the building design and/or screened with walls and landscaping.
- Trash and recycling storage areas should be located at the rear or interior side yards.
- Refuse collection enclosures should be constructed of durable, low maintenance, and noncombustible materials.
- Centralized trash enclosures should be designed with a pedestrian opening to allow residents to access bins without opening the gates.

Outdoor Lighting

Outdoor light fixtures, including street lights and lamps (light bulbs) that provide nighttime safety and security while conserving energy, protecting the night sky, and minimizing glare and light trespass within and beyond the project site should be chosen. Cutoff lighting

fixtures should be mounted parallel to the ground and located, aimed, and shielded to direct light only onto buildings or walkways and not toward adjacent roads or residences.

- All building entrances and pedestrian ways should be adequately lit to provide safety and security.
- Light fixtures selected should be architecturally compatible with the building design.
- Exposed bulbs are strongly discouraged and will only be allowed with the permission of the Planning Commission.
- No lights should be used on the top of any structure.
- If project elements, such as signs, walls, and trees are lit, downlighting is encouraged. Lighting sources should be hidden unless the sources are an integral part of the design.



Outdoor storage areas should be screened from view



Exterior lighting should be unobtrusive



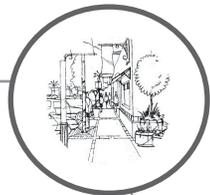
Light fixtures selected should be architecturally compatible with the project



Pedestrian ways should be adequately lit

- Pedestrian light poles along sidewalks or pathways within a project should be 10' to 15' high. Decorative illuminated bollards are encouraged for walkways in parking lots and for pedestrian areas between buildings.
- Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, and switch and panel boxes shall be concealed from view.





COMMERCIAL AND MIXED-USE

The following Design Guidelines seek to assure high quality developments in the Commercial and Mixed-Use areas of Buellton. Primarily, the three zoning districts that these guidelines apply to are Neighborhood Commercial (CN), General Commercial (CR), and Service Commercial (CS). See the City of Buellton's Zoning Ordinance, General Plan and other applicable development regulations for additional standards.

SITE PLANNING

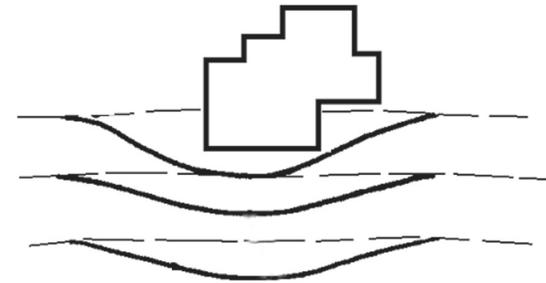
Site planning refers to the arrangement of buildings and parking areas, the size and location of pedestrian spaces, and how these features relate to one another. Site planning addresses the scale and size of outdoor spaces, spaces between buildings and parking areas, and the relationship of site elements that create a comfortable pedestrian environment.

Lot Layout

- The natural contours of the land should be respected when developing on sloped

properties. Terraced parking lots, stepped building pads, and larger setbacks should be used to preserve the general shape of natural landforms and to minimize grade differentials with adjacent streets and adjoining properties.

- Proposed development should be designed to preserve existing stands of trees wherever possible.
- Development should incorporate existing natural features into the overall site design including rock outcroppings, major landforms, ridgelines, significant trees and vegetation, streams, and drainage areas.
- Projects adjacent to Highways 101 and 246 should be designed with landscaping and architectural detailing that are attractive and inviting when viewed from the Highway.
- New development along Highway 246 should incorporate a landscaped setback from the Highway that is at least as wide



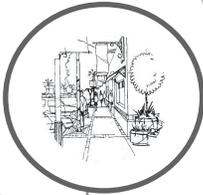
The natural contours of the land should be respected when developing on sloped sites



Existing stands of trees should be incorporated into the site design



Development along primary corridors, such as Highway 246, should incorporate a landscaped setback



High standards for the physical appearance of buildings should be emphasized as seen from the Highways



Mixed-use development is encouraged as second-floor residential units over commercial and office spaces

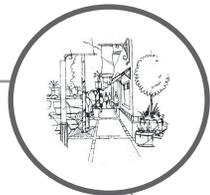


Buildings with prominent architectural features should be located near corners



as the street yard required by the Zoning Ordinance; however a larger setback is preferred. Such a setback should provide a berm with dense landscaping to adequately screen parking and provide adequate noise mitigation.

- High standards for the physical appearance of buildings and sites as seen from the Highways should be emphasized.
- Significant buildings with prominent architectural features should be located near corners and intersections whenever possible.
- On corner properties, orientating and locating the building at the sidewalk edge is particularly important.
- Buildings should be sited with the main facade of the building oriented towards the street. The incorporation of porches, covered walkways, and colonnades into the building's design will denote entries and break up building mass.
- Mixed-use development is encouraged as second-floor residential units over commercial and office spaces or as stand alone buildings behind commercial components.
- Buildings should be placed at the edge of the sidewalk whenever possible. However, buildings or portions of buildings may be set back from the street to create alcoves, plazas, entry nooks, and outdoor café areas that provide visual interest and a dynamic pedestrian area.
- Buildings should be oriented to maximize views while giving consideration to the privacy of the surrounding neighborhood. Where applicable, windows, balconies, and areas for activity should also be designed and oriented so as to not disturb the privacy of adjacent residential uses.
- Where commercial uses are adjacent to non-commercial uses, appropriate buffering techniques, such as setbacks, screening, and landscaping



need to be provided to mitigate any negative effects of the commercial operations.

- The area with the most public visibility should have an emphasis on materials and landscaping and should establish a quality architectural presence.
- Entry drive orientation and accent landscaping should be used to enhance/identify the entry sequence.
 - The entry drive should be oriented towards the main entrance of the building,
 - A minimum 7' wide landscaped center median should be provided at the entry drive where feasible.
 - Landscaped areas should flank the entry drive.
 - Signs, paving, and plants should be incorporated into a well designed entry to visually link the site entry to the buildings.

Perimeter Walls and Fences

- Walls should be constructed as low as possible while still providing screening and security functions.
- Commercial developments abutting a residential use should provide a 6' high decorative masonry wall and a 5' landscape area to buffer the uses. A continuous row of screen trees should be planted to further screen the commercial development; the screen trees should ultimately grow to at least 20', but no more than 40', high.
- Walls, fences, or hedges should be incorporated into the design of parking lots adjacent to public streets to screen vehicles from public view and to reduce headlight glare.
- When walls are used to screen parking, breaks should be provided to allow pedestrian circulation, and the walls should be low enough for safety and security purposes.



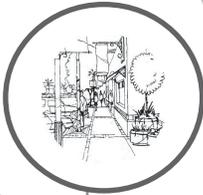
The entry drive should be oriented toward the main entrance of the building



Entry drives can be articulated with landscaping and public artwork



Signs and plants should be incorporated into the entry



Vines can be planted adjacent to walls to break up flat surfaces



Walls should be decorative and complement the development



Textured paving is encouraged

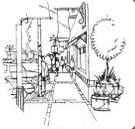


- All exterior perimeter walls located along public streets should have an offset a minimum of 5' deep for every 50' to 75' of wall.
- Large expanses of fences or wall surfaces should be architecturally designed and offset to prevent monotony. Landscape pockets should be provided at 50' minimum intervals along screen or perimeter walls. Vines planted adjacent to walls to break up flat surfaces are strongly encouraged.
- Both sides of all perimeter walls or fences should be architecturally treated. Fences or walls abutting streets should be ornamental in texture, pattern, or shadow relief.
- Fencing and wall colors and materials should be compatible with the primary buildings within the project and surrounding development. The incorporation of pilasters and caps into fence and wall designs is also encouraged.

Pedestrian Access and Amenities

All site designs should provide safe and convenient pedestrian access to the building entry from the street, parking areas, and transit stops.

- Whenever possible and appropriate, pedestrian linkages should be provided to nearby neighborhoods and activity areas.
- The on-site pedestrian circulation system should be directly connected to off-site public sidewalks and should provide direct access to building entrances, parking, and transit stops.
- Pedestrian walkways should be safe, visually attractive, and defined by landscaping and low level lighting. Textured paving should be considered for pedestrian walkways.
- Sidewalks should incorporate awnings and street trees to shelter pedestrians.



- Streetscape furnishings are essential elements that should be incorporated into the public right of way to complement and enhance surrounding development while providing a comfortable place for pedestrians.
- Site furnishings and light fixtures in public spaces should reflect the same or similar design concepts as those used on the surrounding buildings and within the public rights-of-way.
- Site design should be pedestrian-oriented and not dominated by automobile use or unattractive utilities.
- Site design should create usable outdoor spaces and support strong pedestrian and bike connections.
- Structures should occur in groups or clusters to aid in the creation of pedestrian malls and plazas.
- A comfortable pedestrian environment should be created

through the design and scale of buildings, paseos, and outdoor spaces. Covered walkways and/or outdoor seating should be provided whenever feasible and appropriate.

- Plazas, paseos, pocket parks, outdoor cafes and courtyards should be designed in an inviting manner that encourages pedestrian use through the incorporation of trellises, fountains, seating, and shade trees.
- Recognize the importance of spaces between structures as “outdoor rooms” on the site. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply “left over” areas between structures. These spaces should provide pedestrian amenities such as shade, benches, fountains, landscaping, public art, etc.
- Plazas, employee break areas, and open spaces should be sheltered, as much as possible, from the noise and



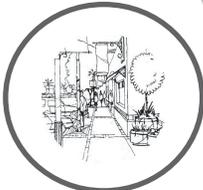
Site furnishings and light fixtures in public spaces should reflect similar design concepts as the surrounding buildings



A comfortable pedestrian environment should be provided



Pedestrian walkways should be safe and attractive



Outdoor spaces should provide pedestrian amenities



Plazas and outdoor employee break areas are encouraged

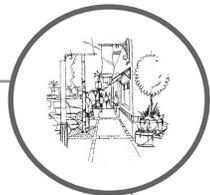


traffic of adjacent streets, trash enclosures, parking areas, and other incompatible uses.

- Plazas and employee break areas should include tables, benches or seat walls, trash receptacles, canopy trees, trellis structures, umbrellas, lighting, and enhanced paving.
- Every building site should provide two or more of the following amenities:
 - plazas and courtyards with textured paving;
 - pedestrian seating areas;
 - public art, fountains, or a water feature; and
 - shaded transit stops and information kiosks.
- Courtyards, outdoor patios, arcades, and plazas should have detailed and well-defined paving designs. These spaces may be provided adjacent to building entries or facades, in plazas or seating areas, at intersections, mid-block between buildings, and

adjacent to parks. Materials may include:

- concrete or brick pavers;
- decorative non-slip tile;
- scored, colored, or textured concrete;
- decomposed granite; and
- flagstone.
- Attractive, outside employee break areas are required for businesses with more than six on-site employees.
- Durable, smooth, and even surfaces (such as concrete) should be used in well-traveled areas while other materials which are appropriate for minimal use (such as decomposed granite) may be used in less traveled areas. Asphalt sidewalks are discouraged.
- Patterns and colors should be installed in paving treatments using tile, brick, or textured concrete to provide clear identification of pedestrian access points into buildings and to identify specific parking



features (i.e., handicap spaces, pedestrian loading, bus stops/pull-outs, etc.).

- Tile or metal inlays in paving areas are encouraged for artistic interest. These features may serve as public or functional art, such as a time piece, directional marker, or historical anecdote.
- Crosswalks in parking lots should be accented with special design features such as raised, colored, and/or textured pavement, and/or narrowed roadways.

Parking

Site access and internal circulation should be designed in a straightforward manner which emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, provide adequate maneuvering and stacking areas, and consider emergency vehicle access. Parking should be provided in accordance with the Buellton Zoning Ordinance.

- Shared parking and reciprocal access is encouraged between

adjacent developments and businesses.

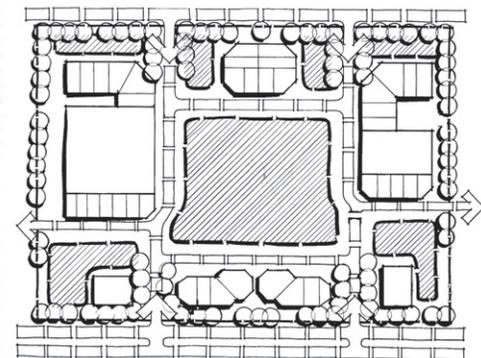
- Large parking areas should be avoided. It is preferable to create small, connected parking lots utilizing shared driveways and located on side streets or alleyways.
- Lots should be designed and located continuous to each other where possible so that vehicles can travel from one private parking lot to the other without having to enter into the street.
- Site plans should balance the need to provide adequate vehicular access with the need to eliminate unnecessary driveway entrances and provide access points that are coordinated with other properties.
- Entrances to parking lots should be located as far from street intersections as possible; a minimum of 100' is preferable.
- Adequate areas for maneuvering, stacking, truck staging, loading, and emergency vehicle access should be provided.



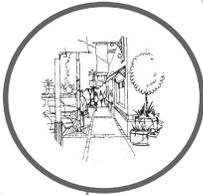
Crosswalks in parking lots should be accented with decorative paving



Shared parking should be provided whenever possible



Small, connected parking lots are favored over large masses of parking



Vehicles should have adequate room to maneuver



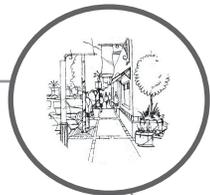
Parking lot entries should be paved with an accent paving material



Parking areas should be separated from buildings by a sidewalk and landscaping strip



- Parking facilities should be designed with adequate area to enable a vehicle to maneuver without entering the public right of way.
- The use of public streets for parking and staging of trucks is not permitted.
- Parking areas should be clearly delineated through dedicated signs, street markings, or other methods.
- Parking lot entries should be paved with an accent paving material to accentuate the entryways and help define the pedestrian crossing areas. The use of brick, interlocking pavers, or cobblestones as an alternative to a solid paved driveway or parking lot is encouraged.
- The first parking stall perpendicular to a driveway or first aisle junction should be at least 40' back from the curb. With a larger center, significantly more setback area may be required.
- Handicap parking should be located as close as possible to the building entrance, while visitor and employee parking areas should be located at the side or rear of the building.
- Areas for motorcycle and bicycle parking should be incorporated into parking lots or site design.
- Dead end drive aisles should be avoided.
- Parking areas should be designed so that cars and pedestrians are separated. The need for pedestrians to cross parking aisles should be minimized.
- Landscape islands and walkways should be used to connect parking areas with building entries and to separate pedestrians from automobiles whenever possible.
- Parking areas should be separated from buildings by a pedestrian sidewalk (minimum 6') and landscape strip (minimum 5'). The landscape strip should



be directly adjacent to the building edge to create a buffer.

- Parking areas should be screened from public view through the use of rolling earth berms (3:1 slope), low masonry walls, elevation changes, landscaping, or combinations thereof.
- Concrete curbs, raised planting areas, and traffic barriers should be utilized to protect building edges and surfaces as well as landscaping from damage caused by vehicles or machinery.
- Limit the amount of impermeable surfaces (areas that can not be penetrated with water) on the site. Runoff from parking areas and vehicle lanes, in particular, contains a wide variety of contaminants, including lead, asbestos, oil, grease, and gasoline. Permeable surfaces both reduce peak storm water runoff and treat storm water.
- Incorporate oil/water separators, catch basin inserts, sand filters, detention basins, ponds,

vaults, trenches, dry wells, roof downspout infiltration, porous pavement, grid pavers, grass swales and strips, etc., where possible.



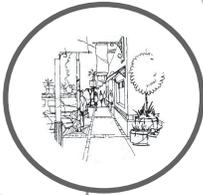
Parking areas are screened from view by a berm and shrubs



Concrete curbs and raised planting areas protect landscaping and buildings



Incorporate drainage swells into site design



A landscaped setback should be provided with parking located in the rear, where possible



Landscaping in public places should be ornamental



Existing trees should be preserved if possible



LANDSCAPE DESIGN

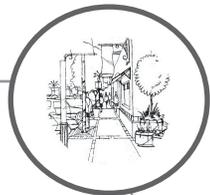
Landscaping should be used to define areas such as entrances to buildings and parking lots, plazas, and break areas, to buffer the edges of incompatible land uses, to provide transition between neighboring properties, and to provide screening for outdoor storage, loading, and equipment areas.

Site Landscaping

- Landscape materials must be appropriate to the local climate and soil conditions and should be drought tolerant.
- Existing trees in good health and appearance should be preserved if possible.
- Street trees should be provided in conjunction with new development. Street trees must be capable of withstanding the wind that blows down the Santa Ynez Valley and should be inexpensive to maintain.
- Street trees should be planted every 25' along the street edge and should be installed

at 24" and 36" box container sizes. Accent paving or other decorative features should be provided around the base of the trees.

- Projects along Highways 246 and 101 should provide trees and a landscaped setback between the right-of-way and adjacent development.
- Seasonal shading from trees and shrubs should be considered when developing planting schemes for courtyards and streetscapes. Deciduous trees provide solar control during summer and winter while providing fall color, seasonal flower, and other desired effects.
- Landscaping in public places should be ornamental but should not produce nuts and fruits that will drop and add to maintenance and liability costs.
- Landscape design should complement adjacent properties while enhancing the appearance of new developments.



- Vines and climbing plants integrated on buildings, trellises, and perimeter walls are strongly encouraged.
- The following are general landscaping design themes to be considered in new developments:
 - Boxed specimen trees can be grouped at major focal points, and formal planting designs in courtyards, plazas, and tree wells along the street frontages.
 - Trees can be used to create an intimate scale, enclose spaces, and frame views while respecting the long-range views of surrounding neighbors.
 - Use an ample amount of trees to provide shade, especially in parking areas.
 - Vines, espaliers, and potted plants are excellent elements for providing wall, column, and post texture and color, as well as for accentuating entryways, courtyards and sidewalks.
 - Plants and berms, along with low walls can be used to

screen less desirable areas from public view, i.e., trash enclosures, storage areas, loading areas, and public utilities.

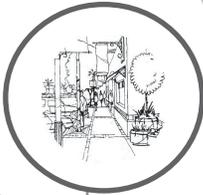
- Street trees should exhibit some or all of the following characteristics:
 - clean foliage and shape,
 - high canopy – minimum 7' above grade,
 - drought tolerant and low maintenance,
 - low disease and insect damage potential,
 - noninvasive roots if planted near hardscaping,
 - little to no fruit or nut drop,
 - colorful flowers and/or seasonal foliage,
 - moderate growth rate and long life span, and
 - wind resistance.
- Appropriate street trees are not limited to this list, but some suggested trees are:
 - Canary Island Pine (*Pinus canariensis*) – 40' to 60' high evergreen,



Potted plants accentuate this entryway



Plants and berms can be used to screen parking areas



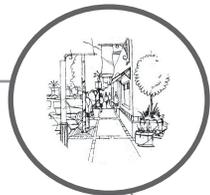
Flowering trees are recommended as accents



Mission olive trees are suggested as accent trees

- Southern Live Oak (*Quercus virginiana*) – To 60’ high evergreen,
 - Southern Magnolia (*Magnolia grandiflora*) – To 80’ high evergreen, and
 - London Plane Tree (*Platanus acerifolia*) - 40’ to 80’ high deciduous.
- Accent trees should be used in key focus areas, open spaces, entries, and plazas and should exhibit some or all of the following characteristics:
 - smaller and more intimate in size,
 - provide seasonal color and shade,
 - drought tolerant and low maintenance,
 - low disease and insect damage potential,
 - noninvasive roots if planted near hardscaping, and
 - some fruit or nut drop allowed over non-hardscape areas.
 - Appropriate accent trees are not limited to this list, but some suggested species are:
 - Coast Live Oak (*Quercus agrifolia*) – 50’ to 80’ high evergreen, (consider for open areas to allow for wide tree canopy),
 - Mission Olive (*Olea europea* ‘Mission’) –To 35’ high evergreen,
 - Aristocrat Flowering Pear (*Pyrus calleryana* ‘Aristocrat’) – To 50’ high deciduous,
 - Western Catalpa (*Catalpa speciosa*) - To 65’ high deciduous,
 - Flowering Cherry (*Prunus serrulata*) – 25’ to 35’ high deciduous, and
 - Bradford Pear (*Pyrus calleryana* ‘Bradford’) – 30’ to 50’ high deciduous.
 - Landscaping should preserve and enhance views, soften edges of buildings, and provide shade, screening, and buffering. It may not be used as a mask to justify poor building design.
 - Plant trees that are older and better developed so as to assist new development in looking “established” as quickly as





possible. 24", 36", and 48" box trees (15-gallon size in slopes), 5-gallon and 15-gallon size shrubs, and groundcover should be used at a minimum to landscape properties.

- Groundcover should be installed in landscaped areas to provide a ground plane treatment, as well as erosion and weed control. Mulch and stones should not be used as an alternative to groundcover but should be provided to infill the planting areas until the vegetation has reached its maturity.
- Vertical landscape materials should be utilized to reduce the scale of two story walls.
- Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.
- A minimum 5' wide landscaping strip should be planted adjacent to the building edge to limit the potential for graffiti and to provide a buffer around the structure.

- The use of window boxes for upper story users is encouraged to provide color-spots at higher elevations, but plants must be accessible for maintenance and must be attached safely and securely.
- Evergreen and deciduous or flowering trees should be used in combination to create visual interest and a dynamic landscape.
- Plants to be avoided include short lived plants and those susceptible to disease, and large expanses of single plant varieties due to the unchanging appearance and potential loss of landscaping if struck with disease.
- Trees and shrubs should be located and spaced to allow for mature and long-term growth and should be chosen to minimize root problems.
- The use of native, low maintenance, and drought tolerant plants with efficient, long-term watering systems is



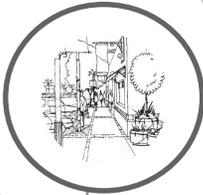
Trees and shrubs of various sizes should be planted



Plants should be drought tolerant



Groundcover should be installed in landscaped areas



Canopy trees shade the parking area



Low height landscaping should be used adjacent to parking stalls



encouraged. Plants should be grouped according to watering needs and should be visually appealing throughout the year.

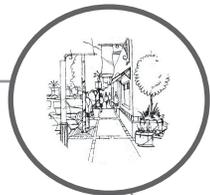
- The irrigation systems should be designed to apply water slowly, allowing plants to be deep watered and reducing runoff. Drip systems should be used in all areas except turf irrigation and small ornamental planting.

Parking Lot Planting

- Parking areas should be shaded by trees to the greatest extent possible. Non-deciduous trees should be located throughout the parking areas and should have a minimum of 25' to a maximum of 40' canopy potential. Trees should be planted every 20' along the parking lot edge and should be installed at 24" and 36" box container sizes. Canopy trees provide visual enhancement and shade and reduce glare and heat build up.
- Plant type, size, and form should be carefully considered when landscaping within parking lots.

Plants with thorns and sharp leaves should be avoided.

- Accent landscaping should be used to enhance/identify entry drives and delineate drive aisle locations.
- Landscaping should be used as a traffic barrier in order to protect the building from possible contact with vehicles or machinery.
- Trash enclosures should be separated from adjacent parking stalls by minimum 3' wide planters with low growing plant materials. Ensure that adequate space is available for passengers to access a vehicle in an adjacent parking space.
- Low height landscaping should be used adjacent to parking stalls to allow for the opening of side doors and vehicle overhang.
- Landscape islands should be a minimum of 5' in width to allow for tree growth and to avoid tree trunks from being hit by vehicles.



BUILDING DESIGN

Building design should be high quality and should distinguish Buellton as a destination for shopping and entertainment.

Renovations and Additions

When renovating or adding onto an existing structure, the architectural style, massing, and detailing should complement the existing structure.

Buildings not currently in compliance with these Design Guidelines are encouraged to implement the Design Guidelines by first utilizing simple cosmetic changes, such as painting, incorporating appropriate signs and lighting, installing awnings, and removing unsafe and unsightly building features such as deteriorated stucco or materials that conceal the original brick or other surfaces of walls.

- Form and massing of additions should be congruent with the existing structure to avoid a “tacked-on” look.
- Architectural details such as windows, doors, wall treatments, colors, and materials should complement the existing building.

Building Massing and Form

Building massing should include variation in wall planes (projections and recesses) and wall height (vertical relief) as well as multiple roof forms and heights (silhouettes) to reduce the perceived scale of the building. (Refer to Chapter 2, Architectural Character for details of preferred architectural styles.)

- Building mass and articulation should be oriented toward the pedestrian creating paseos, outdoor dining areas, plazas, and pedestrian connections.
- Smaller modules of varied and well articulated wall and roof planes should be created to reduce the overall massing and scale of buildings while providing visual interest.
- In buildings with a façade greater than 40’, the appearance of several smaller buildings rather than one large building should be created to promote a more intimate, pedestrian-friendly scale.
- Overall building mass should be divided into smaller identified



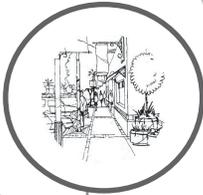
Building mass and articulation should be oriented toward pedestrian areas



Overall building mass should be divided into smaller parts



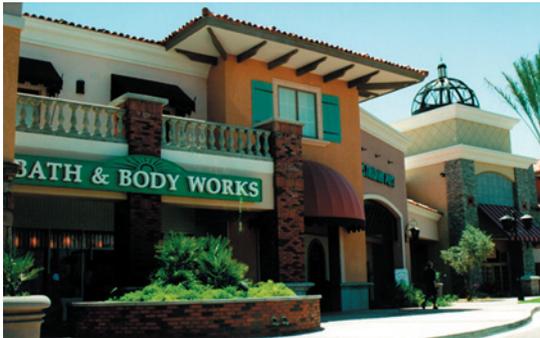
The appearance of several smaller buildings rather than one large building should be created



Variation in roof plane is encouraged



Consider a front porch along the street fronting facade to add pedestrian scale

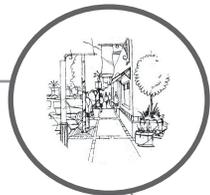


Variation in roof form creates interest and lessens the appearance of the building mass



parts. Large, blank, flat surfaces should be avoided. Wall forms should be articulated with changes in massing, colors, or materials and a change in horizontal wall planes should occur at a minimum of every 50'.

- Buildings over 50' long should utilize one or more of the following to reduce perceived height and bulk:
 - projection or recessed elements,
 - a change in massing,
 - a change in roof or wall planes, or
 - varying cornice or rooflines.
- Soften blank walls through the use of doors and windows, varying colors and materials, awnings and canopies, display cases, trellises, vines, murals, wall undulation, and architectural details.
- Emphasize vertical or horizontal planes of the building via the use of accent trim or window arrangement.
- Contrast horizontal masses with vertical elements.
- Surface detailing should not be substituted for distinctive building massing.
- Where appropriate to the architectural style of the building, consider a front porch, covered walkway, or colonnade along the street fronting façade to reduce the massing of tall buildings and add pedestrian scale.
- Exterior ramps, stairways, gutters, downspouts, and other functional elements of a structure should be architecturally integrated into the design of the building. Thin, open metal, prefabricated stairs are discouraged.
- Variation in roof form is encouraged to create interest, lessen the appearance of the building mass, and add visual appeal. Roof planes should be varied to reduce the overall scale of the building.



- Rooflines should be broken at intervals no greater than 50' by changes in height or roof form.

Building Materials and Features

Building designers should incorporate 360-degree architecture in all buildings and remodels within Buellton. 360-degree architecture is the full articulation of all building facades, including variation in massing, roof forms, and wall planes, as well as surface articulation. Architectural elements such as overhangs, trellises, projections, awnings, insets, material, and texture should be used to create shadow patterns that contribute to a building's character.

High quality materials should be used to create a look of permanence within the project. Window, doors, and entries should be designed to capture the desired architectural style of the building.

- The following is a list of encouraged design elements:
 - significant wall articulation,
 - a variety of surface textures,
 - roof overhangs and arcades,
 - large windows at street level for display areas,
 - regular window rhythm,
 - significant landscaping,
 - screened parking areas, and
 - a comprehensive sign program that complements the character of the building.
- The following is a list of design elements are discouraged in commercial areas:
 - large, blank unarticulated walls;
 - highly reflective surfaces on buildings;
 - a mix of unrelated styles;
 - highly visible outdoor storage, loading, and equipment areas; and
 - large, flashy signs that are out of scale with the building.



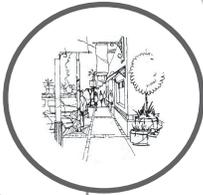
Buildings should be articulated on all sides



A change in roofline should occur at least every 50'



Regular window rhythm is encouraged

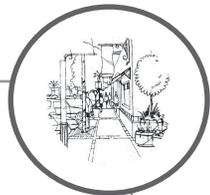


Mixed-use projects should balance the requirements of residential uses with the needs of commercial activities



Corporate tenants should design buildings to fit the desired scale and character of the commercial area

- Primary design considerations for mixed-use projects should focus on successfully balancing the requirements of residential uses (privacy, security, etc.) with the needs of commercial uses (access, visibility, parking, loading, extended hours of operation, etc.).
- When multiple uses are proposed in a single building, separate and convenient entrances should be provided for each use.
- Horizontal mixed-use developments should be designed using consistent materials and architectural style. If the intent is to differentiate between uses, some deviation is permissible.
- Developments are encouraged to have a unique identity; however, new developments must integrate with adjacent properties and provide functional and aesthetically pleasing pedestrian and vehicular circulation.
- Where commercial buildings are neighbors to residential buildings or where infill buildings are being constructed, consideration of scale, detail, and materials in relation to the adjacent uses is very important.
- Corporate tenants should design buildings to fit the desired scale and character of the commercial area. The use of corporate “chain” architecture is not allowed, unless the design is consistent with the desired scale and character of the commercial area. Bright or overly intense corporate paint schemes are strongly discouraged and will be evaluated on a case-by-case basis for contextual appropriateness.
- Architectural detail, varied setbacks, recessions and projections, and similar architectural features should be used to create interest, reinforce human scale, and reduce the dominance of taller buildings.
- Human scale should be created through the use of awnings,



arches, walls, trellises, arbors and pergolas. These elements should be integrated into the building design to avoid a “tacked on” look of architectural features.

- Ornamentation and color that is consistent with the architectural character of the commercial area can be used on awnings, trim, and eaves to create horizontal emphasis and reduce the dominance of tall structures.
- Architectural rhythm can be achieved by incorporating columns, pilasters, windows, or relief elements or by changing colors or materials.
- Windows and storefront entrances should face pedestrian spaces and public areas. Large display windows should be used to encourage window shopping and pedestrian activity whenever possible.
- Second story balconies are recommended.
- Roof forms should be designed to completely screen roof-

mounted equipment from public view.

- Building materials, signs, and finishes should be consistent with the architectural character of the building.
- Prior to the establishment of any new uses, existing structures should be repainted if facades are faded or have a weathered appearance.

Entry Features and Focal Points

- Building entrances should be clearly defined and easily accessible from the street, public transit stops, and parking areas.
- Entries should be clearly distinguishable on the front facade by either:
 - a change in wall plane, such as a recess, pop-out or angle;
 - a new structural form; and/or
 - a color or material change on the wall adjacent to the entry door that is consistent with the architectural character of the building.



Second story balconies are recommended



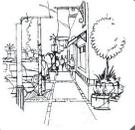
Large display windows encourage window shopping



Incorporating architectural elements, such as this clock tower and pedestrian plaza, into the entryway creates an interesting focal point for this building

- Entries to buildings may incorporate pedestrian plazas, landscape materials, artwork, and pedestrian-oriented lighting.
- Entries should offer protection from the weather through the use of projecting elements or recessed doorways.
- Entry plazas should be a minimum of 16' deep and a minimum of 8' wide with landscape components, furnishings, and decorative paving accents.
- The design of rear entrances should be well articulated and appropriate to its surroundings and should respond to the need for identification signs, storage, and display areas. Trash cans and dumpsters should be hidden from view whenever possible.
- Focal points should be created and incorporated into sites to establish a sense of place and orientation. Fountains, plazas, artwork, and universally accessible changes in pavement levels can be used to create focal points.
- Paseos and walkways should terminate into plaza focal points or buildings with key architectural elements.
- Focal points should be developed for vehicular and pedestrian circulation to provide a sense of direction and identification.
- Buildings in highly visible locations and corner lots should incorporate architectural elements such as a clock tower, varying rooflines, fountains, or public art.
- Public art is suggested on exterior walls, in entry plazas, or within a landscaped area. Interior spaces can introduce art in reception areas and behind glass walls. Art may be incorporated into benches or on walls or may be free standing.





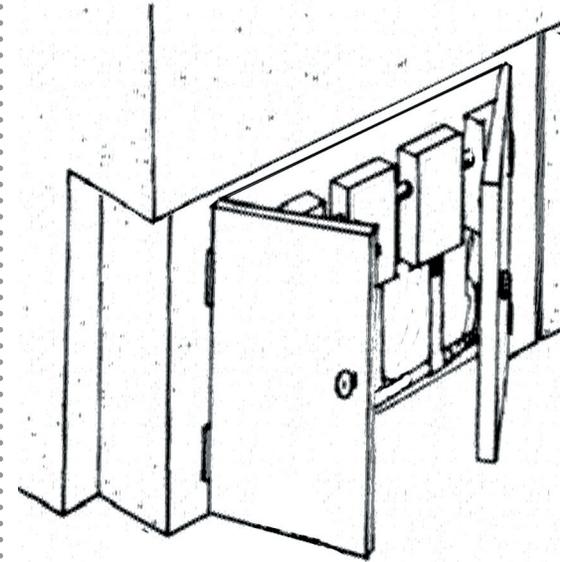
UTILITARIAN ASPECTS

Utilities

Utility service areas should be part of the early building design process, rather than an afterthought at the construction document phase. Utilitarian aspects of the project should be aesthetically screened from view.

- All utility equipment including, but not limited to, electric and gas meters, electrical panels, cable boxes, and junction boxes should be located in a utility room within the building.
- Service, utility, and loading areas should be carefully designed, located, and integrated into the site plan. These areas should be located and designed for convenient access by service vehicles and tenants and should be located to minimize circulation conflicts with other site uses. These critical functional elements should not detract from the public viewshed area or create a nuisance for adjacent property owners.

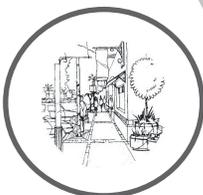
- Utility service for new development should be placed underground whenever possible. New development is encouraged to underground or contribute to the cost of undergrounding existing overhead utility lines.
- Transformers should be placed underground whenever possible to maximize safety and minimize visual impacts. Where this location cannot be achieved, transformers should be well screened (per utility company standards and approval) and placed in the rear or side yard.
- Where screening of equipment is required, a combination of elements should be used, including solid masonry walls, berms, and landscaping.
- All mechanical equipment on the roof or the ground, including air conditioners and heaters, should be screened from public view. The screening should be architecturally compatible in color, shape, size, and material with the primary building and should not simply “box in” the



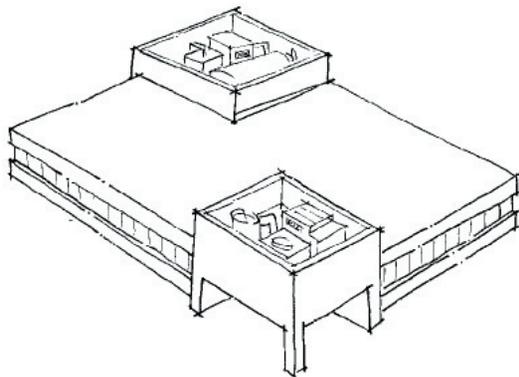
Mechanical equipment should be screened from view



Service and loading areas should be carefully integrated into the site plan



Utility service areas should be placed within enclosures that are architecturally integrated into the building design



Roof mounted utility equipment is screened from view



equipment. Utility companies should be able to access meters and utility equipment even when screened.

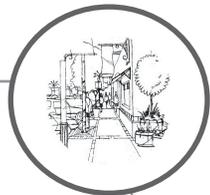
- Utility service areas, such as electrical panels, should be placed within enclosures that are architecturally integrated into the building design.
- Roof access should be provided from the interior of the building. Exterior roof access ladders are strongly discouraged.
- Double detector check valve assemblies (backflow preventer) should not be located at visually prominent locations, such as the end of drive aisles or at site entries, subject to approval by the local fire department.
- All vents, gutters, downspouts, and flashing should be concealed and painted to match the color of the adjacent surface, unless designed as a decorative architectural feature, such as a copper downspout.
- Vents, antennas, stacks, and other roof mounted equipment

should be located and screened from public view.

- Sheet metal vents, pipe stacks, and flashing should be painted to match the adjacent roof or wall material.

Auxiliary Areas

- Auxiliary structures such as trash enclosures, phone booths, vending machines, and storage areas should be integrated into the overall design of the building.
- Loading, trash, and storage areas should be located away from seating areas and designed to fit with the architectural style of the building.
- Outdoor storage areas, including trash and recycling enclosures, should be located to the rear or sides of a building and screened from public view with walls, berms, or landscaping. Wall screening should be of similar materials and finishes as the primary buildings. Chain link gates or fences are not appropriate for screening.



- When commercial property is located directly adjacent to residential property, loading and delivery facilities should be located at the side of the property away from the residential use.
- Loading areas should not face public streets and should be located to minimize visibility.
- Loading and service areas should be screened from public view using a combination of portions of the building or architectural wing walls. In the event the building does not screen the truck loading docks/delivery areas, these areas should be screened with decorative screen walls and a 20' landscape buffer to block the area from public view.
- Where multiple access points are provided, loading and delivery areas should be clearly marked with directional signs.
- Loading areas should be designed to accommodate trucks without the trucks having to back onto or otherwise use the adjoining street.

- No loading facility or maneuvering areas should extend into any required minimum yard setback.
- Screen walls used to conceal storage and equipment areas should be designed to blend with the site's architecture.
- Exterior storage should be confined in portions of the site least visible to public view.
- Trash and recycling enclosures should be consistent with the design of the project and building architecture. Similar or the same materials should be used on the enclosures as the buildings. Roof trellises or architecturally designed roof structures should be used to create a finished-looking structure.
- Trash enclosures should be located away from residential uses to minimize nuisances to adjacent properties.
- Trash enclosures should not detract from the street views or be visible to adjacent property owners.



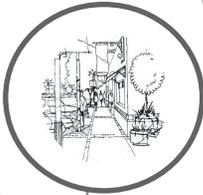
Storage areas should be screened from view



Loading and delivery areas should be clearly marked with directional signs



Trash and recycling enclosures should be consistent with the design of the project and building architecture



Trash enclosures should have pedestrian gates



Gooseneck lamps should be used in Agrarian and Ranch Style architectural developments



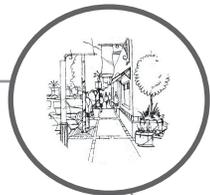
Light poles in parking lots should be to scale with the building



- Trash enclosures should be surrounded by building or landscaping on three sides. Doors should not face the street.
- Trash/recycling containers should be large enough and numerous enough to handle the refuse generated by the site.
- Using chain link fencing and gates with wooden slats to screen trash/recycling containers is prohibited.
- Trash enclosures should have pedestrian gates so that large access gates do not need to be opened as often.
- Light fixtures should be designed to complement the architectural styles of the buildings.
- Gooseneck lamps with a diffuser or reflector fully shielded light source should be used in Agrarian and Ranch Style architectural developments.
- Low-voltage lighting conserves energy and must be used in the landscape whenever possible.
- For greatest efficiency, light sensors and timers should be used whenever possible to avoid unnecessary light usage.
- Light poles in parking lots should be to scale with the building or complex and surrounding area, with a maximum height of about 25'.
- Pedestrian light poles along sidewalks or pathways should be 10' to 15' high. Decorative illuminated bollards are encouraged for walkways in parking lots and for pedestrian areas between buildings.

Outdoor Lighting

Outdoor light fixtures, including street lights and lamps (light bulbs) that provide nighttime safety and security while conserving energy, protecting the night sky, and minimizing glare and light trespass within and beyond the project site should be chosen. Cutoff lighting fixtures should be mounted parallel to the ground and located, aimed, and shielded to direct light only onto buildings or walkways and not toward adjacent roads or residences.



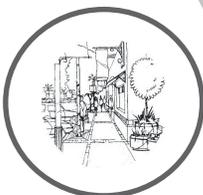
- Security lighting fixtures should not project above the fascia or roofline of the building and are to be shielded. The shield should be painted to match the surface to which it is attached. Security lighting fixtures should not be substituted for parking lot or walkway lighting fixtures.
- Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading, shipping, receiving, pathway and working areas.
- If project elements, such as signs, walls, and trees are lit, downlighting is encouraged. Lighting sources should be hidden unless the sources are an integral part of the design.
- Landscape lighting can be used to accent walkways, entries, and seating areas.
- Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, and switch and panel boxes shall be concealed from view.



Pedestrian light poles should be 10' to 15' high



Lighting design and fixtures should match the project architecture



Complexes should have a coordinated sign program



Signs should coordinate with building design, colors, materials, and scale



Signs that reflect the nature of the business through the use of shape design and graphics are encouraged

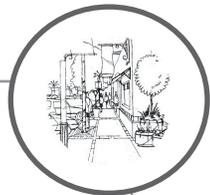
PROJECT SIGNS

Building signs can either enhance the building façade or completely diminish the aesthetic appeal of a building. A sign program should be submitted with design review applications for new buildings. Every project should be designed with a precise concept for adequate signing. Provisions for sign placement, sign scale in relationship to the building, and the readability of the sign should be considered in developing the overall sign concept. Additional regulations for sign dimensioning and area limitations are provided in the Zoning Ordinance Section 1.01.170.

- All complexes with two or more tenants should create a unified sign program and file it with the City of Buellton Planning Department.
- Signs facing Highways 101 and 246 should be incorporated into the architectural design of the buildings and should be easily viewed from the Highway.
- Pole and roof-mounted signs should not be used in commercial areas.

- Signs should be pedestrian-oriented in commercial areas.
- Wooden hanging signs with spot lighting is suggested under covered walkways.
- The placement and method of sign attachment should be incorporated into the building's overall design.
- Signs should coordinate with building design, colors, materials, and scale. Signs should not dominate the building façade.
- Signs that reflect the nature of the tenant's business through the use of shape design and graphics are encouraged.
- Electrical connections and hanging connections should not be visible.
- Buildings with historical significance should use signs and other accent features that are typical of the era of construction.



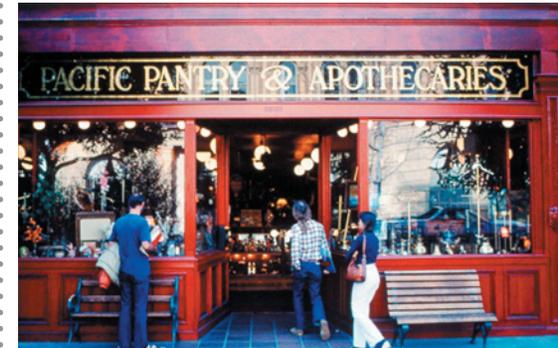


- Awnings in scale with the rest of the building's façade offer a good location for imprinted signs.
- Flush mounted signs should be positioned within architectural features, such as the panel above the storefront on the transom or flanking doorways.
- Plastic, internally illuminated sign cabinets are strongly discouraged. Externally illuminated lettering or awning signs could be a positive alternative if implemented successfully.
- Hanging signs that project perpendicular from the building to which attached should have a minimum of 8' from ground level to the bottom of the sign.
- Lighting of all exterior signs should be top mounted and fully shielded to illuminate the sign without producing glare on pedestrians, automobiles, or adjacent residential units.

- Signs at storefronts may include permanent painted window signs that do not obstruct pedestrian views into the store.
- Quality directional signs and pavement markings should be provided at all parking, loading and receiving, and other special areas.
- All signs shall be diligently maintained by the property owner. Non or malfunctioning lighting features shall be promptly replaced and signs shall be periodically repainted or replaced as needed.



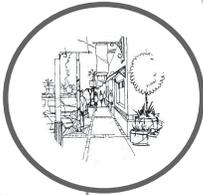
Awnings offer a good location for imprinted signs

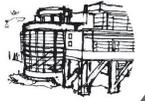


Signs at storefronts may include permanent painted window signs that do not obstruct pedestrian views into the store



Lighting of all exterior signs should be directed to illuminate the sign without producing glare





INDUSTRIAL

In keeping with the rural agrarian tradition of the city, ranch or western-inspired industrial architecture is encouraged. Additionally, the Contemporary Ranch architectural style is specifically encouraged for industrial development within the Contemporary Ranch Focus Area, as designated on page 9. The architecture in the industrial area should be innovative and exciting and should combine an interesting mix of rustic and modern materials, such as board and batten with steel and metal roof structures. The architecture should be imaginative yet functional and should present a surprising use of forms and protrusions that tilt or angle in unusual directions.

The following Design Guidelines seek to ensure high quality developments in the industrial area of Buellton. Primarily, these guidelines apply to the Industrial and Manufacturing (M) Zone. See the City of Buellton's Zoning Ordinance, General Plan, and other applicable development regulations for additional standards.

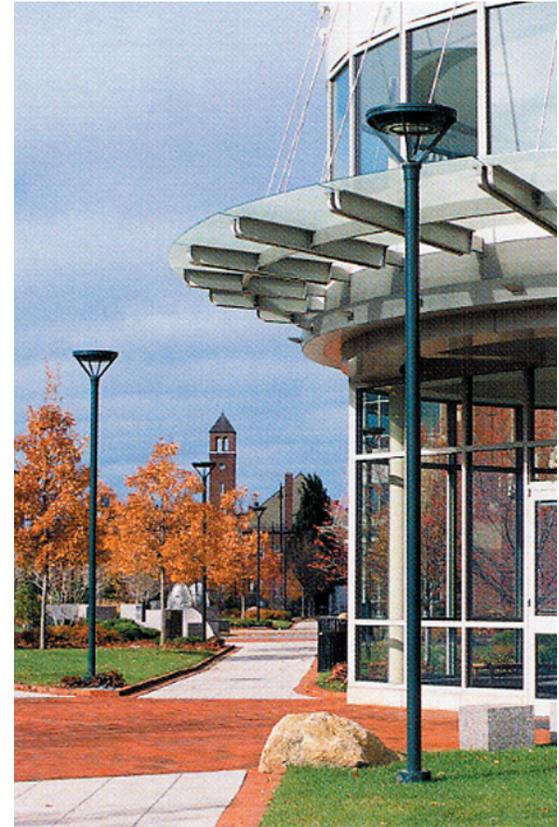
SITE PLANNING

Site planning refers to the arrangement of buildings and parking areas, the size and location of pedestrian spaces, and how these features relate to one another. It addresses the scale and size of outdoor spaces, spaces between buildings and parking areas and the relationship of site elements that create a comfortable pedestrian environment. All industrial building site layouts should exhibit controlled site access, convenient visitor parking, and an emphasis on the entrance or office portion of the building.

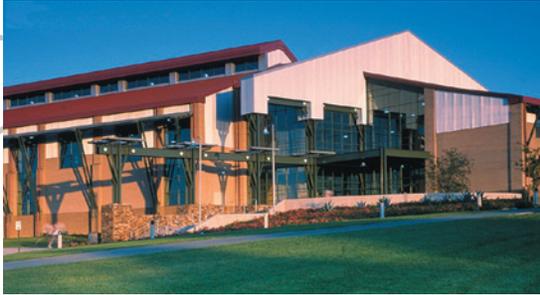
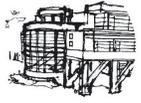
Outdoor storage, loading areas, equipment, and service areas should be well screened. Trash enclosures should be carefully designed, located, and integrated into the site plan and should not detract from views off the street or create a nuisance for adjacent property owners. Plazas, landscaping, fountains, artwork, and textured pavement may be combined to create focal points and identity.

Lot Layout

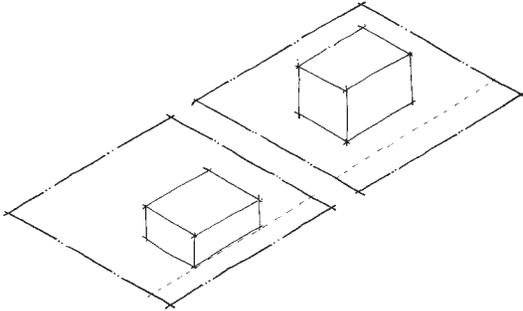
- Natural amenities such as views, creeks, riparian corridors, and similar features unique to the site should be preserved.



Plazas, landscaping, and textured pavement may be combined to create focal points and identity



Natural contours of the land should be respected



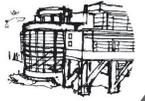
Taller buildings should have a larger setback area



Landscaping and architectural detailing should be attractive when viewed from the Highway



- The natural contours of the land should be respected when developing on sloped properties. Terraced parking lots, stepped building pads, and larger setbacks should be used to preserve the general shape of natural landforms and to minimize grade differentials with adjacent streets and adjoining properties.
- Development should incorporate existing natural features into the overall site design including rock outcroppings, major landforms, ridgelines, significant trees and vegetation, streams, and drainage areas.
- Proposed development should be designed to preserve existing stands of trees wherever possible.
- Projects adjacent to Highway 101 should be designed with suitable landscaping and architectural detailing that is attractive and inviting when viewed from the Highway.
- High standards for the physical appearance of buildings and sites as seen from the Highway should be emphasized.
- Each project is encouraged to have its own identity, yet any site development must integrate with adjacent properties to provide functional and aesthetically designed vehicular and pedestrian circulation.
- Building setbacks should be provided proportionally to the scale of the structure and in consideration of existing development adjacent to it. Larger structures require more setback area for a balance of scale and so as not to impose on neighboring uses.
- Where industrial uses are adjacent to non-industrial uses, appropriate buffering techniques, such as setbacks, screening, and landscaping need to be provided to mitigate any negative effects of industrial operations.
- Whenever possible, new structures should be clustered.



Clustering creates plazas or pedestrian spaces and prevents long “barrack-like” rows of structures.

- Buildings should be sited with the main facade of the building oriented toward the street.
- Building facades with the most public visibility should have an emphasis on materials and landscaping and should establish a quality architectural presence; however, all building faces should be articulated.
- Entry drive orientation and accent landscaping should be used to enhance/identify the entry sequence.
 - Entry drives should be oriented toward the main entrance of the building.
 - A minimum 7’ wide landscaped center median should be provided at the entry drive, where feasible.
 - Landscaped parkways should flank the entry drive.
 - A minimum 4’ wide sidewalk should be provided to connect the street to the building.

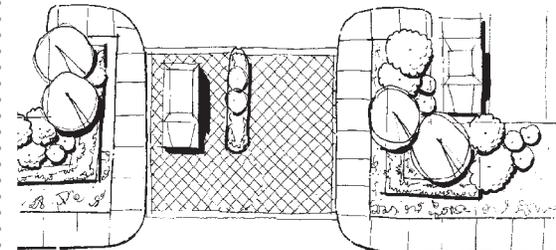
- Signs, paving, and plants should be incorporated into a well designed entry to visually link the site entry to the buildings.

Perimeter Walls and Fences

- Walls should be constructed as low as possible while performing screening and security functions.
- Where any portion of the site abuts a commercial or residential use, a 6’ high decorative masonry wall and 5’ planting area must be provided.
- All outdoor storage areas should be screened from view from any street by a 6’ high wall or fence and a continuous row of trees that should ultimately grow to at least 20’ high.
- Walls, fences, or hedges should be incorporated into the design of parking lots adjacent to public streets to screen vehicles from public view and to reduce headlight glare.



The area with the most public visibility should have an establish a quality architectural presence



Entry drives should have a landscaped center median



This hedge and berm is used to screen vehicles from public view



Wall design should include pilasters and continuous cap



Security fencing should be a combination of solid pillars or short, solid wall segments



Walls can be used to screen auxiliary areas or to separate the industrial use from other types of uses



- When walls are used to screen parking, breaks should be provided to allow for pedestrian circulation, and the walls should be low enough for safety and security purposes.
- All exterior perimeter walls located along public streets should have an offset a minimum of 5' deep for every 50' to 75' of wall.
- All fences and walls required for screening purposes should match elements of the adjoining building elevations. Trees and shrubs should be planted adjacent to the fences and walls to soften the appearance.
- All non-transparent perimeter walls and/or fences should be architecturally treated on all sides and should blend with the project architecture. Landscaping should be used in combination with such walls whenever possible.
- Large expanses of fences or wall surfaces should be architecturally designed and offset to prevent monotony. Landscape pockets

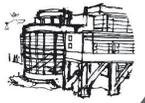
should be provided at 50' minimum intervals along screen or perimeter walls. Vines planted adjacent to walls to break up flat surfaces are strongly encouraged.

- Walls topped with barbed or razor wire and chain link fences or similar metal wire fencing with wood slats are strongly discouraged.
- Wall design should include a continuous cap and incorporate pilasters at a minimum of 10' on center. Pilasters are encouraged to provide a variation in wall height.

Pedestrian Access and Amenities

All site designs should provide safe and convenient pedestrian access to building entries from the street, parking areas, and transit stops.

- The on-site pedestrian circulation system should be directly connected to off-site public sidewalks and should provide direct access to building entrances, parking, and transit stops.



- Pedestrian walkways should be safe, visually attractive, and defined by landscaping and low level lighting. Textured paving should be considered for pedestrian walkways.
- Site design should be pedestrian-oriented and should not be dominated by automobile use or unattractive utilities.
- Site design should create usable outdoor spaces and support strong pedestrian and bike connections.
- A comfortable pedestrian environment should be created through the design and scale of buildings and outdoor spaces. Outdoor seating should be provided whenever feasible.
- Recognize the importance of spaces between structures as “outdoor rooms” on the site. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply “left over” areas between structures. These spaces should provide

pedestrian amenities such as shade, benches, fountains, landscaping, public art, etc.

- Plazas and open spaces should be designed to be welcoming and should incorporate shade trees that provide relief from the sun.
- All developments should provide outdoor plazas and/or employee break areas.
- Plazas, employee break areas, and open spaces should be sheltered, as much as possible, from the noise and traffic of adjacent streets, trash enclosures, parking areas, and other incompatible uses.
- Plazas and employee break areas should include tables, benches or seat walls, trash receptacles, canopy trees, trellis structures or umbrellas, lighting, and enhanced paving.
- Every building site should provide two or more of the following amenities:
 - plazas and courtyards with textured paving;



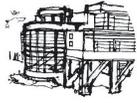
A comfortable pedestrian environment should be created through the design of outdoor spaces



Trellis structures can enhance and provide shade for employee break areas



Umbrellas provide shade in this employee area



Courtyards and outdoor plazas should be provided



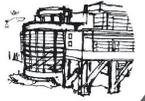
Water features are encouraged in courtyards and plazas

- pedestrian seating areas;
 - public art, fountains, or a water feature; and/or
 - shaded transit stops and information kiosks.
- Streetscape furnishings are essential elements that should be incorporated into the public right of way to complement and enhance surrounding development while providing a comfortable place for pedestrians to use.
 - Water features used with plants and natural materials are allowed in courtyards and plazas.
 - Courtyards, outdoor patios, arcades, and plazas should have a detailed and well-defined paving design. Materials may include:
 - concrete or brick pavers;
 - decorative non-slip tile;
 - scored, colored, or textured concrete;
 - decomposed granite; and
 - flagstone.

- Durable, smooth, and even surfaces (such as concrete) should be used in well-traveled areas while other materials which are appropriate for minimal use (such as decomposed granite) may be used in less traveled areas. Asphalt sidewalks are discouraged.
- Patterns and colors should be installed in paving treatments using tile, brick, or textured concrete in order to provide clear identification of pedestrian access points into buildings and parking features (i.e., handicap spaces, pedestrian loading, bus stops/pull-outs, etc.).

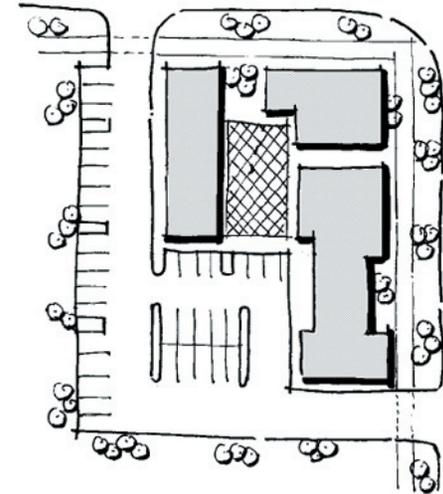
Parking

Site access and internal circulation should be designed in a straightforward manner that emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, provide adequate maneuvering and stacking areas, and give consideration to emergency vehicle access. Parking should be provided in accordance with the Buellton Zoning Ordinance.



- Shared parking and reciprocal access is encouraged between adjacent developments and businesses.
- Where possible, lots should be designed and located contiguously so that vehicles can travel from one private parking lot to the other without having to enter into the street.
- Site plans should balance the need to provide adequate vehicular access with the need to eliminate unnecessary driveway entrances and provide access points which are coordinated with other properties.
- Adequate areas for maneuvering, stacking, truck staging, loading, and emergency vehicle access should be provided.
- The use of public streets for parking and staging of trucks should be avoided.
- Entrances to parking lots should be located as far as possible from street intersections; a minimum of 100' is preferable.

- Parking areas should be clearly delineated through dedicated signs, street markings, or other methods.
- Parking lot entries should be paved with an accent paving material to designate entryways and define the pedestrian crossing areas.
- The first parking stall which is perpendicular to a driveway or first aisle junction should be at least 40' back from the curb.
- Dead end drive aisles should be avoided.
- Parking areas should be designed so that cars and pedestrians are separated. The need for pedestrians to cross parking aisles should be minimized.
- Parking areas should be separated from buildings by a pedestrian sidewalk (minimum 6') and landscape strip (minimum 5'). The landscape strip should be directly adjacent to the building edge to create a buffer.



Shared parking is encouraged



Parking areas should be designed so that cars and pedestrians are separated



Detention basins help control runoff

- Landscape islands and walkways should be used to connect parking areas with building entries and to separate pedestrians from automobiles whenever possible.
- Limit the amount of impermeable surfaces (areas that can not be penetrated with water) on the site. Runoff from parking areas and vehicle lanes, in particular, contains a wide variety of contaminants, including lead, asbestos, oil, grease, and gasoline. Permeable surfaces both reduce peak storm water runoff and treat storm water.
- Incorporate oil/water separators, catch basin inserts, sand filters, detention basins, ponds, vaults, trenches, dry wells, roof downspout infiltration, porous pavement, grid pavers, grass swales and strips, etc., where possible.





LANDSCAPE DESIGN

Landscaping should be used to define areas such as entrances to buildings and parking lots, plazas, and break areas, to buffer the edges of incompatible land uses, to provide transitions between neighboring properties, and to provide screening for outdoor storage, loading, and equipment areas.

Site Landscaping

- Landscape materials must be appropriate to the local climate and soil conditions and should be drought tolerant to preserve scarce water resources.
- Existing trees in good health and appearance should be preserved if possible.
- Street trees should be provided in conjunction with new development. Street trees must be capable of withstanding the wind that blows down the Santa Ynez Valley and should be inexpensive to maintain.
- Street trees should be planted every 40' along the street edge

and should be installed at 24" and 36" box container sizes. Accent paving or another decorative feature should be provided around the base of the trees.

- Projects along Highway 101 should provide trees and a landscaped setback between the right-of-way and adjacent development.
- Landscaping in public places should be ornamental but should not produce undesirable nuts and fruits that will drop and add to maintenance and liability costs.
- Seasonal shading from trees and shrubs should be considered when developing planting schemes for courtyards and streetscapes. Deciduous trees provide solar control during summer and winter, fall color, seasonal flower, and other desired effects.
- Vines and climbing plants integrated upon buildings, trellises, and perimeter walls are strongly encouraged.



Street trees should be planted every 40'



Landscaping should be a reflection of the simple form of the buildings



Vines and climbing plants are encouraged upon buildings and trellises



Accent trees should be used at entryways



Plants and a low wall screen this parking area



Formal planting designs can be used in plazas



- Accent plants should be used at key activity areas and entries to provide focus, direction, and visual interest.
- The following are general landscaping design themes to be considered in new developments:
 - Boxed specimen trees should be grouped at major focal points, and formal planting designs can be used in courtyards, plazas, and tree wells along the street frontages.
 - Trees can be used to create an intimate scale, enclose spaces, and frame views while respecting the long-range views of surrounding neighbors.
 - Use an ample amount of trees to provide shade, especially in parking areas.
 - Vines, espaliers, and potted plants are excellent elements for providing wall, column, and post texture and color, as well as for accentuating entryways, courtyards and sidewalks.
- Plants and berms, along with low walls can be used to screen less desirable areas from public view, i.e., trash enclosures, storage areas, loading areas, and public utilities.
- Street trees should exhibit some or all of the following characteristics:
 - clean foliage and shape;
 - high canopy – minimum 7' above grade;
 - drought tolerant and low maintenance;
 - low disease and insect damage potential;
 - noninvasive roots if planted near hardscaping;
 - little to no fruit or nut droppings;
 - colorful flowers and/or seasonal foliage;
 - moderate growth rate and long life span; and
 - wind resistance.



- Appropriate street trees are not limited to this list, but some suggested trees are:
 - Canary Island Pine (*Pinus canariensis*) – 40' to 60' high evergreen,
 - Southern Live Oak (*Quercus virginiana*) – To 60' high evergreen,
 - Southern Magnolia (*Magnolia grandiflora*) – To 80' high evergreen, and
 - London Plane Tree (*Platanus acerifolia*) - 40' to 80' high deciduous.
- Accent trees should be used in open spaces, entries, and plazas and should exhibit some or all of the following characteristics:
 - smaller and more intimate in size;
 - provide seasonal color and shade;
 - drought tolerant and low maintenance;
 - low disease and insect damage potential;
 - noninvasive roots if planted near hardscaping; and

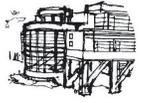
- minimal fruit or nut drop over non-hardscape areas.
- Appropriate accent trees are not limited to this list, but some suggested species are:
 - Coast Live Oak (*Quercus agrifolia*) – 50' to 80' high evergreen, (consider for open areas to allow for wide tree canopy),
 - Mission Olive (*Olea europea* 'Mission') – To 35' high evergreen,
 - Aristocrat Flowering Pear (*Pyrus calleryana* 'Aristocrat') – To 50' high deciduous,
 - Western Catalpa (*Catalpa speciosa*) - To 65' high deciduous,
 - Flowering Cherry (*Prunus serrulata*) – 25' to 35' high deciduous, and
 - Bradford Pear (*Pyrus calleryana* 'Bradford') – 30' to 50' high deciduous.
- The formal growth habits of some plants have particular geometry, either vertically or horizontally, that should enhance the building



Mission olive trees are appropriate accent trees



Flowering trees can be used to accent entryways



A combination of trees, shrubs, and groundcover should be used



Drought tolerant plants are suggested



Landscaping should soften the structural edges of the building

form. For example, columnar plant forms can be used as accents against square edges of a structure, and mounding plants and grasses can contrast with the clean geometry of the building.

- The minimum size of plant materials should conform to the following mix:

Trees

- 10% 48" box specimen trees
- 10% 36" box
- 30% 24" box
- 50% 15 gallon

Shrubs

- 100% 5 gallon

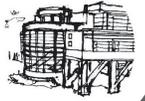
Groundcover

- 100% coverage in one year

- Groundcover should be installed in landscaped areas to provide a ground plane treatment as well as erosion and weed control. Mulch and stones should not be used as an alternative to groundcover but should be provided to infill the planting

areas until the vegetation has reached its maturity.

- Landscaping should preserve and enhance views, soften structural edges of buildings, and provide shade, screening, and buffering. It may not be used as a mask to justify poor building design.
- Evergreen and deciduous or flowering trees should be used in combination to create visual interest and a dynamic landscape.
- Planting should be used to screen less desirable areas from public view, i.e., trash enclosures, parking areas, storage areas, loading areas, and public utilities.
- Plants to be avoided include short lived plants, plants susceptible to disease, and large expanses of single plant varieties due to the unchanging appearance and potential loss of landscaping if struck with disease.



- Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and shrubs should provide minimal root problems.
- The irrigation systems should be designed to apply water slowly, allowing plants to be deep watered and reducing runoff. Drip systems should be used in all areas except turf irrigation and small ornamental planting.

Parking Lot Planting

- Parking areas should be shaded by trees to the greatest extent possible. Evergreen trees should be located throughout the parking areas and should have a minimum of 25' canopy potential. Trees should be planted every 20' along the parking lot edge and should be installed at 24" and 36" box container sizes. Canopy trees provide visual enhancement and shade and reduce glare and heat build up.
- Plant type, size, and form should be carefully considered when landscaping within parking lots.

Plants with thorns and sharp leaves should be avoided.

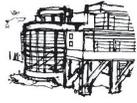
- Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas.
- Trash enclosures should be separated from adjacent parking stalls by minimum 5' wide planters with low growing plant materials to ensure that adequate space is available for individuals to access a vehicle.
- The height of landscaping adjacent to parking stalls is important to allow for the opening of side doors and vehicle overhang.
- Landscape islands should be a minimum of 5' in width to allow for tree growth and to avoid tree trunks from being hit by vehicles.



Trees should be used throughout the parking area



Landscaping within parking areas should be protected by concrete curbing and/or raised planting areas



Industrial buildings should be two to three stories



Overall building mass should be divided into small identified parts

BUILDING DESIGN

Renovations and Additions

When renovating or adding onto an existing structure, the architectural style, massing, and detailing should complement the existing structure.

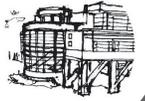
Buildings not currently in compliance with these Design Guidelines are encouraged to implement the Design Guidelines by first utilizing simple cosmetic changes, such as painting, incorporating appropriate signs and lighting, installing awnings, and removing unsafe and unsightly building features such as deteriorated stucco or materials that conceal the original brick or other surfaces of walls.

- Form and massing of additions should be congruent with the existing structure to avoid a “tacked-on” look.
- Architectural details such as windows, doors, wall treatments, colors, and materials should complement the existing building.

Building Massing and Form

Buildings should have the form and massing of a contemporary industrial street in a rural ranch town. Building massing should include variation in wall planes (projections and recesses) and wall height (vertical relief) as well as multiple roof forms and heights (silhouettes) to reduce the perceived scale of the building. (Refer to Chapter 2, Architectural Character for details of preferred architectural styles.)

- Smaller modules of varied and well articulated wall and roof planes should be created to reduce the overall massing and scale of buildings while increasing visual interest.
- The appearance of several smaller buildings rather than one large building is preferred to create a more intimate, pedestrian-friendly scale.
- Overall building mass should be divided into smaller identified parts. Large, blank, flat surfaces are not permitted. Wall forms should be articulated with



changes in massing, colors, or materials, and a change in horizontal wall plane should occur at a minimum of every 50'.

- Buildings over 50' long should utilize one or more of the following to reduce perceived height and bulk:
 - projecting or recessed elements,
 - a change in massing,
 - a change in roof or wall planes, or
 - varying cornice or rooflines.

- Long, blank walls should be avoided. Doors and windows, varying colors and materials, awnings and canopies, display cases, trellises, vines, murals, wall undulation, and architectural details can be used to soften blank walls.

- Consider a projecting covered walkway, where appropriate to the architectural style of the building, along the street fronting façade to reduce the massing of tall buildings and add pedestrian scale.

- Rooflines should be broken at intervals no greater than 50' by changes in height or wall plane.

- Two story or higher structures should incorporate a step in the vertical wall plane to reduce the scale of the building. This look can be accomplished by stepping back the floors above the first or by projecting first floor elements or wall surfaces.

- Surface detailing should not be substituted for distinctive building massing.

Building Materials and Features

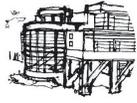
Building designers should incorporate 360-degree architecture in all buildings and remodels within Buellton. 360-degree architecture is the full articulation of all building facades, including variation in massing, roof forms, and wall planes, as well as surface articulation. Architectural elements such as overhangs, trellises, projections, awnings, insets, material, and texture should be used to create shadow patterns that contribute to a building's character.



Buildings over one story tall should incorporate a step in the vertical wall plane



Long, blank walls should be avoided



Large windows at street level are encouraged



Roof overhangs and covered walkways are encouraged

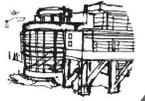


Regular window rhythm is a desired feature

High quality materials should be used to create a look of permanence within the project. Window, doors, and entries should be designed to capture the desired architectural style of the building.

- The following design elements are encouraged in industrial areas:
 - significant wall articulation;
 - a variety of surface textures;
 - roof overhangs and arcades;
 - large windows at street level for display areas;
 - regular window rhythm;
 - significant landscaping;
 - screened parking areas; and
 - a comprehensive sign program that complements the character of the building.
- The following design elements are discouraged in industrial areas:
 - large, blank unarticulated walls;

- highly reflective surfaces on buildings;
- a mix of unrelated styles;
- highly visible outdoor storage, loading, and equipment areas; and
- large, flashy signs that are out of scale with the building.
- Entries and building bases should be articulated through the use of color, material changes, and/or texture.
- Architectural detail, varied setbacks, recessions and projections, and similar architectural features should be used to create interest, reinforce human scale, and reduce the dominance of taller buildings.
- Human scale should be created through the use of awnings, arches, walls, trellises, arbors and pergolas. These elements should be integrated into the building design to avoid a “tacked on” look of architectural features.



- Architectural rhythm can be achieved by incorporating columns, pilasters, windows, relief elements, changing colors, or changing materials.
- Ornamentation and color that is consistent with the architectural character of the industrial area can be used on awnings, trim, and eaves to create horizontal emphasis and reduce the dominance of tall structures.
- Exterior ramps, stairways, gutters, downspouts, and other functional elements of a structure should be architecturally integrated into the design of the building. Thin, open metal, prefabricated stairs are discouraged.
- Prior to the establishment of any new uses, existing structures should be repainted if facades are faded or have a weathered appearance.

Entry Features and Focal Points

- Entries should be clearly distinguishable on the front facade by either:
 - a change in wall plane, such as a recess, pop-out or angle;
 - a new structural form; and/or
 - a color or material change on the wall adjacent to the entry door that is consistent with the architectural character of the building.
- Entries to buildings should incorporate pedestrian plazas, landscape materials, artwork, and pedestrian-oriented lighting. Entries may be enhanced through the use of trellises or arbors.
- Entry plazas should be a minimum of 16' deep and a minimum of 8' wide with landscape components and decorative paving accents.
- The entries should offer protection from the weather through the use of projecting elements or recessed doorways.



Protection from the elements is provided at the entry



The balcony and awning create visual interest



Public art can be a pleasing addition to a project



Public art can be used in entry plazas or courtyards

- On larger sites, focal points should be developed to create a definite sense of identification. Plazas, landscaping, fountains, artwork, textured pavement, and universally accessible changes in pavement levels may be combined to create focal points and identity.
- Public art is suggested on exterior walls, in entry plazas, or within a landscaped area. Interior spaces can introduce art in reception areas and behind glass walls. Art may be incorporated into benches or on walls or may be free standing. Businesses should make an effort to utilize the reservoir of local artists in the Buellton vicinity.
- The design of rear entrances should be well articulated and appropriate to the surroundings and should respond to the need for identification signs, storage areas, and display areas.





UTILITARIAN ASPECTS

Utilities

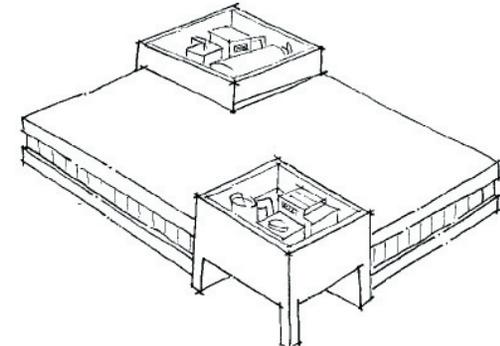
Utility service areas should be part of the early building design process, rather than an afterthought at the construction document phase. Utilitarian aspects of the project should be aesthetically screened from view.

- All utility equipment including, but not limited to, electric and gas meters, electrical panels, cable boxes, and junction boxes should be located in a utility room within the building.
- All mechanical equipment on the roof or the ground, including air conditioners and heaters, should be screened from public view. The screening should be architecturally compatible in color, shape, size, and material with the primary building and should be carefully integrated into the overall building design to avoid a “tacked on” appearance. Utility companies should be able to access meters and utility equipment even when screened.

- Utility service for new development should be placed underground whenever possible. New development is encouraged to underground or contribute to the cost of undergrounding existing overhead utility lines.
- Transformers should be placed underground whenever possible to maximize safety and minimize visual impacts. Where this location cannot be achieved, transformers should be well screened, per utility company standards and approval, and placed in the rear or side yard.
- Roof access should be provided from the interior of the building. Exterior roof access ladders are inappropriate.
- Double detector check valve assemblies (backflow preventer) should not be located at visually prominent locations, such as the end of drive aisles or at site entries, subject to approval by the local fire department.



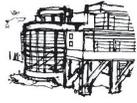
Access to utility equipment should be designed as an integral part of the building



Roof mounted mechanical equipment should be screened from view



Transformers should be well screened



Gutters and vents should be painted to match the color of the surface to which these features are attached



Loading and service areas should be screened from public view using portions of the building

- All vents, gutters, downspouts, and flashing should be architecturally integrated into the design of the building and concealed, unless designed as a decorative architectural feature. These elements should be painted to match the color of the adjacent surface, unless being featured as a unique architectural treatment, such as a copper downspout.

Auxiliary Areas

- Service, utility, and loading areas should be carefully designed, located, and integrated into the site plan. These areas should be located and designed for easy access by service vehicles and convenient access by each tenant and should be located to minimize circulation conflicts with other site uses. These critical functional elements should not detract from the public viewshed area or create a nuisance for adjacent property owners.
- Loading, trash, and storage facilities should be located as far as possible from adjacent uses and away from seating areas and designed to fit with the architectural style of the building.
- Loading and service areas should be screened from public view using a combination of portions of the building or architectural wing walls. In the event the building does not screen the truck loading docks/delivery areas, the area should be screened with decorative screen walls and a 20' landscape buffer of adequate size to block the area from public view.
- Where screening is required, a combination of elements should be used, including solid masonry walls, berms, and landscaping.
- Loading areas should not face public streets and should be located to minimize visibility.
- Loading areas should be designed to accommodate trucks without the trucks having to back onto or otherwise use the adjoining street.
- Where multiple access points are provided, loading and delivery areas should be clearly marked with directional signs.





- Exterior storage should be confined in portions of the site least visible to public view.
- All outdoor storage areas should be screened from view from any street by a 6' high wall or fence and a continuous row of screen trees that should ultimately grow to at least 20', but no more than 40', high.
- Trash enclosures should not detract from the street views or be visible to adjacent property owners.
- The trash/recycling enclosure should be consistent with the design of the project and building architecture. Similar or the same materials should be used on the enclosure as on the buildings.
- Roof trellises or architecturally designed roof structures should be used to create a finished looking trash/recycling enclosure.
- Trash/recycling enclosures should be surrounded by building or landscaping on three sides. Doors should not face the street.

- Trash enclosures should have pedestrian gates so that large access gates do not need to be opened as often.
- Trash/recycling enclosures should be separated from adjacent parking stalls with a minimum 5' wide planter to screen the enclosure.
- Chain link fencing and gates with wooden slats are strongly discouraged for screening trash/recycling enclosures.

Outdoor Lighting

Outdoor light fixtures, including street lights and lamps (light bulbs) that provide nighttime safety and security while conserving energy, protecting the night sky, and minimizing glare and light trespass within and beyond the project site should be chosen. Cutoff lighting fixtures should be mounted parallel to the ground and located, aimed, and shielded to direct light only onto buildings or walkways and not toward adjacent roads or residences.

- Light fixtures should be designed or selected to be architecturally



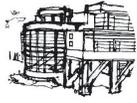
Loading areas should not face public streets



Loading and delivery areas should be clearly marked with directional signs



Trash enclosures should have pedestrian gates



Light fixtures should be true to the industrial genre

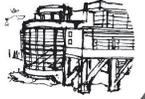


Pedestrian light poles should be 10' to 15'



compatible with the main structure or theme of the building.

- Light fixtures should be true to the industrial genre in style and materials, with simple modern forms, and should be made from unfinished metal or color coated metal.
- Low-voltage lighting conserves energy and must be used in the landscape whenever possible.
- For greatest efficiency, light sensors and timers should be used whenever possible to avoid unnecessary light usage.
- Pedestrian light poles along sidewalks or pathways should be 10' to 15' high. Decorative illuminated bollards are encouraged for walkways in parking lots and for pedestrian areas between buildings.
- Light poles in parking lots should be to scale with the building or complex and surrounding area and should have a maximum height of about 25'.
- Security lighting fixtures should not project above the fascia or roofline of the building and are to be shielded. The shield should be painted to match the surface to which it is attached.
- Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading, shipping, receiving, pathway, and working areas.
- If project elements, such as signs, walls, and trees are lit, downlighting is encouraged. Lighting sources should be hidden unless the sources are an integral part of the design.
- Landscape lighting can be used to accent walkways and entries, seating areas, and/or specimen plants/trees.
- Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, and switch and panel boxes shall be concealed from view.



PROJECT SIGNS

Building signs can either enhance the building façade or completely diminish the aesthetic appeal of a building. A sign program should be submitted with design review applications for new buildings. Every project should be designed with a precise concept for adequate signs. Provisions for sign placement, sign scale in relationship to the building, and the readability of the sign should be considered in developing the overall sign concept. Additional regulations for sign dimensioning and area limitations are provided in the Zoning Ordinance Section 1.01.170.

- All complexes with two or more tenants should create a unified sign program and file it with the City of Buellton Planning Department.
- A single development with multiple users should provide a unifying sign theme. Individual wall-mounted signs are appropriate in combination with a monument sign identifying the development and address.
- The placement and method of sign attachment should be

incorporated into the building's overall design.

- Roof signs are not allowed.
- Monument signs should be well articulated and well proportioned, constructed of materials that are compatible with the building, and accented with landscaping.
- Signs that reflect the nature of the tenant's business through the use of shape design and graphics are encouraged.
- Signs should coordinate with the building design, colors, materials, and scale. Signs should not dominate the building façade.
- Awnings in scale with the rest of the building's façade offer a good location for imprinted signs.
- Electrical connections and hanging connections should not be visible.
- Plastic, internally illuminated sign cabinets are strongly discouraged. Externally illuminated lettering or awning



Monument signs should be accented with landscaping



Signs that reflect the nature of the tenant's business through the use of shape design are encouraged



Signs should coordinate with the building design



Signs should be simple and straightforward



Directional signs should be provided at all loading and receiving areas

signs could be a positive alternative if implemented successfully.

- Lighting of all exterior signs should be top mounted and fully shielded to illuminate the sign without producing glare on pedestrians and automobiles.
- Signs should be simple and straightforward.
- Quality directional signs and pavement markings should be provided at all parking, loading and receiving, and other special areas.
- All signs shall be diligently maintained by the property owner. Non or malfunctioning lighting features shall be promptly replaced and signs shall be periodically repainted or replaced as needed.

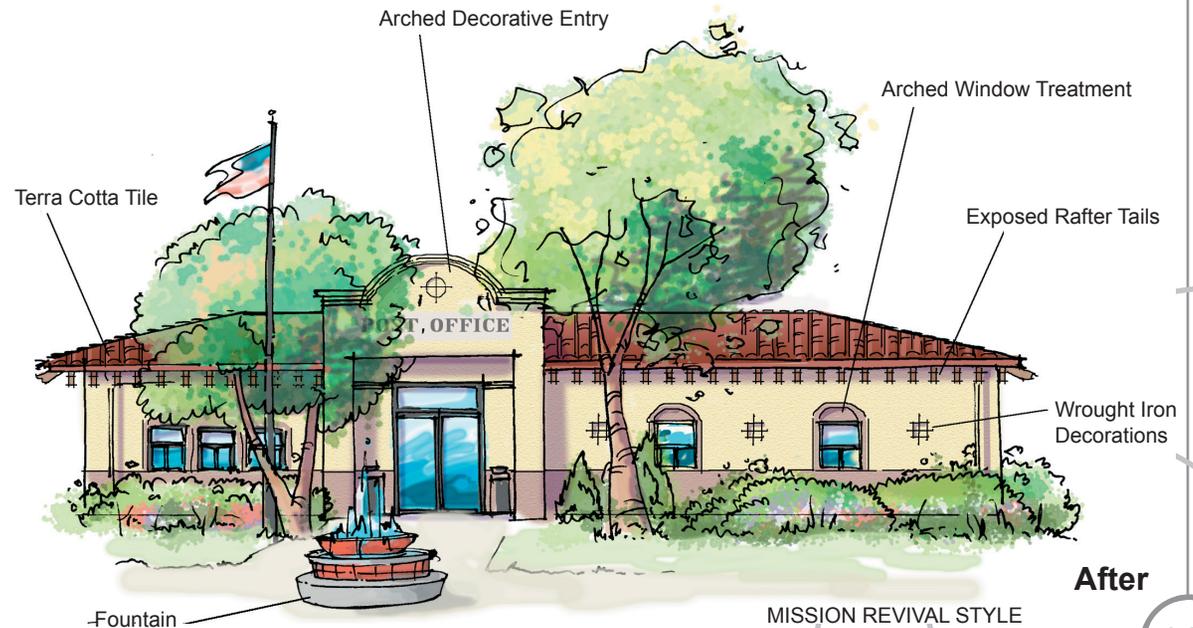


ILLUSTRATIVES OF POTENTIAL IMPROVEMENTS

This chapter presents six illustratives showcasing potential improvements to existing structures within the City of Buellton. Each page presents a “before” image that illustrates the current state of the structure and an “after” image that shows what the site could look like upon implementation of the Design Guidelines. The callouts on the “after” sketch provide details of Design Guidelines concepts that were followed to create the final design scheme.



Before



POST OFFICE

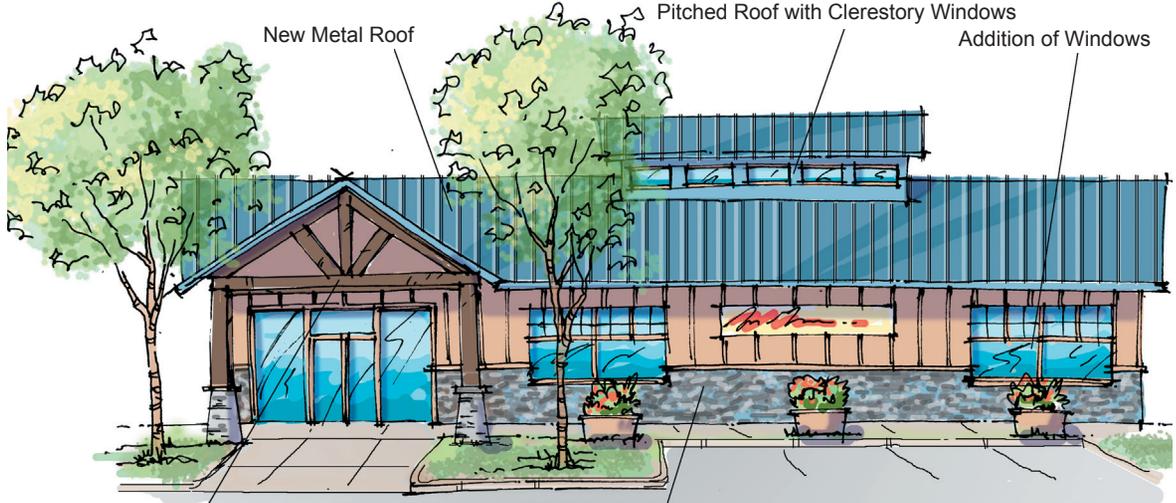
After

MISSION REVIVAL STYLE

November 10, 2005



Before



After

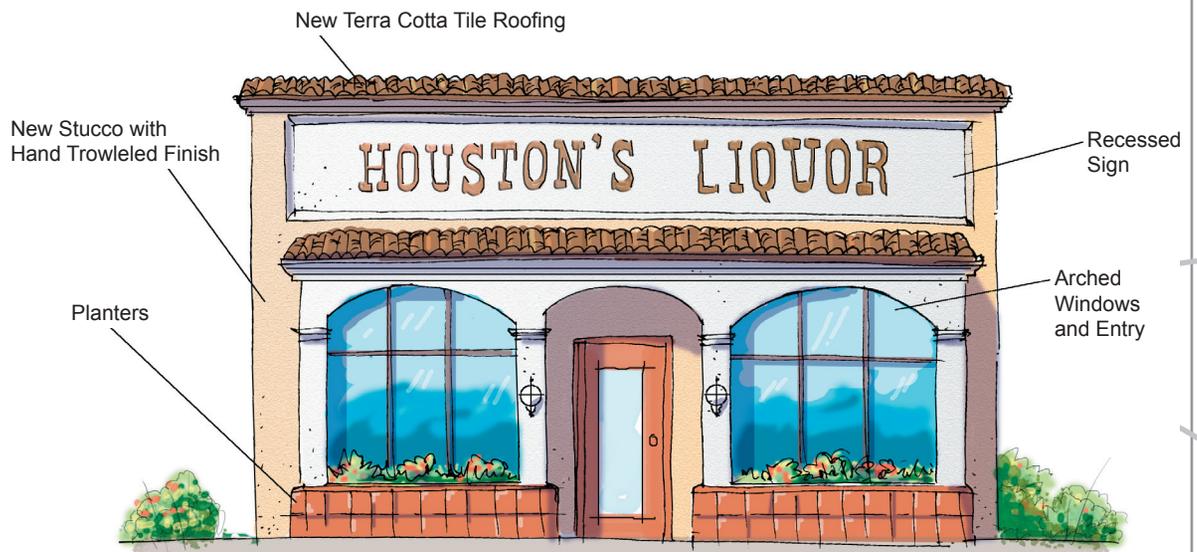
AGRARIAN STYLE

PARKWAY MARKET





Before



HOUSTON'S LIQUOR

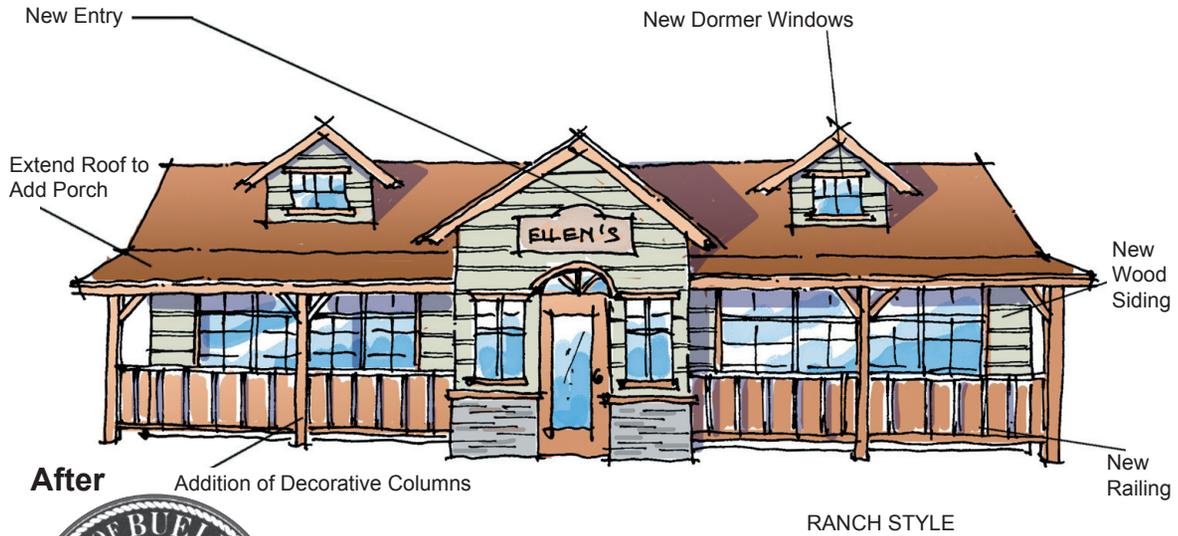
MISSION REVIVAL STYLE

After

November 10, 2005



Before



After

RANCH STYLE

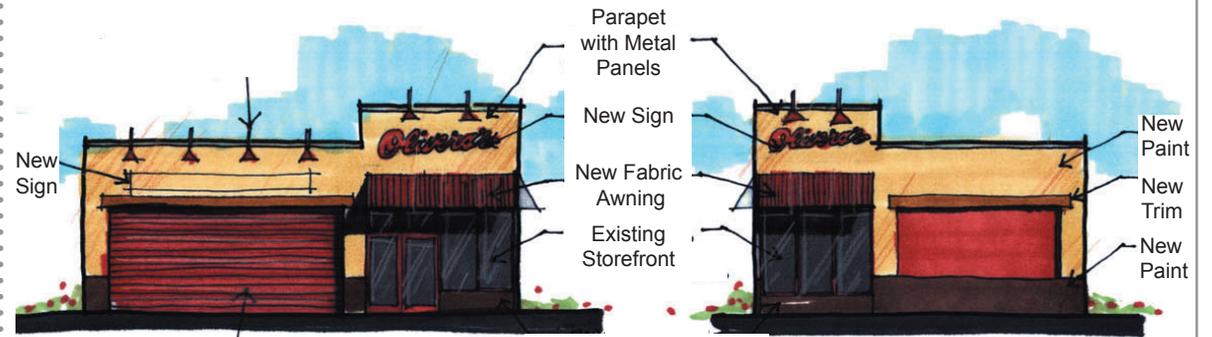
ELLEN'S PANCAKE HOUSE

Illustratives of Potential Improvements





Before



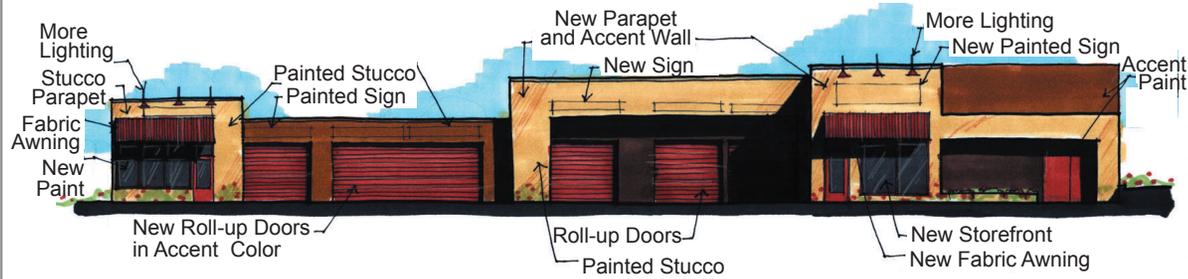
CONTEMPORARY RANCH STYLE

After

OLIVERA'S GARAGE (VIEW A)



Before



After

CONTEMPORARY RANCH STYLE

