

23 MAY 2023 DRAFT

DESIGN TRADITIONS OF CARMEL RESIDENTIAL DESIGN GUIDELINES

Introduction & Core Design Guidelines

CARMEL BY THE SEA remains beautiful because of the community's rigorous design expectations. These Residential Design Guidelines are a mandated regulatory tool for the R1 and R4 districts that conveys these expectations. They also help explain and illustrate design standards in the City's other regulations. Existing projects never establish precedent for proposed projects. Instead, all projects must meet or exceed the expectations described by and under the community's six Core Design Guidelines. Where uncertainty arises, city officials will interpret guideline adherence on a case-by-case basis. Strict adherence to this document and its related, linked regulations will help ensure that a proposed project will meet community expectations and have a smooth approval process.

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| 2.0.0 | SUBORDINATE every built structure to the character and
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APPENDICES

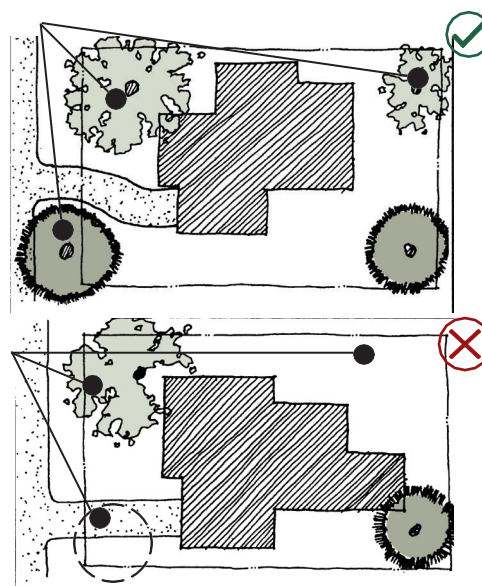
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1.0.0 Preserve, restore, and enhance the forest in all improvement projects: private, public, and otherwise.



1.1.0 Preserve all existing healthy upper canopy and lower canopy trees.

1.1.1 Before beginning design work, both the City Forester and a City Planner review the required survey prepared by a licensed surveyor or engineer, which shows existing site conditions, topography, drainage features, trees, structures, right-of-way edges and character, views, privacy issues, historical evaluations, nonconformities, neighborhood design contexts, and other features useful in designing a project. The City Forester evaluates existing trees on and immediately adjacent to the project site including the right-of-way for their significance and condition.



1.1.2 Consult the "Preliminary Site Assessment" tree survey when designing and locating new structures and additions to determine which trees are significant and should be protected.

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

1.1.4 Provide enough open space on each building site to both preserve and add upper and lower canopy trees at sufficient spacings for growth to maturity.

1.1.5 Locate new construction in accordance with the Land Use Code to minimize impacts on established trees and avoid pruning of limbs and canopies. Set foundations for buildings and walls back far enough from the base of any tree to adequately protect its roots. Plan curb cuts, paving and drainage systems to maintain air transport and water percolation to root systems.



1.1.6 Protect existing vegetation during construction to screen buildings, contribute to the forest character of the street, and achieve a settled, mature look upon project completion.

1.1.7 Plan access and site development to protect trees during construction as provided in the Land Use Code. Do not alter the grade level near nor excavate into the root zone or drip-line of any healthy mature tree, whether on or adjacent to the site, including on abutting properties and in the right-of-way.

1.2.0 Preserve or enhance the informal, vegetated, open space character of the right-of-way.

1.2.1 Preserve vegetation and trees, especially those with canopies over the street, both in the right-of-way and the periphery of the site so that the pavement curves around and emphasizes natural landscape features and topography, creating the appearance of a meandering forested lane with occasional "mini-parks".

1.2.2 Remove any excess existing paving and other non-conforming and easily displaced materials, such as gravel per M.C. 12.24.020.B. Never keep in the right-of-way irrigation equipment or un-permitted paving, gravel, boulders, logs, timbers, planters, fences, retaining walls, other above-ground encroachments, or any hardscape that would widen the street or create a parking space.

1.2.4 Maintain the existing character of street gutters, which is typically a rolled asphalt curb or, more formally, is a channel faced with large native rock, but is never just plain concrete.

1.2.5 *To create connectivity with adjacent properties*, leave the right-of-way as an unpaved, natural forest floor with an informal edge, consisting of trees, *naturally occurring vegetation, and organic surfaces, such as pine needles.* ~~unplanted except for~~



~~trees on natural earth, mini wood chips, and pine needles.~~

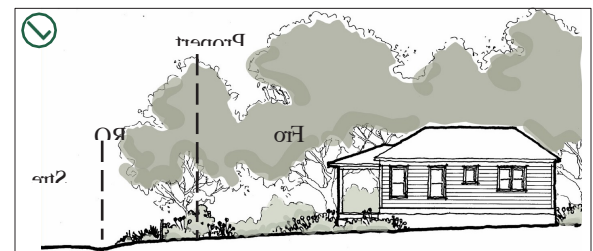
1.2.6 When *adding plantings* to the right-of-way ~~is too sloped or is otherwise too prone to erosion to preserve the natural forest floor;~~ *use only naturally occurring natives to the Carmel forest:* drought-tolerant *and* non-irrigated, green foliage, ground covers, or low shrubs, informally *ly arranged*. Do not use bedding plants and exotic species in the public right-of-way.

1.2.7 Do not remove trees or add gravel or other "hardened" surfaces to provide parking in the right-of-way, but instead reinforce the forest image by separating parking spaces from driveways with plantings and by using natural soil, or *fresh, mini*-woodchips as surface materials.



1.3.0 Preserve and enhance the forested image of the site.

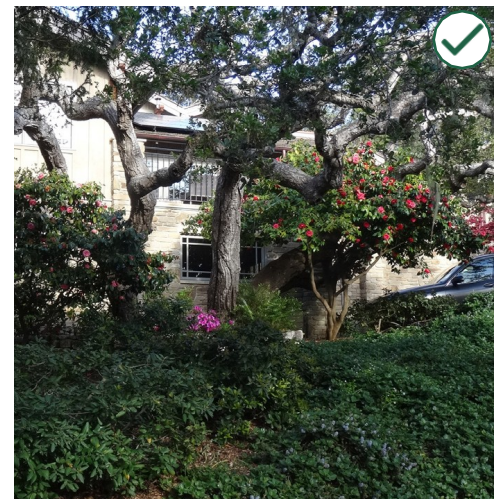
1.3.1 Do not wall off properties *at the front property lines* but instead extend the forest character of the right-of-way into the visible parts of the site by keeping a large portion of each site as open space, with plantings located to filter views of structures. Find maximum limits for hardscape site coverage in the Carmel Municipal Code.



1.3.2 Preserve and supplement trees, especially those that arch over the street, and provide a mix of upper canopy trees for scale and multi-stemmed lower canopy trees for screening. The City Forester determines the mix and the City...regulations cover tree replacement ratios and species.

~~1.3.3. Do not plant trees that would mature where desired views of significant landscape features, such as the ocean, hillsides, mountains, parklands, greenbelts, or waterways already exist.~~

1.3.4 *Use site plantings that are predominantly* ~~Allocate the preponderance of site plantings to~~ native, drought-tolerant species. ~~and~~



Follow the Municipal Code for more specific requirements.

- 1.3.5 Locate plants and ground surfaces in relaxed, informal arrangements that are consistent with the urban forest character, reserving any formal, unnatural arrangements, bedding plants, or exotic flowering plants only for small areas out of public view or small walkway or entry accents.

- 1.3.6 For a forest meadow ground cover, use only informal, no-water varieties kept out of public view and do not use manicured lawns or artificial turf.

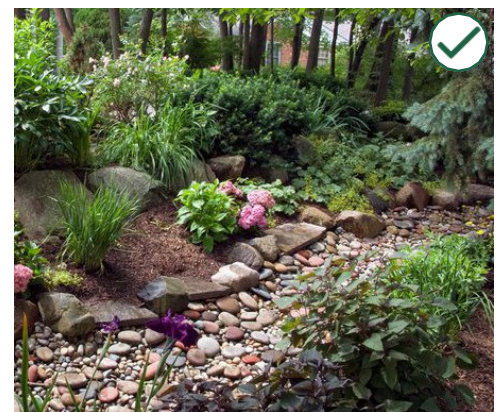
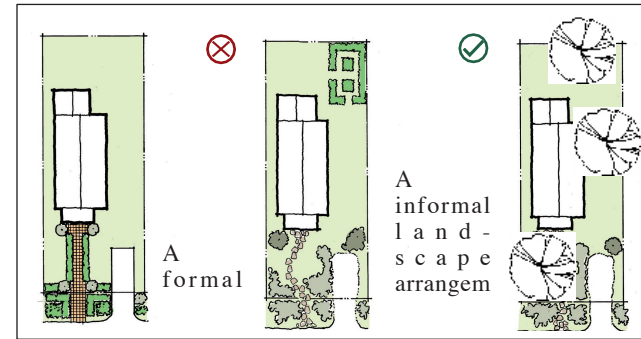
- 1.3.7 Projects that involve a new building or substantial alteration require a professional landscape plan, which identifies areas for low-scale plants, shrubbery, and trees for initial review and shows specific planting plans for final review. Address the special needs of each species, using, for example, high-water-use plants near redwoods but not near oaks, paving materials that minimize tree root impacts, and best practices for fire mitigation.

- 1.4.0 Preserve un-altered, pre-development water drainage ways as site amenities.

- 1.4.1 Minimize stormwater impacts with Low Impact Development (LID) principles, including: addressing stormwater close to the source, installing bio-retention, and other planted drainage areas, and using "sand-set" instead of "mortar-set" paving with pervious paving materials for water percolation and soil aeration.

- 1.4.2 Enhance water quality with stormwater management systems that mimic the natural water cycle, filter stormwater into the ground and direct flows through vegetative buffers and rain gardens where plant and tree uptake can remove pollutants.

- 1.4.3 Design new on-site stormwater control devices to appear naturally integrated into



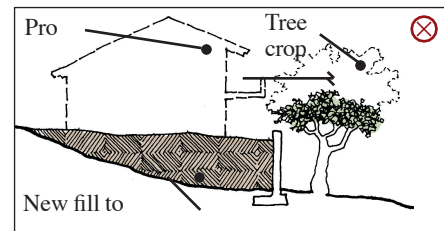
the forest. Use green roofs, retention areas, or landscaped areas to capture flow and prevent new runoff toward adjacent properties per Carmel Municipal Code Section 15.08.230.



2.0.0 Subordinate every built structure to the character and continuity of the forest, natural environment, and to the natural features of its own site.

2.1.0 Nestle a building in the trees to minimize the mass visible from public view.

2.1.1 Position buildings to avoid cutting into the canopy of established trees.



2.1.2 Decrease the apparent size of buildings by building less than the maximum allowable floor area, using a compact footprint, minimizing large volume spaces (high ceilings or steep pitches across wide spans), and eliminating large, unused underfloor areas and extensive cantilevers, especially over cut areas.



2.1.3 Reduce perceptible building height by locating some floor area either fully or partially below grade or at a "garden" level with any walkout area, light well, retaining wall, or terrace concealed to the side or rear. When these locations are not feasible, provide more screening with other building elements or landscaping.



2.1.4 Minimize the visual impacts of retaining walls, garden walls, window wells, and other foundation structures by incorporating sloped, planted areas to create a smooth grade transition. Ensure tall retaining walls, terracing, or revetments are not visible from the public way.

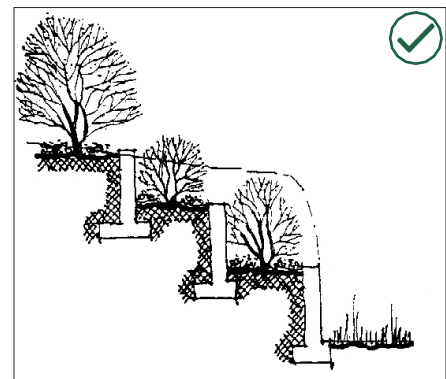
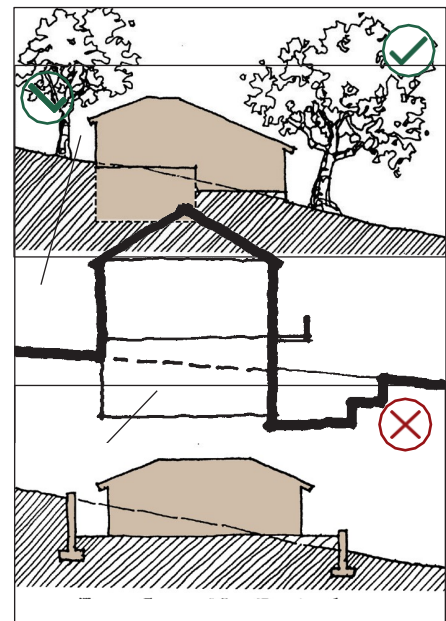
2.2.0 Follow the site's natural contours.

2.2.1 Step building height, foundations, and floor levels to follow site slopes and contours. When floor levels cannot be stepped, larger underfloor spaces count as part of the allowed floor area.

2.2.1 Minimize excavation and fill on a site by maintaining existing topography and keeping all grading and excavation completely within the proposed building footprint.

2.2.2 Minimize construction on steep slopes.

2.2.3 Avoid abrupt changes in grade within a site and between adjoining properties. When such transitions are unavoidable, use sloped, planted areas. *If a stable planted slope cannot be created, slopes exceed the angle of repose, then* use multiple landscaped terraces rather than a single tall wall.



2.3.0 Subordinate parking facilities to the house and site.

2.3.1 Minimize the impact of a garage or carport by: concealing them from the street, detaching them at the back of the lot or elsewhere, subsuming them into the building design, for example by tucking them underneath, locating them partially below grade (while avoiding any three-story appearance), orienting the garage door away from the street, and, on small lots, using only a single, one-car garage door.

2.3.2 Use parking facilities to maintain or enhance variety along the street edge and to maximize landscaped open space, views, and privacy. If a detached, one-car garage or carport benefits the overall streetscape, the City may determine that it can encroach into the front setback. The City does not allow two-car garages in the front setback.



2.3.3 To maintain forest floor continuity, established vegetation, and ample front yard space, keep driveways at grade and without cuts and fills that would create a "ramp" effect or require retaining walls perpendicular to the street.

2.3.4 Minimize the amount of paved surface area for a driveway by using organic materials, "tire track" paving strips, sharing a single driveway between two adjacent properties, and/or limiting each site to the required single curb cut (unless a corner site requires a "through driveway").



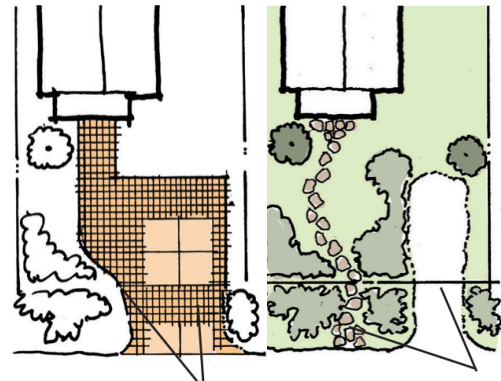
2.4.0 Design all paved areas to be small, informal, and intimate.

2.4.1 Reduce widths of asphalt or concrete, separate a driveway from a front walkway with plantings, avoid formal or urban paving treatments, and soften paved edges with landscaping

2.4.2 Select paving with muted colors and texture authentic to the material, such as Carmel stone, granite, cobblestone, brick, asphalt, natural concrete, gravel, decomposed granite, and mulch, keeping easily displaced materials on private property only per M.C. 12.24.020.B.

Discouraged

✗ red



2.5.0 Blend private landscape with that of the public right-of-way to make vegetated spaces appear larger and to improve continuity with the forest.

2.5.1 Design without a fence or wall along a street frontage.

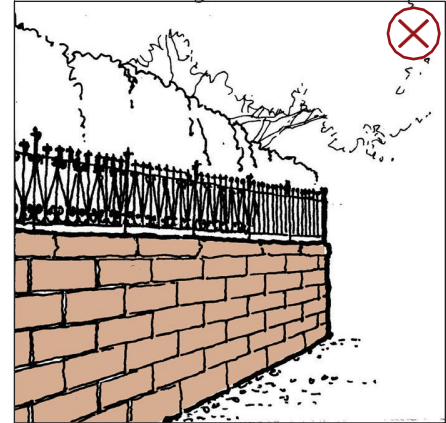
2.5.2 Where privacy or enclosure is needed, use shrubs, hedges, or other vegetation.



2.5.3 If vegetation does not provide sufficient safe enclosure along a street for children, pets, or others, install an informal, unfinished, wood fence, which preserves visual access into the front yard and at street intersections, by using open pickets wherein the size of the spaces are at least equal to the size of the material.

2.5.4 When creating an arbor, maintain a narrow, low, and “light” scale instead of a tall, wide structure with massive timbers or other heavy elements that dominate the street.

2.5.5 In rare cases, where a fence is needed but the predominant building material is stone, masonry, or stucco, a low garden wall of the same material and construction may fit into the site if fully integrated with the topography and other hardscape and if kept at four feet or less from grade.



2.5.6 *Place front yard enclosures (such as hedges, fences, or walls) farther back from the front property lines as they become more solid. Refer to Maximum Building Envelope information to determine allowable heights and placements for every type of street-facing enclosure.*

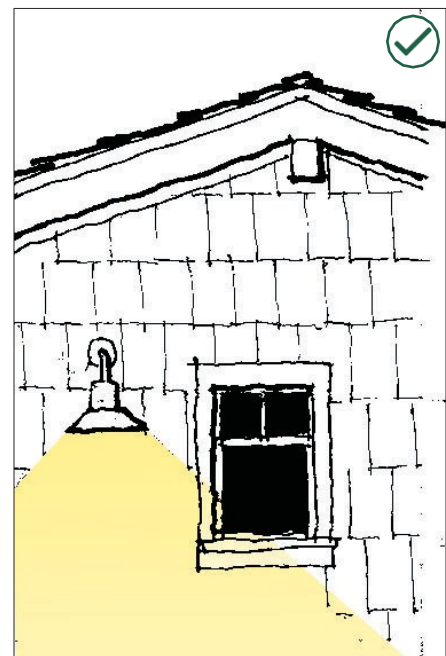
2.6.0 Preserve the nighttime, “dark-sky” character of neighborhoods.

2.6.1 Use light sources compliant with low lumen standards.

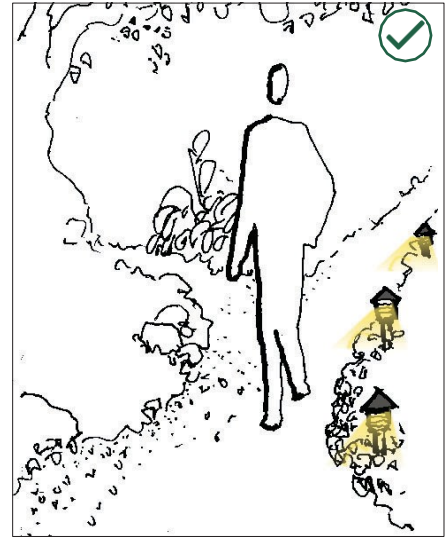
2.6.2 Use lights only where needed for safety and at outdoor activity areas, such as building entries, gates, terraces, walkways, and patios.

2.6.3 Do not use floodlights, spotlights, or lights to accent or *uplight* buildings, *tree canopies*, or other vegetation.

2.6.4 Instead of exposed light sources, locate and shield fixtures, *including string lights*, to eliminate glare and excess illumination onto neighboring properties and the street.



- 2.6.5 Size, locate, *and shade* skylights to eliminate glare or light pollution visible to neighbors or to the public. Use skylights only if interior spaces have no access to exterior windows, such windows have limited access to light, or windows would cause even greater impacts to adjoining homes.



3.0.0 Fit every built structure within its neighborhood context.

3.1.0 Locate open spaces so that they visually link with that of adjacent properties.

3.1.1 Coordinate open spaces in careful response to other open spaces to have an amplifying effect and combine them to increase their apparent size, rather than simply maintaining required setbacks.

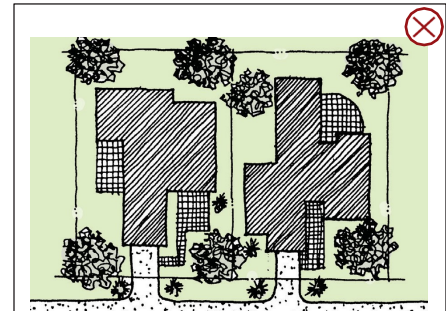
3.1.2 On oversized or combined properties, maintain the open space character of Carmel's typical 4,000sf lot sizes, avoiding the appearance of a "compound" or "estate."

3.1.3 Relate a building's mass to the context of other homes nearby. Divide a larger building into forms similar in scale to traditional village houses, placing some mass in a detached secondary structure (garage, guest house, etc.) if necessary to reduce the overall mass of the primary building.

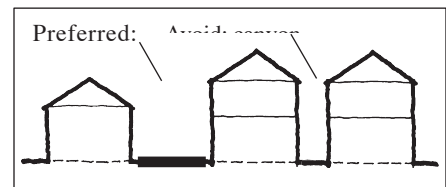
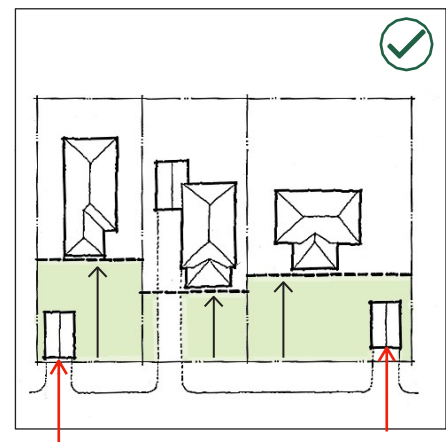
3.1.4 Stagger front setbacks of homes and garages to frame outdoor spaces, avoid uniform alignments, and provide variety in the arrangement of buildings and open spaces along the street, unless doing so prevents a visual aggregation of open space or endangers significant trees.

3.1.5 Stagger side setbacks with adjacent properties to avoid the "canyon effect" of a narrow corridor or tunnel between buildings. Provide even more open side yard space when buildings on adjacent properties are two stories or close to the joint property line. Refer to the Municipal Code for setback regulations.

3.1.6 Minimize building mass as seen from adjacent properties by: avoiding long, uninterrupted wall planes, placing tall building walls away from the property line and similar walls on neighboring sites, and providing greater setbacks for any chimney directly opposite a neighboring window.



show example of 3+ structures



3.1.7 Preserve access to light between properties.

3.2.0 Preserve views from nearby properties to natural features.

3.2.1 Locate building volumes to make use of views but not substantially block views enjoyed by others, keeping the building height low and the building footprint compact to maintain views over and along sides of properties.

3.2.3 Keep building elements from blocking views with sensitive placement and sizing, for example use chimneys with narrow profiles or minimalist flues.

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

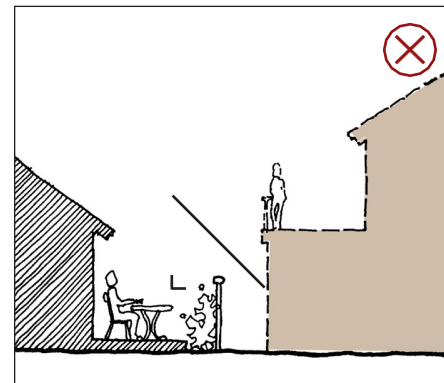
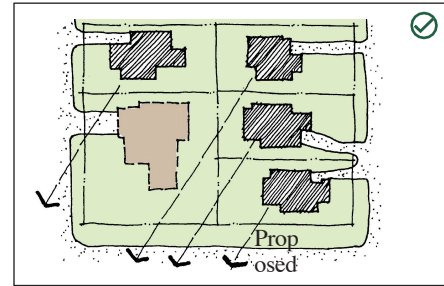
3.3.1 Screen patios, terraces, and active areas of adjacent properties through the position of buildings and the preservation of significant trees.

3.3.2 Locate and size windows and skylights to avoid views in or out of neighboring indoor and outdoor active use areas. Limit windows to 12sf or less on side walls adjacent to neighbors.

3.3.3 Locate and screen balconies and decks to avoid overlooking active indoor and outdoor use areas of adjacent properties.

3.4.0 Vary the design of a new building from that of nearby and abutting properties.

3.4.1 Provide variety in building materials along a block and if houses to the immediate sides of a site are constructed of similar materials, use a different material.



3.4.2 When using painted or otherwise coated surfaces, provide variety in building color along a block.

3.5.0 Minimize negative impacts to surrounding properties.

3.5.1 Fully integrate utilities into the architectural design of the building.

3.5.2 In cases where full architectural integration is not possible, Eliminate the visual impacts of utilities by grouping and shielding them with architectural and landscape elements, such as cabinets, walls, fences, or plantings; of integrated material and color.

4.0.0 Retain and build upon Carmel's established architectural heritage.

4.1.0 Preserve historic and existing resources.

- 4.1.1 Re-use existing buildings and their components, for example restoring rather than replacing original windows.
- 4.1.2 Respect adjacent historic resources by preserving adequate, light, open space, and views of and around the structure.
- 4.1.3 Check zoning standards for related incentives, such as expedited processing.
- 4.1.4 Follow additional standards for properties recognized as having official historic significance, such as Municipal Code Chapter 17.32, the Historic Context Statement, and Historic Review Board consideration.



4.2.0 Continue Carmel's tradition of *architectural* diversity.

- 4.2.1 *To avoid uniformity and the appearance of speculative development and to promote individual artistic expression*, differentiate a new building's *plan, massing, and overall design and style* from that of nearby and abutting buildings.
- 4.2.2 *When reproducing* historic *architecture*, use the same materials and craftsmanship as those of the reproduced period.

- 4.2.3 *For all architectural languages*, use equivalent materials and craftsmanship as those of historic *architecture*.
- 4.2.4 Do not *use designs that* resemble those in speculative or “McMansion” developments *or that present a commercial or industrial appearance*.

4.3.0 Use traditional, natural building materials.

- 4.3.1 Use the preferred materials traditionally used in Carmel, such as wood, stone, *tile*, brick, *artistically-crafted* concrete, and stucco for walls, *patios, and decking*, as well as wood shingles and shakes, clay, slate, and concrete tiles for roofs. Use metal roofs only if they are detailed simply, have no ribs, *corrugations*, or striations, use genuine, field-installed, standing or flat seams, and are unreflective and either uncoated, like Cor-Ten steel, or of integrated earth-toned color.



- 4.3.2 Choose materials that will form a desired natural patina over time or that can be maintained in their original condition.
- 4.3.3 Use materials in their natural conditions, scales, and colors.
- 4.3.4 *When adding surface treatments*, use matte finishes and muted earth tones, rather than highly polished treatments such as mirrored glass or reflective metals.
- 4.3.5 Apply materials using methods traditional to Carmel, for example, wood siding in shingles, horizontal clapboard, or board and batten, brick in its traditional modular dimension, or stucco in smooth or lightly textured finishes.
- 4.3.6 Use unclad wood, solid metal, or *recyclable aluminum-clad wood* windows, doors, and garage doors, *with no* vinyl or plastic *elements*.

- 4.4.0 Use manufactured materials according to traditional, natural principles.
- 4.4.1 Use manufactured materials only if they are ecologically sensitive: able to form a natural patina over time, able to be maintained rather than disposed, able to be fully dismantled and recycled or reused, biodegradable, and environmentally non-toxic or beneficial.
- 4.4.2 *Do not use petroleum-based architectural elements.*
- 4.4.3 *Products that meet or exceed the most current national or international ecological building standards (such as certified Cradle-to-Cradle) meet Carmel standards for manufactured materials.*
- 4.4.4 Do not use manufactured materials that fake *or mimic* natural or other materials in their textures or finishes, *including machine-stamped faux woodgrains. Use cast concrete only with non-uniform, handcrafted patterns such as those provided by genuine wood formwork.*
- 4.4.5 Apply manufactured materials in a manner that conveys a traditional human scale.

5.0.0 Design every built structure with modesty and restraint.

5.1.0 Restrain building forms, materials, and details.

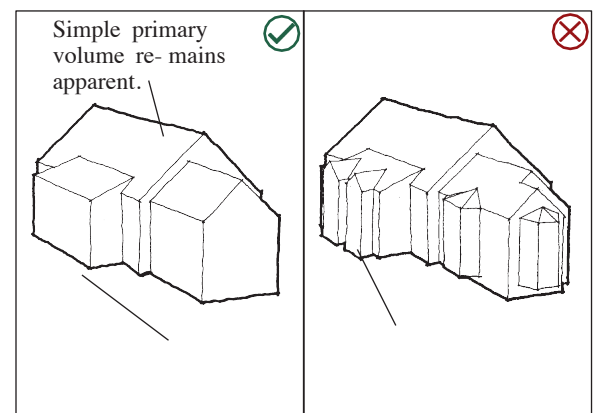
5.1.1 Design a building consistently, with the design concept extending to all sides of the building and with no mixing of architectural styles.



5.1.2 Keep primary building volumes simple, as seen traditionally, limiting the number of subordinate volumes and using basic rectangular, L-, T-, or U-shaped plans.

5.1.3 Avoid visual complexity, “busy” building forms, too many different materials, excessive and overly ornate or ostentatious details, and materials and details that contrast strongly within a single building or with neighboring buildings.

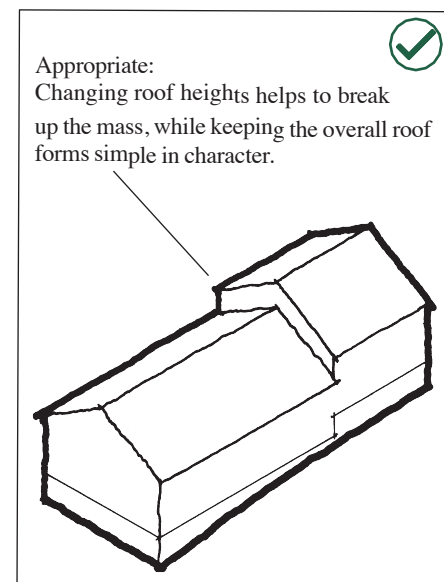
5.1.4 Do not use building elements that are complex, monumental, formal, out-of-scale, or that increase the visual prominence of the building.



5.1.5 Use restraint when introducing variation in building planes, using building offsets only for clear purposes such as avoiding tree limbs or expressing a change of occupational use within. Do not use small, purposeless offsets and do not change the building material or cladding at an offset.

5.1.6 Compose roof forms with just a few, simple planes with limited subordinate attachments such as dormers. For example, traditional gable and hip roofs have basic forms while mansard roofs *and* sloping roof “skirts” that conceal a flat area *and “clipped” gables* add too much complexity.

5.1.7 Subdue the character of the garage by using a rectilinear form with materials and colors that do not contrast with the main buildings.



5.2.0 Ensure that a building appears to be no more than two stories in height, as viewed from the public right-of-way.

5.2.1 Present one-story heights to the street and locate two story elements away from the street, except where this would appear dominant or out of scale when viewed from the public right-of-way or a neighboring home. Remember that a garage, even sunken below grade, counts as a story.

5.2.2 Use a low building plate height, generally not over 8 feet. The maximum plate height of 12 established in the Land Use Code is only to accommodate sloping building sites.

5.2.3 Make detached garages one story, one-car, and small in scale, with the wall plate height no taller than that of the first-story plate of the main house.



5.3.0 Convey human scale in a building's basic forms.

5.3.1 Organize building mass into realistic modules to reduce perceived size, breaking a larger house into subordinate modules which appear authentic, in that they reflect real, functioning spaces within, not just minor offsets meant to create interest.

5.3.2 Do not use design features that produce a top-heavy appearance such as large cantilevered building elements, roof forms that dominate the body of the building, or wide chimney structures.

5.3.3 Emphasize the low and horizontal so that buildings appear to hug the ground.

5.3.4 Keep plate heights and roof eave lines low in scale, tucking upper story rooms under roof slopes, so as to reduce the height of exposed walls.

5.3.5 Proportion roof forms to the scale of the building. *keeping heights low by reducing*



show outline of roof proportions

the pitch of wider spans (4:12 to 6:12 maximum) Limit flat roofs to one-story structures or set back from *public view the front property lines.*

5.3.6 Use historic Carmel styles only at their traditional, human scales.

5.4.0 Use building details to provide interest but not to exaggerate the scale of a building.

5.4.1 Add details to relieve blank surfaces and achieve a scale compatible with the building's forms and its architecture.

5.4.2 Use all materials, natural or man-made, at traditional scales, dimensions, and modules.

5.4.3 Use appropriately sized, never oversized, building elements, such as windows, doors, entries, chimneys, overhangs, dormers, and porches to reduce scale, especially as visible from public view.

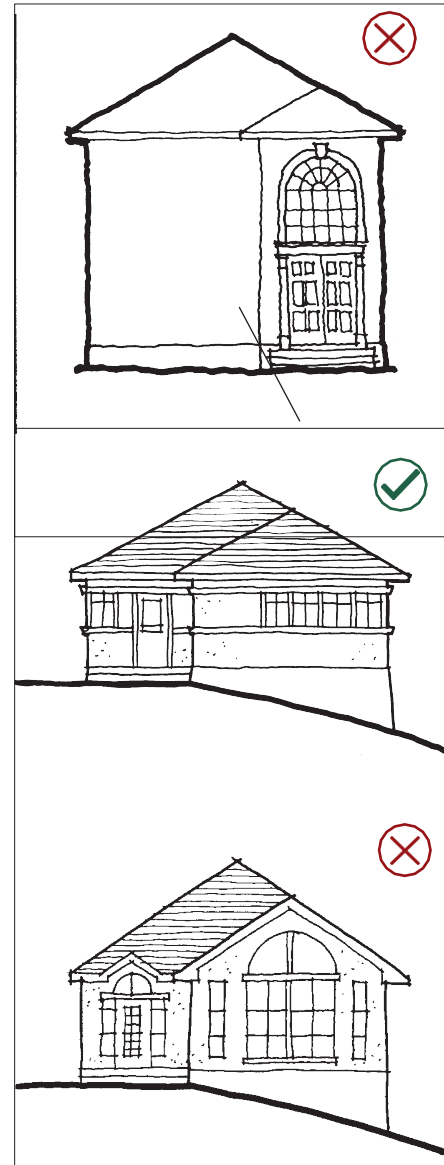
5.4.4 Keep visible openings subordinate in scale to the building. Do not use "grand", oversized entryways, windows, or doors.
When reproducing historic architecture, limit the dimension of any glass to that which was possible to span using only the original construction techniques of that era.

5.4.5 Limit the use of specialty windows that add to building bulk to no more than one visible from the street. Avoid altogether bay and oriel windows facing the street if this would create a repeating pattern within the context of adjacent structures.

5.5.0 Keep the overall color scheme muted *to blend with the forest palette.*

5.5.1 Limit the use of bright colors, if any, to key accent features, such as an entry door.

5.5.2 Avoid *starkly* contrasting color schemes.



6.0.0 Detail every property authentically and consistently.

6.1.0 Use building materials and features in a manner that conveys authenticity.

6.1.1 Convey a sense of true craftsmanship in architectural details.

6.1.2 *Do not use fake, purely decorative building elements such as dummy chimneys, doors, windows, or shutters. Size any shutters so that they would cover their entire window, whether or not they are in active use.*

6.1.3 Do not use materials or details inauthentic to the architecture or that appear non-structural, gratuitous, or applied as superficial elements, wall "accents" or veneers.

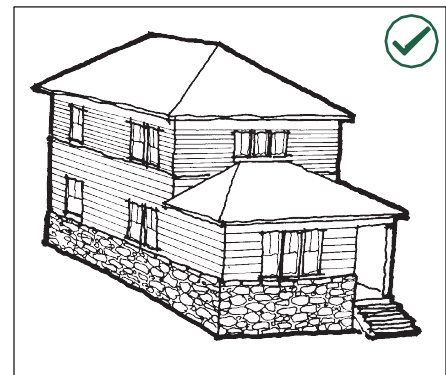
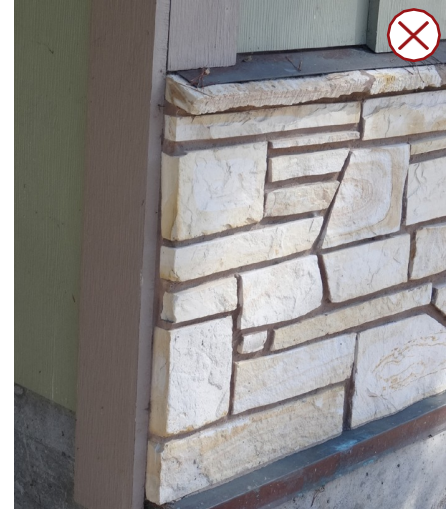
6.1.4 On multi-paned windows and doors, use true dividers that go from inside to outside between the panes of glass.

6.1.5 Where materials do not simply remain uncoated, finish with a plain, uniform, matte varnish, stain or paint, without *texture, mottling, antiqued, or other* faux finishes.

6.1.6 Use details that are, *or appear to be*, true structural elements, such as natural wood exposed rafter tails, beams, or *Carmel Stone stacked stone* foundations. *If costs prove prohibitive, simplify the architectural language rather than mimic more costly methods.*

6.1.7 Use a "hierarchy" of building materials, with heavier coarser materials below lighter materials.

6.1.8 Whether on a building or a landscape element, stack stone traditionally so that it appears, or actually is, structurally load-bearing. Do not "float" stone above lighter materials or use it purely decoratively, such



as framed just around windows or doors, or randomly clustered on corners, walls, or chimneys.

- 6.1.9 Detail new and/or manufactured materials in ways authentic to their own composition. For example, carefully plan the woodgrain and modules of formwork for exposed poured concrete or use cement board siding with a smooth, untextured surface, rather than an added, faux woodgrain.

- 6.2.0 Use building materials or features in a consistent manner.

- 6.2.1 Use design details and surface materials throughout the full exterior of the building. Do not apply special materials or design treatments to the street facade only.

- 6.2.2 Do not stop wall materials at corners, instead wrap them around the entire building.

- 6.2.3 Use one primary material for building *walls and with, at most, one additional subordinate material. ,or at most two, materials on walls. Once a species of wood or stone is selected, do not combine it with other species within a single project.*

- 6.2.4 Make window and door styles, materials, and finishes uniform throughout a design.

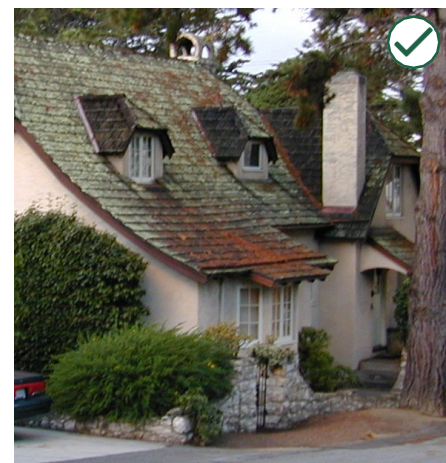
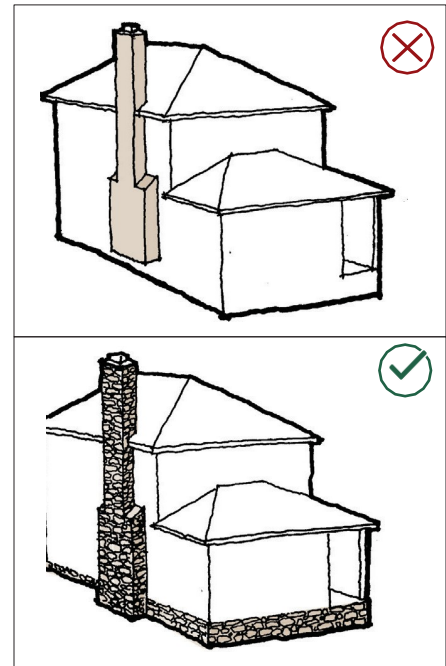
- 6.3.0 Make architectural details integral elements of the overall building design concept.

- 6.3.1 Use window and door proportions, sizes, styles, and materials accurate for the architectural style of the building. Traditional historic styles and their



reproductions require small openings, in keeping with older technologies.

- 6.3.2 Integrate the primary entrance with the overall design of the house.
- 6.3.3 Rather than installing a standard overhead product, craft a garage door either to provide visual interest, to recede completely into the materials and colors of the building wall, or orient it so as not to face the street.
- 6.3.4 Blend any skylights, their size, *shape*, placement, number, and framing into the overall roof and building design. *Preserve the overall roof form by respecting the maximum allowable percentage of skylight area and the minimum allowable distance from eaves.* Ensure that skylights do not appear random, visually prominent to the neighbors, nor *visible* to the street. Do not use high profile, domed, or pyramidal *units*.
- 6.3.5 Design a balcony to be subordinate in scale and proportion to the house, while using materials and details appropriate to the overall building design.
- 6.3.6 Locate and proportion a chimney and its cap to integrate into the overall building design. Make a chimney attached to the side of a building appear to be self supporting, not "floating" above the ground or foundation.
- 6.3.7 Choose roof materials and installation details accurate to the architectural style of the building. Add new energy conservation and generation technologies, including "cool" and planted areas, to roofs only if subdued in appearance.
- 6.3.8 Handcraft any fences, using unfinished grapestakes or wood pickets and not ornate, *"Victorian"* wrought iron or chain link.
- 6.3.9 Integrate any garden wall with the building architecture and materials, using matte-finished native stone, river rock, brick, or plain-textured plastered masonry, not unfinished concrete or concrete block.



- 6.3.10 Integrate an arbor into the fence or wall design, incorporating vines or other landscaping to blend it into the garden.
- 6.3.11 Distinguish a gate from the adjoining fence or wall with crafted or individualized details, while maintaining filtered views into the property. Do not use vehicle gates except on unusually large estate properties.
- 6.3.12 Never use gate posts or columns that are monumental or *out-of-scale with the building design*, nor stand-alone stone columns that are not integrated into other stone elements. *Keep posts and columns the same height as their adjacent fence or wall.*
- 6.3.13 Use house *identification devices*, such as name and number *signage*, that is subordinate to and appropriate to the architecture.

