



# City of Carmel-by-the-Sea

## COMMUNITY PLANNING AND BUILDING DEPARTMENT

### Memorandum

**Date:** June 27, 2019

**From:** Marc Wiener, AICP, Community Planning and Building Director

**Subject:** Workshop - Residential Zoning Code/Design Guidelines Update

**Attachments:** CMC 17.10 Draft Amendments, CMC 17.39 – Draft Exterior Lighting Code, Draft Amendments to Final and Concept Design Guidelines

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I am glad to present draft amendments to Carmel-by-the-Sea's Residential Zoning Code and Design Guidelines. In January 2018, the City Council authorized staff to initiate an update to these regulations. The Community Planning and Building Department, as well as the Planning Commission, are charged with applying the residential codes to development projects. These draft amendments are based on the experiences and issues that we have encountered in reviewing Residential Design Study applications. You will find that the general rules for building or remodeling a single-family residence in the Village remain intact. Nonetheless, a number of minor amendments are proposed that would affect some of the details of a residential design. The purpose of this workshop is to communicate what has been done and receive feedback from the public on the draft amendments.

The following is a brief overview of some of the draft amendments to the Residential Zoning Code.

- Property Slope - Amendments are proposed that would provide greater flexibility and consistency in terms of how the City treats sloped properties.
- Detached Parking Structures in Setbacks – The standards for this allowance have been modified to be based on necessity, more so than convenience. This is being considered due to the large number of applications that propose place a garage in the front setback, which is primarily intended for landscaping and open space.
- Garbage Enclosures in Setbacks - Amendments have been made to provide greater flexibility in allowing minimally-sized trash enclosures in the setbacks subject to certain design standards. The intent is to screen trash cans from public view.

- New Addition Plate Height – Draft amendments would allow a design to exceed maximum allowed height along a single continuous segment of the exterior wall not exceeding 10% of the total exterior wall length. This provides greater flexibility in matching floor levels when doing a small addition and helps avoid site excavation associated with sinking the entire building so that one small portion can meet the plate height requirement. The maximum allowed ridge height must still be met.
- Outdoor Fireplace/Fire Pit – Requirement that these be gas-fueled only.
- Bonus Basement – The draft amendments add a standard recognizing that maximum basements floor area cannot always be achieved due to on-site trees and establishes that basement tree setbacks are determined by the Forestry Department.
- Volume Standards – Draft amendments have been made that would exempt 150 square feet of an unenclosed structure (e.g. covered deck, pergola, etc.) from the volume calculations. The draft amendments also allow for greater flexibility in volume when modifying the roof of an existing residence, so long as it complies with height limits.
- Floor Area – Draft amendments provide a floor area exemption for storage sheds that are less than 120 square feet in area and less than 8 feet tall. This allows property owners storage capacity on the property, some of which may currently use their garage as an alternative.
- Site Coverage – Draft amendments exempt the first 100 square feet of spaced decking. Current site coverage regulations are very restrictive and this would provide some relief for a surface material that is fully permeable.
- Home Improvement Exception – In order to promote retention of existing homes, some minor zoning exceptions may be granted through the Home Improvement Exception when the project retains at least 75% of the existing exterior walls and siding is either retained or replaced with wood siding. Exceptions include allowing an additional 100 square feet of bonus basement floor area, waiver of composite setback when doing an addition is impractical to meet this standard, and provides exception to plate height when necessary to match the floor level of a new addition to the floor level of existing home.
- New Lighting Code Chapter (17.39) – Establishes better defined exterior lighting standards in both the residential and commercial districts. Determination of light output in residential district and commercial lighting standards is still under review and in progress.

The following is a brief overview of the draft amendments to the Residential Design Guidelines:

- Design Concept Review (Neighbor Impacts) – The draft amendments provide clarifying language that will assist the City in evaluating what constitutes a “significant impact” to neighboring properties. For example, it recognizes that second-story decks are permitted, but should be sized and located in order to provide reasonable privacy to neighboring properties. A new guideline has been added that discourages rooftop decks above second stories. There is a great deal of ambiguity regarding view impacts, and as

such, the draft amendments better define significant views (i.e. ocean views) and quantify what percentage of a view can potentially be blocked if necessary.

- Design Final Review – A definition of contemporary architecture and its place in Carmel has been added. Additionally, design standards for contemporary architecture have been added as well, which encourage it to be sensitive to the neighborhood, incorporate natural finishes, and use traditional roof forms when appropriate. The draft amendments also recognize, and potentially allow, fire resistant materials that mimic the appearance of natural materials such as cement fiber board. Furthermore, the draft amendments identify fire-related issues associated with wood roofs and provide specifications on the type of asphalt-shingle roofing that can be used.

## 17.06.020 Rules of Measurement.

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D. Determining Buildable Area. For the purposes of calculating allowable building volume and floor area, the buildable area of a lot shall be the lot area, minus the following:

1. Continuous portions of the site, occupying at least 10 percent of the site area, with a slope greater than 30 percent (e.g., see steep slope areas in Figure I-2). For sites with an average slope greater than 30 percent, the maximum allowed base floor area and exterior volume shall be reduced by two percent for each one percent increase in average slope above 30 percent up to a maximum reduction of 50 percent.
2. The "pole" of a flag lot;
3. Private access roads;
4. Those portions of a site qualifying as Environmentally Sensitive Habitat Areas (ESHA) as provided for in Article V of Chapter [17.20](#) CMC, Environmentally Sensitive Habitat Area Overlay District; and
5. Public Scenic, habitat, coastal access or conservation easements.

G. Exterior Volume. The maximum allowable exterior volume is calculated by multiplying a volume factor in CMC [17.10.030](#)(C) by the allowed base floor area, subject to the following:

1. Exterior volume is expressed in cubic feet and is measured from the exterior wall and roof surfaces of each building. The exterior volume of the building shall be based on the height of the exterior walls above both the average existing grade and the average final grade. Where the average grade line lies below a building, the exterior walls of the building are projected down to average grade to calculate its volume. Portions of a building located below average grade are excluded from exterior volume.
2. Exterior volume includes all dwellings, guesthouses, accessory dwelling units, garages, carports, chimneys, storage sheds qualifying as floor area, projecting windows and covered porches.
3. Exterior volume also includes the volumes in and under any attached or freestanding arbor, or trellis or unenclosed covered deck or porch with a combined area that is larger than 150 square feet in area and under that portion of any roof eave extending more than ~~18~~ 24 inches from the face of any building.

4. Decks or balconies with a walking surface more than three feet above final grade shall count as exterior volume as measured from the deck surface to the top of any rail or enclosing wall. Any deck or balcony with a floor level less than three feet above final grade will be excluded from the volume total.

L. Measuring Height.

1. Measuring Building Height. The ridge and plate height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive), excluding unexposed basements, to the highest point on the roof or plate.

- a. Flat Roof. The measurement is made to the highest point of the roof beams of the roof.
- b. Mansard Roof. The measurement is made to the deck line of the roof.
- c. Pitched or Hipped Roof. The measurement is made to the peak or gable of the roof.

## Chapter 17.10 R-1 DISTRICT DESIGN REGULATIONS<sup>1</sup>

### Sections:

- [17.10.010](#) Purpose and Design Objectives.
- [17.10.020](#) Dimensional Standards – Lots, Parcels and Building Sites.
- [17.10.030](#) Site Development and Building Standards.
- [17.10.040](#) Lot Mergers.
- [17.10.050](#) Floodplain Development.
- [17.10.060](#) Residential Design Guidelines.
- [17.10.070](#) Review of Plans.
- [17.10.080](#) Additional Use Regulations.

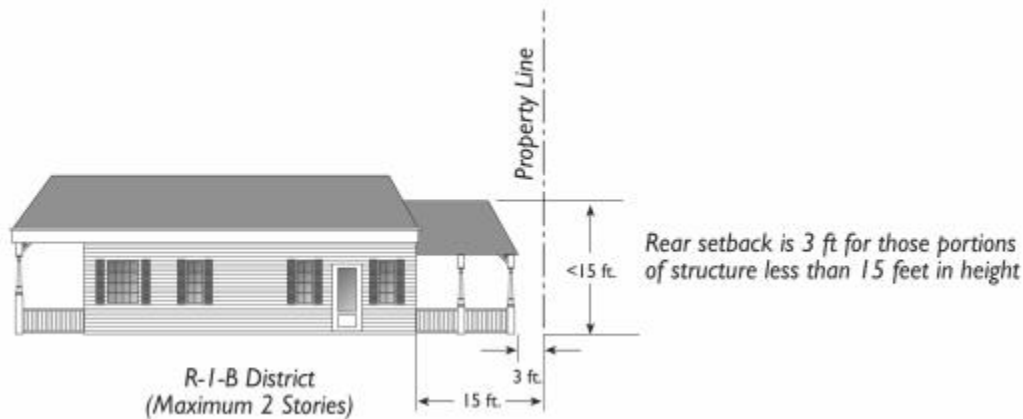
### **17.10.030 Site Development and Building Standards.**

A. Setbacks. Minimum building setbacks shall conform to the standards in Table 17.10-A: Setback Standards for R-1 District.

| Table 17.10-A: Setback Standards for R-1 District |                            |                            |                             |                            |                   |
|---------------------------------------------------|----------------------------|----------------------------|-----------------------------|----------------------------|-------------------|
| Lot Type                                          | Front Setback<br>(in feet) | Rear Setback*<br>(in feet) | Side Setbacks               |                            |                   |
|                                                   |                            |                            | Composite**<br>(both sides) | Minimum Setbacks (in feet) |                   |
|                                                   |                            |                            |                             | Interior Side              | Street Side       |
| Interior Site                                     | 15                         | 15                         | 25% of site width           | 3                          | N/A               |
| Corner Site                                       | 15                         | 15                         | 25% of site width           | 3                          | 5                 |
| Resubdivided Corner Site                          | 10                         | 15                         | 25% of site width           | 3                          | 9                 |
| Double-Frontage Site                              | 15                         | N/A                        | 25% of site width           | 3                          | 5 (if applicable) |

\* The rear setback is three feet for those portions of structures less than 15 feet in height.

\*\* See CMC [17.10.030](#)(A)(1) and [17.06.020](#), Rules of Measurement.



1. Detached Garages and Carports. To encourage variety and diversity in neighborhood design, and to provide flexibility in locating parking structures on constrained sites, detached garages and carports may be authorized by the Planning Commission within rear yard setbacks or front or side yard setbacks facing a street, subject to the following standards:

- a. ~~Front or Side Yard Setback Facing a Street.~~ The Planning Commission may authorize a single-car, detached garage or carport not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height in either both the front yard setback and interior side yard or composite side yard setbacks. A detached garage or carport may not encroach into the both the front yard setback and or a side yard setback facing a street (but not both). if: A detached garage or carport may encroach a maximum of 1 foot into an interior side yard setback.

The following standards shall apply when locating a detached garage or carport in a setback:

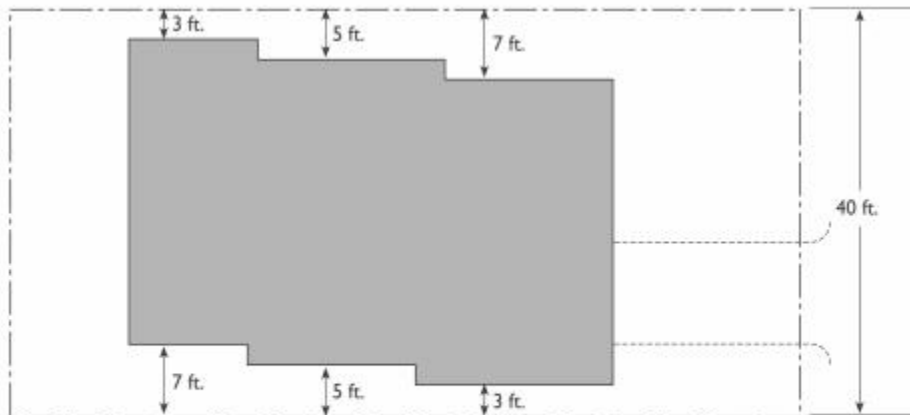
- i. Site constraints such as trees, topography and existing structures make it impractical to locate the parking structure in conformance with general setback standards;
- ii. At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space;
- iii. The proposed setback encroachment would not impact significant or moderately significant trees;
- iv. Free and safe movement of pedestrians and vehicles in adjacent rights-of-way is protected;

- v. All development on site will be in scale with adjacent properties and the neighborhood context consistent with adopted design guidelines; and
- vi. Placement of the garage or carport in the setback will add diversity to the neighborhood streetscape.

b. The director may authorize a maximum 200 square foot parking pad providing required parking in the setbacks, subject to the same requirements and standards that apply to a detached garage or carport. A parking pad is not permitted in any setback on sites that also contain a detached garage or carport in a setback.

~~Interior Side Yard Setback and/or Rear Setback, garages may encroach into an interior side yard setback rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.~~

**Figure II-2: Composite Side Yard Setbacks**



*Sideways setbacks may vary throughout the depth of the lot, but shall not be less than 3 feet on either side or equal to less than 25 percent of the lot width on both sides. The above example shows a variety of setback combinations that equal 25 percent of a 40 foot wide lot.*

2. Garbage Enclosures. Garbage enclosures are permitted in setbacks subject to the following standards:

- i. Site constraints such as trees, topography and existing structures make it impractical to locate the garbage enclosure in conformance with general setback standards;

ii. The size of the garbage enclosure shall be the minimum necessary to contain receptacles provided by the waste disposal service;

iii. Garbage enclosures should be set back from the front property line the maximum extent feasible depending on site conditions;

iv. Garbage enclosures incorporated into design features such as a wall or fence are encouraged; and

v. Garbage enclosures shall be made of natural materials such as wood.

23. Setback Exceptions. The following table identifies allowed exceptions to setbacks in the R-1 district:

| Table 17.10-B: Setback Exceptions in R-1 District |               |                                                     |              |                                        |              |                                        |
|---------------------------------------------------|---------------|-----------------------------------------------------|--------------|----------------------------------------|--------------|----------------------------------------|
| Design Element                                    | Front Setback |                                                     | Rear Setback |                                        | Side Setback |                                        |
|                                                   | Allowed       | Limits                                              | Allowed      | Limits                                 | Allowed      | Limits                                 |
| Chimneys                                          | Yes           | 24 in.                                              | No           | N/A                                    | No           | N/A                                    |
| Driveway                                          | Yes           | N/A                                                 | Yes          | N/A                                    | Yes          | 18 in.                                 |
| Eaves                                             | Yes           | 24 in. <u>Maximum 2 ft. into front yard setback</u> | Yes          | <u>18 in. 2 ft. from property line</u> | Yes          | <u>18 in. 2 ft. from property line</u> |
|                                                   |               |                                                     |              |                                        |              |                                        |
| <u>Outdoor Fireplace or Fire Pit</u>              | <u>No</u>     | <u>N/A</u>                                          | <u>Yes</u>   | <u>3 ft. from property line</u>        | <u>No</u>    | <u>N/A</u>                             |
| Entryway/Porch                                    | No            | N/A                                                 | No           | N/A                                    | Yes          | 18 in. street side only, uncovered     |
| Fences/Walls/Arbors                               | Yes           | Refer to Table 17.10-G                              | Yes          | Refer to Table 17.10-G                 | Yes          | Refer to Table 17.10-G                 |

| Table 17.10-B: Setback Exceptions in R-1 District |                   |                                               |              |                                               |              |                                                                   |
|---------------------------------------------------|-------------------|-----------------------------------------------|--------------|-----------------------------------------------|--------------|-------------------------------------------------------------------|
| Design Element                                    | Front Setback     |                                               | Rear Setback |                                               | Side Setback |                                                                   |
|                                                   | Allowed           | Limits                                        | Allowed      | Limits                                        | Allowed      | Limits                                                            |
| <b>Garage/Carport/<del>Parking Pad</del></b>      | Yes               | Refer to CMC <a href="#">17.10.030</a> (A)(1) | Yes          | Refer to CMC <a href="#">17.10.030</a> (A)(1) | Yes          | Interior side of corner lots only                                 |
| <b>Garbage Enclosure</b>                          | <del>No</del> Yes | N/A                                           | Yes          | 3 ft. from property line                      | Yes          | 3 ft. from property line                                          |
| <b>Ramps</b>                                      | Yes               | Max. 4 ft. width                              | Yes          | Max. 4 ft. width                              | Yes          | Max. 4 ft. width                                                  |
| <b>Masonry Stoops and <del>House</del> Stairs</b> | No                | N/A                                           | No           | N/A                                           | Yes          | First floor only <del>and minimum size required for access.</del> |
| <b>Walkways</b>                                   | Yes               | Max. width into setback: 4 ft.                | Yes          | Max. width into setback: 4 ft.                | Yes          | Max. width into setback: 4 ft.                                    |
| <b>Terraces</b>                                   | <del>Yes</del> No | N/A                                           | Yes          | N/A                                           | Yes          | N/A                                                               |
| <b>Window Wells</b>                               | No                | N/A                                           | Yes          | 3 ft. from property line**                    | Yes          | 3 ft. from property line**                                        |

~~\* Eaves shall not encroach into any minimum side yard for more than 20 linear feet per side.~~

~~\*\* All window wells that encroach into setbacks shall meet the minimum length, depth, and width requirements for egress and access to light.~~

B. Height Limits. The following height standards apply to the R-1 district. Where conflicts between two or more of these standards occur, the more restrictive limits shall apply.

| Table 17.10-C: Maximum Height Standards  |              |                 |                 |
|------------------------------------------|--------------|-----------------|-----------------|
|                                          | R-1 District | R-1-BR District | R-1-PO District |
| Number of Stories Allowed                | 2            | 2               | 1*              |
| Roof Height of First Story (in feet)     | 18           | 18              | 18              |
| Plate Height of First Story (in feet)**  | 12           | 12              | 12              |
| Roof Height of Second Story (in feet)    | 24           | 18              | 24*             |
| Plate Height of Second Story (in feet)** | 18           | 18              | 18*             |

\* See CMC [17.20.100](#), Required Planning Commission Review, and CMC [17.20.110](#), Review Criteria.

\*\* Plate height may exceed this maximum along a single continuous segment of the exterior wall not exceeding 10% of the total exterior wall length.

Figure II-3: Maximum Heights



1. Chimneys. Fireplace chimneys and vents, including caps, shall be no higher than required by the ~~UBC~~ [CBC](#) and shall not exceed four feet in height above the building height. Chimneys, vents or chimney enclosures which project above a roofline, flat deck or parapet wall shall also be subject to the following standards.

- a. Maximum horizontal dimension: three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension.

i. Exception: three feet and six inches for double-flue chimneys.

b. Chimneys shall not contain any storage space, access openings or other uses unrelated to the vent function of the chimney.

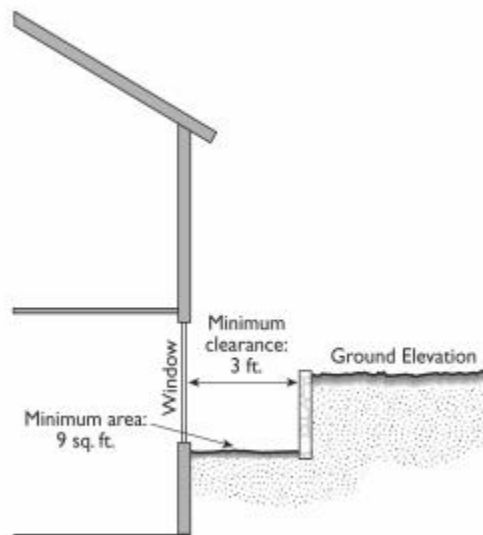
c. Outdoor fireplaces and fire pits shall be gas-fueled only and limited to the maximum height required by the CBC.

C. Site Coverage. Impermeable site coverage, as defined in Chapter [17.70](#) CMC, shall be limited to a maximum of 22 percent of the base floor area allowed for the site (Note: on a 4,000 square-foot site this equals 396 square feet or 10 percent of the site).

1. Exemptions.

a. Building Projections. Structural elements that project out from building walls including oriel windows, eaves, balconies, overhangs and similar structural elements are exempt from site coverage calculations if limited to a projection of 18 inches or less. The first 100 square feet of a spaced deck or porch is exempt. Window wells providing emergency egress shall provide at least three feet of clearance from the window opening and nine square feet in area unless otherwise determined by the Building Official. The ground area of each window well shall be fully counted as site coverage.

Figure II-4: Window Well



b. Additional Site Coverage for Driveways. If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area may be allowed for use in other locations on the property. ~~a single driveway of up to nine feet in width.~~

c. Flag Lots. The paving of private roads or the paving on the “pole” of a flag lot are exempt from site coverage limits.

d. Garbage enclosures are exempt from site coverage calculations when designed to the minimum area necessary to contain receptacles provided by the waste disposal service.

2. Nonconforming Site Coverage. Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area consistent with subsection (D)(3) of this section, Exterior Volume, only when:

a. ~~The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A) and a~~All existing and new trees have sufficient space to protect the root zones and provide for new growth; and

b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less. The removal of additional nonconforming site coverage may be required when necessary to achieve the open space and landscaping objectives of the design guidelines.

#### **Figure II-5: Maximum Site Coverage**

#### **D. Floor Area Ratio and Exterior Volume.**

1. Floor Area. “Floor area” means the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all building, basements, mezzanines, guesthouses, studios, garages and carports. All attic, and ~~basement and storage shed~~ spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage,

carport or other means such as a parking pad. Storage sheds that are 120 square feet or less, with a height of 8 feet or less, and do not include a foundation, electrical or plumbing are exempt from floor area calculations. Residences constructed prior to January 1, 2019 may deduct unfinished crawl spaces from the floor area calculation at the discretion of the Planning Commission when the proposed modifications to the residence meet the design objectives of the design guidelines with regard to mass and bulk.

2. Maximum Floor Area. The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The actual floor area that will be permitted on each site is dependent on site constraints and compliance with the design objectives for the R-1 district. The maximum floor area will not be achievable on sites with constraints such as slopes, significant trees, unusual shape or difficult access. For sites with an average slope greater than 30 percent, the maximum allowed base floor area and exterior volume shall be reduced by two percent for each one percent increase in average slope above 30 percent up to a maximum reduction of 50 percent (See CMC [17.06.020\(D\)](#), Determining Buildable Area).

a. Sites Less Than 4,000 Square Feet. On sites of 4,000 square feet or less in area, the maximum base floor area shall not exceed 45 percent of the area of the building site.

b. Sites Between 4,000 and 10,000 Square Feet. On sites between 4,000 square feet and 10,000 square feet, the base floor area shall be calculated as follows:

$$\text{Building Site Area} \times \left[ 0.45 - \frac{((\text{Sq. Ft. Over 4,000}) \times 0.02)}{1,000} \right] = \text{Base Floor Area}$$

c. Sites Larger Than 10,000 Square Feet. For sites larger than 10,000 square feet the base floor area shall be as stated in Table 17.10-D. For building sites of a size between two entries in the table, the base floor area shall be prorated using a straight, arithmetic projection between entries. The maximum allowed floor area on any building site 22,000 square feet or larger shall not exceed 6,000 square feet.

Table 17.10-D lists base floor area for common lot sizes.

| Table 17.10-D: Base Floor Area and Bonus Floor Area Standards for Typical Lots                                                                                                           |                 |                          |                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------|---------------------------|
| Site Area                                                                                                                                                                                | Base Floor Area | Maximum Bonus Floor Area | Maximum Total Floor Area* |
| 4,000                                                                                                                                                                                    | 1,800           | 600                      | 2,400                     |
| 5,000                                                                                                                                                                                    | 2,150           | 717                      | 2,867                     |
| 6,000                                                                                                                                                                                    | 2,460           | 820                      | 3,280                     |
| 7,000                                                                                                                                                                                    | 2,730           | 910                      | 3,640                     |
| 8,000                                                                                                                                                                                    | 2,960           | 987                      | 3,947                     |
| 9,000                                                                                                                                                                                    | 3,150           | 1,050                    | 4,200                     |
| 10,000                                                                                                                                                                                   | 3,300           | 1,100                    | 4,400                     |
| 11,000                                                                                                                                                                                   | 3,450           | 1,150                    | 4,600                     |
| 12,000                                                                                                                                                                                   | 3,600           | 1,200                    | 4,800                     |
| 13,000                                                                                                                                                                                   | 3,735           | 1,245                    | 4,980                     |
| 14,000                                                                                                                                                                                   | 3,870           | 1,290                    | 5,160                     |
| 15,000                                                                                                                                                                                   | 4,005           | 1,335                    | 5,340                     |
| 16,000                                                                                                                                                                                   | 4,140           | 1,380                    | 5,520                     |
| 17,000                                                                                                                                                                                   | 4,255           | 1,418                    | 5,673                     |
| 18,000                                                                                                                                                                                   | 4,370           | 1,457                    | 5,827                     |
| 19,000                                                                                                                                                                                   | 4,485           | 1,495                    | 5,980                     |
| *The "maximum total floor area" equals the base floor area plus the bonus floor area. The numbers in this column would require half of the total floor area to be located in a basement. |                 |                          |                           |

d. Other Provisions.

- i. Required Parking. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad. Inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking.

ii. Unbuildable Areas. Those portions of a property that are not counted as part of the building site or that are unbuildable, as defined in CMC Section 17.06.020.D, (i.e., exclusive easements, private roads, the “pole” of a flag lot, etc.) shall first be deducted from the site lot area when calculating base floor area.

iii. Interior Stairways and Elevators. Interior stairways and elevators connecting a first story with a second story shall be counted on the second floor and ~~as floor area on only one of the two floors the stair connects.~~ This floor area shall be considered two-story for purposes of determining volume. Stairs and elevators providing access to the basement shall not be counted on either floor the stair connects.

iv. ~~Bonus Floor Area — Basement Incentive.~~ Each site shall be allowed 100 square feet of floor area, located in a basement that is exempt from the floor area limit established in this section. This basement floor area shall be in addition to the allowed base floor area total. **(This provision has been relocated to Bonus Floor Area Section)**

### 3. Exterior Volume.

a. General Provisions. The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E. (See also CMC [17.06.020](#) (G), Exterior Volume).

| Table 17.10-E: Exterior Volume Factors for R-1 District             |                                                                    |                                    |
|---------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------|
|                                                                     | Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area |                                    |
|                                                                     | One-Story Elements of the Building                                 | Two-Story Elements of the Building |
| Located under a pitched or sloping roof greater than 3:12 pitch     | 12                                                                 | 11                                 |
| Located under a flat roofed area of the building 3:12 or less pitch | 11                                                                 | 10                                 |

b. Volume Option for Additions. It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes the following options s are is available:

i. Additions of floor area, whether attached or detached, may be approved through design review without determining compliance with the exterior volume standard for the entire site. Instead, the addition(s) shall comply with the applicable volume factor (from the table above), only for the specific floor area contained in the addition(s). This option applies only to the specific location of the addition. No alteration affecting other parts of the building shall be approved through this option Projects for which applicants have not chosen this option shall be reviewed using volume limits for the entire site.

c. Changes in Roof Design with Limited AEffect on Volume. The Director may waive the requirement for a determination of total exterior volume for any changes in roof design of an existing home if the volume being added by all of the proposed changes would have a limited effect on volume and meet the height standards. ~~not exceed two percent of the total allowed volume for the site. The cumulative total volume of changes constructed after February 6, 2003, using such waivers shall not exceed this two percent limit.~~

d. Unenclosed structures, such as an arbor, trellis or covered deck or porch, with a maximum area of 150 square feet or less are exempt from volume standards.

e. Construction of a new home must meet volume standards with no exceptions granted.

4. Bonus Floor Area. The City provides an incentive to use some of the base floor area and exterior volume in a basement. The result of this incentive is to reduce above-ground floor area and reduce exterior volume for sites awarded bonus floor area in basements. Under this incentive program, the area required for a minimal stairway from the first floor to the basement shall not be counted as floor area on either floor the stair connects.

a. Each site shall be allowed 100 square feet of floor area, located in a basement that is exempt from the floor area limit established in this section. This basement floor area shall be in addition to the allowed base floor area total.

b. In addition to the 100 square foot bonus identified in subsection (a), for each one square foot of floor area not built above grade, one additional square foot of bonus floor area may be constructed in a basement (See bonus basement floor area as shown in Table 17.10-F).

c. On some sites, or areas within a site, excavation may be inappropriate due to tree roots or other constraints and the maximum bonus floor will not be achievable. Basement excavation must maintain a sufficient setback from trees roots as determined by the City Forestry Department.

~~a. One Story. For each one square foot of the base floor area constructed in a basement and 12 cubic feet of allowed exterior volume not built above average grade, one additional square foot of bonus floor area may be constructed in a basement.~~

~~b. Two Story. For each one square foot of the base floor area constructed in a basement and 11 cubic feet of allowed exterior volume not built above average grade, one additional square foot of bonus floor area may be constructed in a basement. (See bonus basement floor area as shown in Table 17.10-F).~~

~~d.~~ e. The limits on the amount of volume that may be built in a basement are the defined interior ceiling height for basements and the requirement that all basement space shall be located within the perimeter established by the exterior, above-ground walls of the primary dwelling on the site. A basement shall not extend into any open space or yard area outside the building footprint without it counting as above-ground floor area.

d. The maximum bonus floor area that can be achieved is 33% of the allowed base floor area.

e. Each site shall be allowed 100 square feet of floor area, located in a basement that is exempt from the floor area limit established in this section. This basement floor area shall be in addition to the allowed base floor area total.

~~d. On some sites, or areas within a site, excavation may be inappropriate due to tree roots or other constraints and the bonus floor area will not be achievable. Bonus floor area is not available to sites nonconforming with respect to any floor area or parking regulation.~~

| Table 17.10-F: Example of Bonus Floor Area Calculations* |                                |                              |                           |           |                       |
|----------------------------------------------------------|--------------------------------|------------------------------|---------------------------|-----------|-----------------------|
| Floor Area<br>Above Ground                               | Base Floor Area<br>in Basement | Bonus Basement<br>Floor Area | Maximum Exterior Volume** |           | Total Floor<br>Area** |
|                                                          |                                |                              | One Story                 | Two Story |                       |
| 1,800                                                    | 0                              | 0                            | 21,600                    | 19,800    | 1,800                 |
| 1,600                                                    | 200                            | 200                          | 19,200                    | 17,600    | 2,000                 |
| 1,500                                                    | 300                            | 300                          | 18,000                    | 16,500    | 2,100                 |
| 1,400                                                    | 400                            | 400                          | 16,800                    | 15,400    | 2,200                 |
| 1,300                                                    | 500                            | 500                          | 15,600                    | 14,300    | 2,300                 |
| 1,200                                                    | 600                            | 600                          | 14,400                    | 13,200    | 2,400                 |

\* For 4,000 square foot site where base floor area equals 1,800 square feet.

\*\* An additional 100 square feet of bonus space can be obtained as authorized in CMC Section 17.10.030.D.d.iv.

~~\*\* Exterior volumes for the two-story column assume both floors are of equal size. The allowed exterior volume of a building that is partially one story and partially two stories will have a value that is between the one and two story columns and will be unique for each design based on how much is one story and how much is two story (See Bonus Basement Floor Area Worksheet).~~

#### E. Fences and Walls.

1. Height. Fences and walls meeting the standards in Table 17.10-G may be approved through track one design review. Approval of taller fences and walls along the rear and side property lines that exceed 6 feet in height ~~require approval~~ may be referred to from the Planning Commission at the discretion of the director when there is mutual consent between adjoining property owners.

| Table 17.10-G: Maximum Track One Fence and Wall Heights |                  |              |                            |              |
|---------------------------------------------------------|------------------|--------------|----------------------------|--------------|
|                                                         | Setback Location |              |                            |              |
| Design Element                                          | Front Setback    | Side Setback | Side Setback Facing Street | Rear Setback |
| Fence                                                   | 4 feet*          | 6 feet***    | 4 feet*                    | 6 feet***    |
| Garden Wall                                             | 3 feet*          | 6 feet       | 3 feet*                    | 6 feet       |
| Retaining Wall                                          | 3 feet**         | 6 feet       | 3 feet**                   | 6 feet       |
| Pillars and Gates                                       | 6 feet           | N/A          | 6 feet                     | N/A          |
| Arbor/Trellis                                           | 7 feet           | 7 feet       | 7 feet                     | 7 feet       |
| Entry Arbor                                             | 7.5 feet         | 7.5 feet     | 7.5 feet                   | 7.5 feet     |

\* These limits shall not be altered through Design Review by the Planning Commission.

\*\* Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC [17.10.030\(E\)\(4\)](#) and for driveways providing access to a subgrade garage.

\*\*\* A 1-foot tall lattice is permitted on top of side yard and rear yard fences.

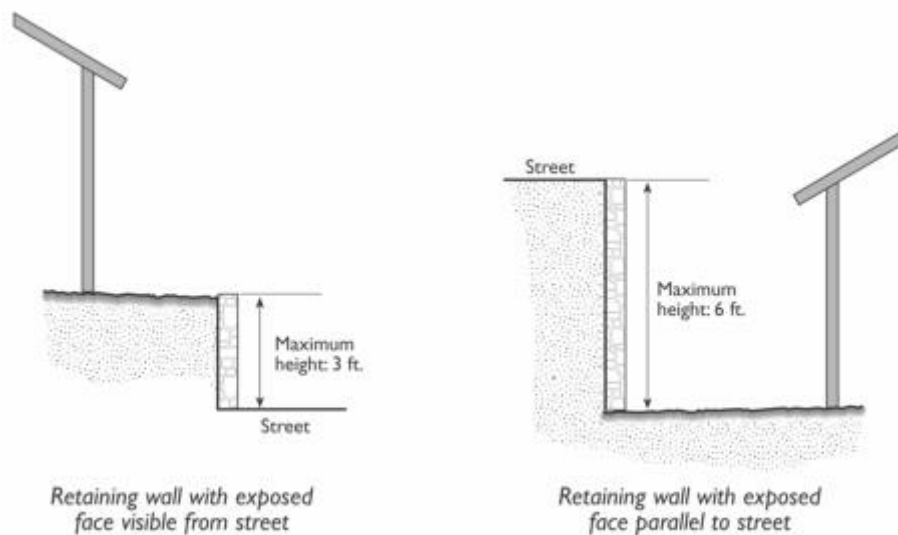
2. Reconstruction of Nonconforming Fences and Walls. Existing fences and walls may be rebuilt if damaged or deteriorated without conforming to current height limits upon submittal of plans and photographs documenting existing heights and materials prior to demolition. The director may approve the rebuilding as long as heights are not increased and may require that the height of the fence be reduced to bring it closer to compliance with the allowed height standards in table 17.10-G.

~~3. New Fences and Walls. New fences and walls on corner lots shall be reviewed by the Building Official in consultation with the Police Department to ensure a safe line of sight for intersecting lanes of traffic.~~

~~4.~~3. Retaining Walls. Retaining walls in front setbacks or side setbacks facing a street are permitted as follows:

- a. Retaining walls with the exposed face visible from the street shall have a maximum height of three feet. An exception may be provided for driveway retaining walls that facilitate access to a subgrade garage.
- b. Retaining walls with the exposed face parallel to the street and facing the interior of the property site shall have a maximum height of six feet.
- c. Exceptions to these height limits shall require Planning Commission approval.

**Figure II-5: Retaining Walls**



F. On-Site Parking Requirements. Required parking spaces shall be provided by a garage, carport or parking pad that is a minimum of 200 square feet in size and dimensioned to accommodate an average sized vehicle and measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. Tandem parking is allowed in this district. All required parking shall be provided on-site and shall be counted as floor area and exterior volume.

#### 1. Required Parking Spaces.

- a. Dwellings. One parking space per primary dwelling on sites of 8,000 square feet or less in area. Two parking spaces per primary dwelling on sites larger than 8,000 square feet in area.
- b. Guesthouses. ~~One space per guesthouse~~ No parking is required.

c. ~~Accessory Dwelling Units.~~ Parking shall comply with standards established in CMC Section 17.08.050. ~~Sites with Class II accessory dwelling units shall provide a minimum of one parking space on-site at the time of approval. Upon enlargement or improvement of a Class II unit there shall be one parking space each for the primary dwelling on the site and for the accessory dwelling unit. Improvements to accessory dwelling units are allowed even if one or both parking spaces encroaches into a setback. Sites with Class III or IV accessory dwelling units shall provide one parking space behind all setbacks for the accessory dwelling unit and shall comply with all parking requirements established in Chapter 17.39 CMC, Off-Street Parking Requirements, for other development on the site.~~

## 2. Additional Requirements.

- a. Parking required for conditional uses shall be established when the use permit is issued, but shall be no less than for equivalent uses in the commercial district;
- b. Each required parking space shall conform to setback standards unless an exception or variance applies. Driveways may encroach into setbacks;
- c. On sites of less than 6,000 square feet, only a single-car width garage door shall face the street. Wider garage doors on such lots may be authorized if the garage design and placement is subordinate to the main dwelling door is integrated into the house and adjacent wall surfaces (i.e., ~~same materials and color~~) or set back at least ~~50~~ 30 percent into the depth of the lot;
- d. Developed building sites not meeting parking standards shall be considered nonconforming. No building permits authorizing ~~any demolition,~~ a floor area addition exceeding 10% or more of the existing floor area or ~~increase in exterior volume exceeding two percent of allowed volume~~ shall be issued unless ~~one or more of the following applies:~~ compliance with parking standards is achieved.
- i. ~~The proposed plans for construction will achieve compliance with all parking standards; or~~
- ii. ~~The building permit is for repairs only, or is for alterations involving no expansion of floor area and the valuation of the work would not exceed 25 percent of current construction costs for replacement of the building.~~

~~G. Outdoor Antennas. Except as provided in Chapter 17.46 CMC, Telecommunications and Wireless Facilities, all outdoor antennas, including satellite dishes, shall conform to the following:~~

~~1. Maximum Number. One antenna per building site.~~

~~2. Maximum Height. No part of any antenna shall exceed the height limits in the underlying land use district or overlay zone. Roof-mounted antennas serving a single property are allowed if they are mounted below the ridgeline and are not visible from any street.~~

~~3. Minimum Setbacks. Ground-mounted antennas and support structures shall be at least three feet from any property line. No antennas or support structure shall be located in any setback facing a street.~~

~~4. Screening. All ground- or wall-mounted antennas shall be screened or camouflaged by walls, color, fences or landscaping. (Ord. 2017-10 § 2, 2017; amended during 8/09 update; Ord. 2009-07 Att. A, 2009; Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).~~

#### **17.10.040 Lot Mergers.**

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A. Mergers Initiated by the City. As provided for in the Subdivision Map Act of the State of California, the City may merge two or more contiguous parcels or units of land that are under the same ownership if any one of the parcels or units does not conform to the building site standards contained in this chapter and all of the following requirements are met:

1. At least one of the parcels is undeveloped by any structure, or is developed only with one or more accessory structures, or is developed with a single structure other than an accessory structure that is also partially sited on a contiguous parcel or unit.

2. With respect to any affected parcel or unit, one or more of the following conditions exist. The parcel or unit:

a. Is comprised of less than 5,000 square feet in area at the time of the determination of merger; or

b. Was not created in compliance with the applicable laws and ordinances in effect at the time of its creation; or

c. Does not meet standards for water supply (See Chapter [17.50](#) CMC, Water Management Program); or

d. Has a slope in excess of 30 percent; or

e. Has no legal access adequate for vehicular and safety equipment access and maneuverability;  
or

f. If developed would create health or safety hazards; or

g. Is inconsistent with the General Plan Coastal Land Use Plan, or any applicable specific plan,  
other than minimum lot size or density standards.

3. Regulatory Merger Procedure. The procedures for mergers shall follow the requirements established in the Subdivision Map Act of the State of California at the time of the merger.

#### B. Mergers Requested by Property Owners.

1. Merger of Substandard Lots and/or Lot Fragments. A property owner may request a merger to consolidate lots and/or lot fragments as defined by this code to create a single parcel that meets the requirements for a legal building site in the district where the property is located. Such request shall be in writing and shall be accompanied by such information as required by the Director and a fee established by the City Council. The Director may approve a request for merger without public notice or a hearing. Approvals shall be subject to conditions necessary to achieve compliance with the General Plan and other applicable regulations. The Director's decision may be appealed to the Planning Commission as provided for in Chapter [17.54](#) CMC, Appeals, and the Subdivision Map Act. Upon approval, the City shall cause to be filed a determination of merger with the County Recorder.

2. Other Owner-Initiated Mergers. The City encourages the merger of small lots into larger lots to promote diversity in design and housing size and to preserve open space. Two or more contiguous lots of record, each of which would individually meet the standards for development as a building site, may be merged through the filing of a voluntary merger request by the owner(s). Upon approval of such a merger by the Department of Community Planning and Building, and recording of merger documents or maps with the County Recorder, the following incentives become available to the property:

a. Allowed base floor area ~~and site coverage~~ may be increased by ~~three~~ two percent of site area, beyond the standard specified in CMC [17.10.030](#)(D), Floor Area Ratio and Exterior Volume. A commensurate amount of additional exterior volume also shall be allowed.

b. Guesthouses or accessory dwelling units may be built with 100 square feet more floor area than is specified in CMC [17.08.050](#)(C), Guesthouses and [17.08.050](#)(G), Accessory Dwelling Units.

~~c. Up to 2.5 percent of additional site coverage is allowed if the site complies with the City's tree density standards.~~

~~d. One additional accessory structure is allowed for a total of three accessory structures on the site.~~

C. Voluntary Waiver of Subdivision Rights. Any owner of a lot of record that is two or more times the minimum lot size for the underlying land use district may grant a permanent easement to the City, voluntarily waiving all future rights to apply for, and receive approval for, any subdivision of land to create additional building sites. Upon approval by the Department of Community Planning and Building and proper recording of easement documents with the County Recorder, the incentives established in this section for merged lots become available to the property. (Ord. 2017-10 § 2, 2017; Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

#### **17.10.050 Floodplain Development.**

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A. Parcels shown on Plate 2 of Floodplain Information, Carmel River, Monterey County, California (U.S. Army Corps of Engineers, San Francisco District, May 1967), are considered to be in a floodplain.

B. Any new building or addition to an existing building located in a floodplain shall establish the first floor level at least one foot higher than the elevation of the standard project flood, or in the case of nonresidential structures, the elevation to which the building has been flood protected. Documentation verifying compliance shall be certified by a civil engineer registered in the State and shall accompany the building permit for the proposed construction. All elevations shown on the plans shall be referenced to mean sea level. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

#### **17.10.060 Residential Design Guidelines.**

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The City Council shall maintain design guidelines to implement the design objectives outlined in CMC [17.10.010](#), Purpose and Design Objectives. The Planning Commission and the Department of Community Planning and Building shall use these Guidelines to review proposed construction. Designs that conflict with municipal code standards or which fail to achieve reasonable compliance with the adopted R-1 design objectives shall not be approved. (Amended during 8/09 update; Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

#### **17.10.070 Review of Plans.**

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All proposed site development, exterior alterations, rebuilding, rehabilitation and new construction shall require design review. The dimensional standards established in this chapter (e.g., height, setbacks, coverage, floor

area) represent maximum or minimum limits and will not be achievable on every site. Design review involves discretion and judgment regarding the appropriateness of each design within the context of site constraints and neighborhood character. See Chapter [17.58](#) CMC, Design Review. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

#### **17.10.080 Additional Use Regulations.**

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Development, as defined in Chapter [17.70](#) CMC, shall not interfere with the public's right of access to the sea by eliminating free public beach parking along San Antonio Avenue between 2nd Avenue and Santa Lucia or along any street rights-of-way west of San Antonio. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

#### **17.10.090 Home Improvement Exception**

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A. Purpose. A home improvement exception enables improvements or minor additions to an existing single-family home with the purpose of promoting retention of existing houses within the city.

B. Applicability. A home improvement exception may be granted as part of a proposed improvement or addition to an existing single-family home in the R-1 district, as limited in subsection (C). A home improvement exception may be granted as described in subsections (1) through (4) of subsection (C), but may not exceed the limits set forth in those subsections. In order to qualify for a home improvement exception, the project must retain at least 75% of the existing exterior walls and must either retain existing exterior siding or replace with new wood siding in accordance with the design guidelines.

C. Limits of the Home Improvement Exception. A home improvement exception may be granted for one or more of the following (not to exceed the specified limits):

1. To allow an additional 100 square feet of floor area (total allowed 200 square feet), located in a basement, consistent with the provisions of CMC Section 17.10.030.D.4.a.
2. To waive the composite-side yard setback requirements under circumstances in which it is not practical to meet the setback standard when adding on to an existing home.
3. To provide an exception to the plate height requirements on new additions when necessary to match the floor level of a new addition with the floor level of the existing home. A commensurate amount of volume will be granted.
4. To allow similar minor exceptions, when determined by the director to be similar in magnitude and scope to those listed in subsections (1) through (4) above. Provided, under no circumstances may such exceptions exceed the limits established in subsections (1) through (4) above.

D. Findings. Neither the director, nor the planning commission or city council on appeal, shall grant a home improvement exception unless it is found that:

1. The granting of the application is desirable for the preservation of an existing architectural style and neighborhood character, which would not otherwise be accomplished through the strict application of the regulations; and
2. The granting of the application will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience; and
3. The granting of the application will maintain general consistency with the Residential Design Guidelines; and
4. The exception is being granted based on characteristics of the property and improvements on the property, rather than the personal circumstances of the applicant, and is the minimum exception necessary for the project to fulfill the purposes of subsection (A).

E. Conditions. In granting one or more home improvement exceptions, reasonable conditions or restrictions may be imposed when appropriate or necessary to protect the public health, safety, general welfare, or convenience, and to further achieve the purposes of this title (Zoning).

# Carmel-by-the-Sea Municipal Code

## Chapter 17.39 EXTERIOR LIGHTING

### Sections:

- [17.39.010](#) Purpose.
- [17.39.020](#) Scope and Applicability.
- [17.39.030](#) Application and Review Procedure.
- [17.39.040](#) Conditions and Standards
- [17.39.050](#) Specialized Outdoor Lighting.
- [17.39.060](#) Exemptions.
- [17.39.070](#) Prohibited Lighting.
- [17.39.080](#) Violations.

### **17.39.010 Purpose.**

Carmel-by-the-Sea has special environmental and historic factors that have led to its unique use of exterior lighting. A coastal city that also maintains a substantial urban forest, the City is privileged to have access to a pristine nighttime environment. Historically, public street lighting was avoided on residential streets. Within an individual property, lighting was typically limited to a light at a building entrance and, sometimes, at a yard gate or patio.

The purposes of this chapter are to:

- A. Encourage exterior lighting practices that will minimize light pollution, glare and light trespass.
- B. Promote energy conservation.
- C. Maintain nighttime safety, utility and security.
- D. Prevent lighting nuisances and unnecessary or inappropriate exterior lighting.
- E. Allow citizens and tourists to view and enjoy the night environment.
- F. Maintain the coastal forest atmosphere and village character of the city.

### **17.39.020 Scope and Applicability.**

A. Compliance: All exterior lighting installed after the effective date hereof in all zones in the City shall conform to the requirements established by this chapter. This chapter does not apply to indoor lighting.

B. Nonconforming Uses: All existing outdoor lighting that does not meet the requirements of this chapter and is not exempted by this chapter shall be considered a nonconforming use. The City will encourage property owners to voluntarily bring nonconforming exterior light fixtures into compliance with this chapter. Existing light bulbs and other light sources, which are deemed a nuisance or hazard by the Director, shall be brought into compliance with this chapter. Otherwise, existing light sources shall be considered a nonconforming use and may be maintained and replaced in kind.

C. Modifications; Compliance Through Building Permit Process: The City will require exterior lighting fixtures to be brought into compliance, through the building permit process, if light fixtures are being replaced, substantial modifications are made to the exterior of the building or if the floor area of a single-family home is increased by more than 10%.

#### **17.39.030 Application and Permit Process.**

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A. Lighting Plans Required: All sign permit, building permit and planning permit applications shall include a lighting plan that shows evidence that new or modified lighting fixtures and light sources will comply with this chapter. The lighting plan shall include plans or drawings indicating the proposed location and height of lighting fixtures, illustrations of all proposed lightings fixtures and supports and information on the lamps, shielding, reflectors and light output to be used.

#### **B. Approval Procedure:**

1. Administrative Approval. The lighting plan for all new or modified lights shall be submitted to the Department of Community Planning and Building for approval concurrent with the associated application process. Approval is contingent on compliance with the purpose, objectives, and standards described in this chapter.
2. Planning Commission Approval. Exterior lights which, in the opinion of the Director, require an exception from the standards described in this chapter, shall be reviewed by the Planning Commission. The Planning Commission shall also review all applications for floodlights and spotlights.

#### **17.39.040 Conditions and Standards.**

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#### **A. Residential Zone Standards.**

1. Minimum Necessary: Exterior lighting should be the minimum necessary to provide for safety and functionality. The light source with the lowest lumens necessary for a lighting application should be used.
2. Maximum Color Temperature of All Lighting Fixtures: The correlated color temperature of any exterior lighting fixture shall not exceed three thousand degrees kelvin (3000°K). (Still under review)
3. Light Trespass and Over-lighting: All existing and new exterior lighting shall not cause direct illumination on adjacent properties and shall protect adjacent properties from glare and excessive lighting. Lighting shall not be directed toward the public right-of-way, roadways or other City property.
4. All exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground, a deck or balcony, and shall not exceed four hundred (400) lumens per fixture. (Still under review)

5. Lighting for pathways and walkways shall have:

- a. Fixtures less than eighteen inches (18") in height and more than ten (10) feet apart.
- b. Less than one hundred (100) lumens total light output from each fixture.
- c. Opaque caps over each fixture that directs the light downward.

6. All outdoor lighting in the residential districts shall use fully shielded fixtures, unless specifically exempted by this chapter. The lighting fixture must be placed at a location, angle or height to prevent direct illumination outside the property boundaries where the light fixtures are located.

- a. Characteristics: In order to qualify as a fully shielded fixture, a light fixture must have the top and sides made of completely opaque material such that light only escapes through the bottom of the fixture. Fixtures with translucent or transparent sides, or sides with perforations or slits, do not qualify as fully shielded. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover or other similar cover does not qualify as fully shielded.
- b. Examples: The following figure shall be incorporated into this chapter as a guideline for the public and the City for use in meeting the intent of this chapter. The figure only serves as an example. The city does not endorse or discriminate against any manufacturer or company that may be shown, portrayed or mentioned by the examples.

**FIGURE 1 (Place Holder for Diagrams)**

B. Commercial Zone Standards. **(Commercial standards still under review)**

- 1. Minimum Necessary: Exterior lighting should be the minimum necessary to provide for safety and functionality. The light source with the lowest lumens necessary for a lighting application should be used.
- 2. Maximum Color Temperature Of All Lighting Fixtures: The correlated color temperature of any exterior lighting fixture shall not exceed....
- 4. Light Trespass and Over-lighting: All existing and new exterior lighting shall not cause direct illumination on adjacent properties and shall protect adjacent properties from glare and excessive lighting. Lighting shall not be directed toward roadways.
- 3. Lighting intensity shall not exceed eight-candlefoot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface.

4. Lighting intensity within the interior of the store space shall not exceed 30-candlefoot power at any point visible from the public right-of-way as measured in a vertical or horizontal plane three feet above the floor or walking surface.

C. Allowable Applications: Exterior lighting shall only be allowed in the following applications:

1. To illuminate the entrances to buildings (including garage entrances).
2. To illuminate pathways and walkways.
3. To illuminate parking areas and parking area access lanes.
4. To illuminate outdoor gathering areas, such as patios, pool and hot tub areas, outdoor dining areas and recreation areas, provided such lights are turned off by ten o'clock (10:00) P.M. in residential districts and one hour after the close of business in commercial districts.
5. For security purposes, provided all the following conditions are met:
  - a. The lighting is activated by motion sensors and shuts off five (5) minutes after each disturbance or when the activity involved ceases.
  - b. The lighting is placed and directed such that no direct illumination falls outside the property boundaries where the security lighting is placed.

#### **17.39.050 Specialized Outdoor Lighting.**

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A. Gas Station Canopies: Gas station canopies may be illuminated, provided all light fixtures are mounted on the undersurface of the canopy, all light fixtures are fully shielded and diffusers are not visible from locations off the property. Except for directed beam lighting, merely placing the fixtures on the underside of the canopy does not qualify as fully shielding the light fixture. Directed beam lighting mounted under the canopy is allowed, provided the light source cannot be seen from outside the property boundaries.

B. Roadway/Streetlights: Streetlights are allowable as recommended by the city engineer or city council. All streetlights shall utilize lamp types that are energy efficient and minimize sky glow and other negative impacts of artificial lighting.

C. Parking Lots:

1. Spot or flood lighting of parking lots from a building or other structure is prohibited.
2. The overall height of any light post used to illuminate parking lots in commercial zones shall not exceed fourteen feet (14'). All post mounted parking lot lights shall be set back from property lines a distance that is determined appropriate by the planning commission.

3. The overall height of any light post used to illuminate parking lots in residential zones shall not exceed six feet (6').

4. All parking lot lighting shall use fully shielded fixtures.

D. Signs: Signs may be unlighted or externally lighted in accordance with CMC Section 17.40.030.D. Internally lighted or backlit signs are prohibited. All sign lighting must be designed, directed and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated and does not trespass onto adjacent streets, roads or properties or into the night sky. All lighted signs must have stationary and constant lighting.

#### **17.39.060 Exemptions.**

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The following shall be exempt from the requirements of this chapter:

A. The City's Ocean Avenue median lights, which shall be illuminated year-round.

B. Holiday lighting from the third Wednesday in November to the second Wednesday in January, provided such lights do not create a hazard or damage trees or other public property. Tracer or flashing lights are prohibited.

C. Traffic control signals and devices.

D. Temporary emergency lighting in use by law enforcement or government agencies, or at their direction.

E. The lighting of federal or state flags, provided that the light is a narrow beam aimed and shielded to illuminate only the flag. Flag lighting should use appropriate illumination levels to light the flag, while at the same time fulfilling the purposes of this chapter.

F. The planning commission, as part of its review as outlined in this chapter, may approve lighting that does not conform to these standards if need is established. An applicant requesting such lighting is required to provide proof of requirements by property insurance or findings of competent research demonstrating the need for the requested lighting. The planning commission may attach other conditions to the approval of such lighting that will make the lighting comply with the spirit of this chapter.

#### **17.39.070 Prohibited Lighting.**

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The following are prohibited in all zoning districts:

A. Uplighting to illuminate buildings and other structures, or trees and other vegetation, except as allowed by other provisions in this chapter.

B. Flashing, blinking, intermittent or other lights that move or give the impression of movement.

C. Floodlights or spotlights, unless such lights are for security or serve a commercial purpose. Such lights must be approved by the Planning Commission.

D. Searchlights, laser source lights or any similar high intensity light.

E. Neon or luminous tube lighting, either when outdoor mounted or indoor mounted if visible beyond the property boundaries.

### **17.39.080 Violations.**

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The following constitute violations of this chapter:

A. The installation, maintenance or operation of any lighting fixture not in compliance with the provisions of this chapter if such fixture is installed subsequent to the date when this chapter is formally adopted.

B. The alteration of outdoor lighting fixtures without the review of the Department of Community Planning and Building.

C. Failure to shield, correct or remove lighting that is installed, operated, maintained or altered in violation of this chapter.

# Carmel-by-the-Sea Municipal Code

## Chapter 17.39 EXTERIOR LIGHTING

### Sections:

- [17.39.010](#) Purpose.
- [17.39.020](#) Scope and Applicability.
- [17.39.030](#) Application and Review Procedure.
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B. Nonconforming Uses: All existing outdoor lighting that does not meet the requirements of this chapter and is not exempted by this chapter shall be considered a nonconforming use. The City will encourage property owners to voluntarily bring nonconforming exterior light fixtures into compliance with this chapter. Existing light bulbs and other light sources, which are deemed a nuisance or hazard by the Director, shall be brought into compliance with this chapter. Otherwise, existing light sources shall be considered a nonconforming use and may be maintained and replaced in kind.

C. Modifications; Compliance Through Building Permit Process: The City will require exterior lighting fixtures to be brought into compliance, through the building permit process, if light fixtures are being replaced, substantial modifications are made to the exterior of the building or if the floor area of a single-family home is increased by more than 10%.

#### **17.39.030 Application and Permit Process.**

---

A. Lighting Plans Required: All sign permit, building permit and planning permit applications shall include a lighting plan that shows evidence that new or modified lighting fixtures and light sources will comply with this chapter. The lighting plan shall include plans or drawings indicating the proposed location and height of lighting fixtures, illustrations of all proposed lightings fixtures and supports and information on the lamps, shielding, reflectors and light output to be used.

#### **B. Approval Procedure:**

1. Administrative Approval. The lighting plan for all new or modified lights shall be submitted to the Department of Community Planning and Building for approval concurrent with the associated application process. Approval is contingent on compliance with the purpose, objectives, and standards described in this chapter.
2. Planning Commission Approval. Exterior lights which, in the opinion of the Director, require an exception from the standards described in this chapter, shall be reviewed by the Planning Commission. The Planning Commission shall also review all applications for floodlights and spotlights.

#### **17.39.040 Conditions and Standards.**

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#### **A. Residential Zone Standards.**

1. Minimum Necessary: Exterior lighting should be the minimum necessary to provide for safety and functionality. The light source with the lowest lumens necessary for a lighting application should be used.
2. Maximum Color Temperature of All Lighting Fixtures: The correlated color temperature of any exterior lighting fixture shall not exceed three thousand degrees kelvin (3000°K). (Still under review)
3. Light Trespass and Over-lighting: All existing and new exterior lighting shall not cause direct illumination on adjacent properties and shall protect adjacent properties from glare and excessive lighting. Lighting shall not be directed toward the public right-of-way, roadways or other City property.
4. All exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground, a deck or balcony, and shall not exceed four hundred (400) lumens per fixture. (Still under review)

5. Lighting for pathways and walkways shall have:

- a. Fixtures less than eighteen inches (18") in height and more than ten (10) feet apart.
- b. Less than one hundred (100) lumens total light output from each fixture.
- c. Opaque caps over each fixture that directs the light downward.

6. All outdoor lighting in the residential districts shall use fully shielded fixtures, unless specifically exempted by this chapter. The lighting fixture must be placed at a location, angle or height to prevent direct illumination outside the property boundaries where the light fixtures are located.

- a. Characteristics: In order to qualify as a fully shielded fixture, a light fixture must have the top and sides made of completely opaque material such that light only escapes through the bottom of the fixture. Fixtures with translucent or transparent sides, or sides with perforations or slits, do not qualify as fully shielded. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover or other similar cover does not qualify as fully shielded.
- b. Examples: The following figure shall be incorporated into this chapter as a guideline for the public and the City for use in meeting the intent of this chapter. The figure only serves as an example. The city does not endorse or discriminate against any manufacturer or company that may be shown, portrayed or mentioned by the examples.

**FIGURE 1 (Place Holder for Diagrams)**

B. Commercial Zone Standards. **(Commercial standards still under review)**

- 1. Minimum Necessary: Exterior lighting should be the minimum necessary to provide for safety and functionality. The light source with the lowest lumens necessary for a lighting application should be used.
- 2. Maximum Color Temperature Of All Lighting Fixtures: The correlated color temperature of any exterior lighting fixture shall not exceed....
- 4. Light Trespass and Over-lighting: All existing and new exterior lighting shall not cause direct illumination on adjacent properties and shall protect adjacent properties from glare and excessive lighting. Lighting shall not be directed toward roadways.
- 3. Lighting intensity shall not exceed eight-candlefoot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface.

4. Lighting intensity within the interior of the store space shall not exceed 30-candlefoot power at any point visible from the public right-of-way as measured in a vertical or horizontal plane three feet above the floor or walking surface.

C. Allowable Applications: Exterior lighting shall only be allowed in the following applications:

1. To illuminate the entrances to buildings (including garage entrances).
2. To illuminate pathways and walkways.
3. To illuminate parking areas and parking area access lanes.
4. To illuminate outdoor gathering areas, such as patios, pool and hot tub areas, outdoor dining areas and recreation areas, provided such lights are turned off by ten o'clock (10:00) P.M. in residential districts and one hour after the close of business in commercial districts.
5. For security purposes, provided all the following conditions are met:
  - a. The lighting is activated by motion sensors and shuts off five (5) minutes after each disturbance or when the activity involved ceases.
  - b. The lighting is placed and directed such that no direct illumination falls outside the property boundaries where the security lighting is placed.

#### **17.39.050 Specialized Outdoor Lighting.**

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A. Gas Station Canopies: Gas station canopies may be illuminated, provided all light fixtures are mounted on the undersurface of the canopy, all light fixtures are fully shielded and diffusers are not visible from locations off the property. Except for directed beam lighting, merely placing the fixtures on the underside of the canopy does not qualify as fully shielding the light fixture. Directed beam lighting mounted under the canopy is allowed, provided the light source cannot be seen from outside the property boundaries.

B. Roadway/Streetlights: Streetlights are allowable as recommended by the city engineer or city council. All streetlights shall utilize lamp types that are energy efficient and minimize sky glow and other negative impacts of artificial lighting.

C. Parking Lots:

1. Spot or flood lighting of parking lots from a building or other structure is prohibited.
2. The overall height of any light post used to illuminate parking lots in commercial zones shall not exceed fourteen feet (14'). All post mounted parking lot lights shall be set back from property lines a distance that is determined appropriate by the planning commission.

3. The overall height of any light post used to illuminate parking lots in residential zones shall not exceed six feet (6').

4. All parking lot lighting shall use fully shielded fixtures.

D. Signs: Signs may be unlighted or externally lighted in accordance with CMC Section 17.40.030.D. Internally lighted or backlit signs are prohibited. All sign lighting must be designed, directed and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated and does not trespass onto adjacent streets, roads or properties or into the night sky. All lighted signs must have stationary and constant lighting.

#### **17.39.060 Exemptions.**

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The following shall be exempt from the requirements of this chapter:

A. The City's Ocean Avenue median lights, which shall be illuminated year-round.

B. Holiday lighting from the third Wednesday in November to the second Wednesday in January, provided such lights do not create a hazard or damage trees or other public property. Tracer or flashing lights are prohibited.

C. Traffic control signals and devices.

D. Temporary emergency lighting in use by law enforcement or government agencies, or at their direction.

E. The lighting of federal or state flags, provided that the light is a narrow beam aimed and shielded to illuminate only the flag. Flag lighting should use appropriate illumination levels to light the flag, while at the same time fulfilling the purposes of this chapter.

F. The planning commission, as part of its review as outlined in this chapter, may approve lighting that does not conform to these standards if need is established. An applicant requesting such lighting is required to provide proof of requirements by property insurance or findings of competent research demonstrating the need for the requested lighting. The planning commission may attach other conditions to the approval of such lighting that will make the lighting comply with the spirit of this chapter.

#### **17.39.070 Prohibited Lighting.**

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The following are prohibited in all zoning districts:

A. Uplighting to illuminate buildings and other structures, or trees and other vegetation, except as allowed by other provisions in this chapter.

B. Flashing, blinking, intermittent or other lights that move or give the impression of movement.

C. Floodlights or spotlights, unless such lights are for security or serve a commercial purpose. Such lights must be approved by the Planning Commission.

D. Searchlights, laser source lights or any similar high intensity light.

E. Neon or luminous tube lighting, either when outdoor mounted or indoor mounted if visible beyond the property boundaries.

### **17.39.080 Violations.**

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The following constitute violations of this chapter:

A. The installation, maintenance or operation of any lighting fixture not in compliance with the provisions of this chapter if such fixture is installed subsequent to the date when this chapter is formally adopted.

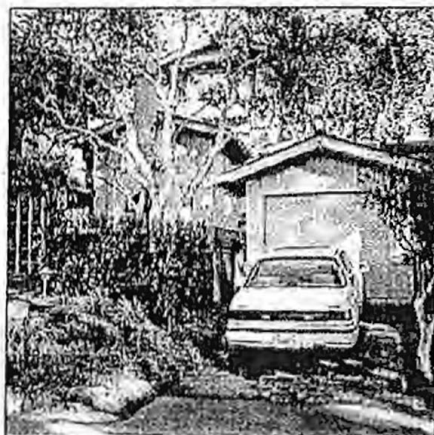
B. The alteration of outdoor lighting fixtures without the review of the Department of Community Planning and Building.

C. Failure to shield, correct or remove lighting that is installed, operated, maintained or altered in violation of this chapter.

## The Design Traditions of Carmel



# RESIDENTIAL DESIGN GUIDELINES INTRODUCTION AND DESIGN CONCEPT REVIEW



Adopted by City Council May 1, 2001

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## 5.0 Privacy, Views and, Solar Access Light and Air

### Privacy and Views:

Neighborhoods originally developed at relatively low densities and the amount of planted open space was extensive. Most blocks evolved with a reasonable degree of privacy for individual houses. Retaining this sense of privacy, in spite of higher densities, remains an objective. The preliminary site analysis may help identify view opportunities as well as existing views enjoyed by others.

Views to natural features and landmarks are key features of Carmel's design traditions. Significant views may occur to the ocean or other natural features of unique visual quality. The desire to maximize view opportunities from one's own property must be balanced with consideration of respecting views of others. Designs should also preserve reasonable solar access to neighboring properties to the extent feasible.

### Objectives:

- To maintain reasonable privacy of indoor and outdoor spaces in a neighborhood
- To balance and share view opportunities to natural features and landmarks
- To preserve solar access to neighboring properties to the extent feasible.

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

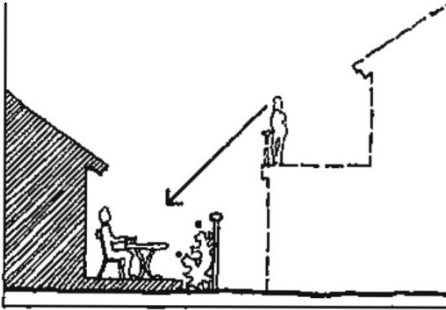
- Second-story decks and balconies are permitted, but should be sized and located in order to provide reasonable privacy to neighboring properties.
- Rooftop decks above second stories are generally discouraged.
- Position a building to screen active areas of adjacent properties when feasible.
- Side and rear elevation windows will face neighboring properties, but should be sized in order to provide reasonable privacy to neighbors. Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.
- Preserve significant trees that will help to screen views into adjacent properties.
- Screen patios, and terraces through the use of fencing and landscaping as appropriate. and service areas.

### Views: Light and Air

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

Designs also should preserve reasonable solar access to neighboring par-

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

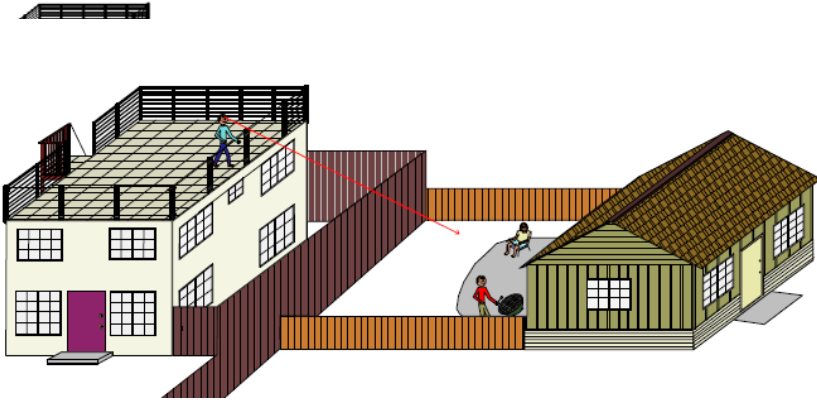


Discouraged: Overlooking active outdoor areas on adjacent properties, such as second-story decks immediately adjacent to shared property lines.

*Policy PI-65*

*Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating the design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.*

*All applicants are strongly encouraged to consult with neighbors early in the design process to learn their concerns and explain proposed projects.*

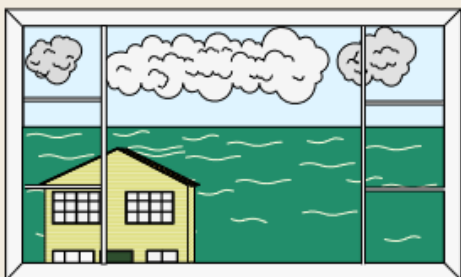


Rooftop decks above second stories are generally discouraged.

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

5.2 Maintain-Balance view opportunities and maintain views through a property to natural features to the extent feasible. ~~that lie outside the property.~~

- ~~Locate major building masses to maintain some views through the site from other properties to the extent feasible.~~
- In general, building elements shall obstruct no more than 50% of a neighbor's significant view.
- ~~Consider keeping the mass of a building low in order to maintain views over the structure.~~
- Being able to see a proposed neighboring residence or addition does not necessarily constitute a substantial or significant view impact.
- ~~Consider locating key building functions to make use of views.~~
- ~~Also locate buildings so they will not substantially block views enjoyed by others.~~



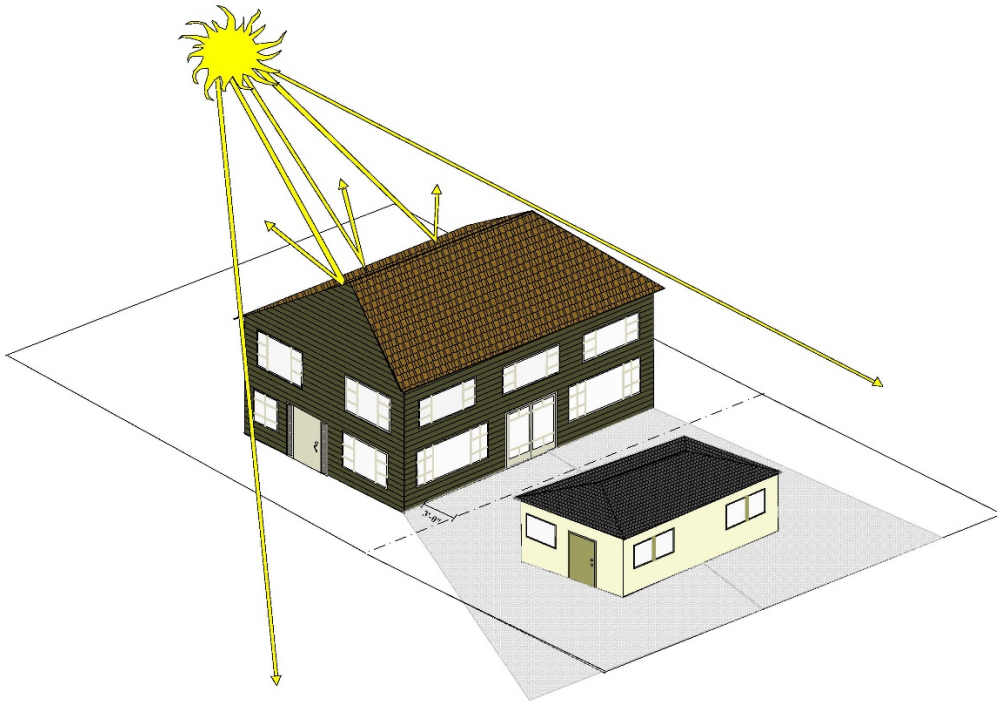
Maintains view opportunities



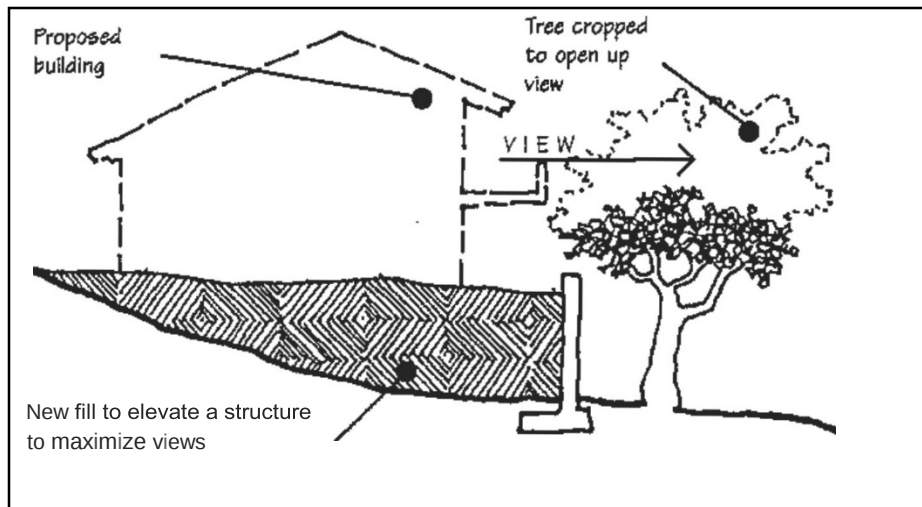
Eliminates view opportunities

~~5.3—~~5.3 Preserve reasonable solar access to neighboring properties to the extent feasible. ~~Maintain views through a property to natural features when feasible.~~

- When necessary, consider requiring the applicant to provide solar study to evaluate potential impacts to neighboring solar access associated with new construction.
- Incorporating tall or bulky building elements (such as expansive second stories) near an adjoining site should be avoided when it is demonstrated to impact the neighbor's solar access.
- ~~Locate major building masses to maintain some views through the site from other properties.~~
- ~~Consider keeping the mass of a building low in order to maintain views over the structure.~~
- ~~Also consider using a compact building footprint to maintain views along the sides of a structure.~~



Avoid expansive second stories near an adjoining site when demonstrated to impact solar access.  
Preferred: A new building is sited to maintain views from existing houses.

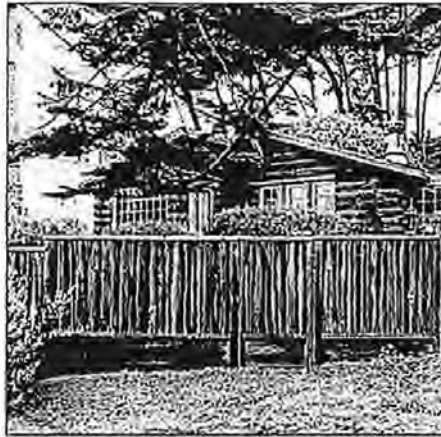
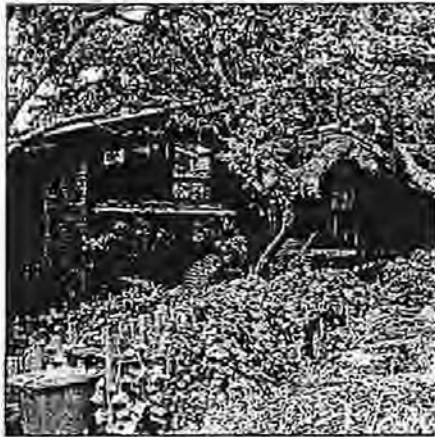


*Discouraged: Elevating a site to maximize views.*

## The Design Traditions of Carmel



# RESIDENTIAL DESIGN GUIDELINES FINAL DETAILS REVIEW



Adopted by City Council May 1, 2001

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## 9.0 Guidelines for Building Design: Final Details

### *Architectural style*

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

Many people think of the Comstock "story book" houses when they think of building traditions in the community. While these designs and English Tudor Revival styles were certainly contributors to the character of Carmel, they were not an official style of the city and were used on a relatively limited number of buildings. Excessive repetition of these styles (or any one style) would undermine the diversity of Carmel's neighborhoods. A more prevalent style was the Craftsman Cottage or Bungalow. Building in this tradition is still appropriate. Other common architectural themes include: Mission Revival, Monterey Colonial and a variety of other revival European Revival styles. Additionally, there are a number of mid-century modern homes built by notable architects such as Frank Lloyd Wright and Henry Hill. However, architects and designers should not feel constrained to these styles. Adapting more contemporary design approaches to the size, massing, scale, materials and site relationships found in earlier designs is encouraged as a means of achieving compatibility with diversity.

In the 21<sup>st</sup> century, Carmel experiences a wide variety of architectural styles, including Contemporary architecture, which is a form of construction that embodies the various styles of building design stemming from a wide range of influences including modernism. Similar to Modern architecture, the building design often includes geometric simplicity, clean architectural lines, cubicle forms, flat roofs, and open interior spaces. Contemporary architecture may incorporate unconventional building materials such metal and composite organic materials, as well as large glass windows and in some cases glass walls.

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### Policy Pl-65

"...Avoid designs that are insensitive to the designs of neighboring buildings."

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*Carmel's early residences varied in size, style, siting and the subordination of buildings to nature*

*Objectives:*

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

9.1 Diversity of architectural styles is encouraged.

- A new building should be different in style from buildings on nearby and abutting properties.
- A design that creates individual character while also maintaining compatibility with the character of the neighborhood, is encouraged.
- A design that incorporates innovation and the use of skilled workmanship is encouraged.



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



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



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

### *Simple and restrained character*

#### 9.2 Keep building forms, materials and details simple and visually restrained.

- Building forms, materials and details that contrast strongly within a single building or with neighboring buildings are discouraged.
- Design features that increase the visual prominence of the building should be avoided.
- Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified.
- Avoid overly ornate details.

### *Building scale and design integrity*

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

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

### *Architectural details*

#### 9.4 Architectural details should appear to be authentic, integral elements of the overall building design concept.

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

## Contemporary Architecture

9.5 Contemporary architecture should achieve a balance between 21<sup>st</sup> century building practices and the design traditions that characterize Carmel.

- Contemporary architecture should be sensitive to neighborhood context while promoting architectural diversity.
- A design that incorporates the use of natural finish materials, such as stone and wood, is encouraged.
- When appropriate, consider the use traditional roof forms, such as gables, into the design.
- The use of earth-tone colors is encouraged. High gloss and polished metallic finishes are inappropriate.
- Metal windows and roofs are appropriate when consistent with building style.

### *Building materials*

Traditionally, "natural" materials were used when building in Carmel. The earliest structures were painted clapboard. Soon after, wood shingles and board and batten siding also appeared, in the spirit of the "craftsman" character that became popular in the area. While most wood siding had a painted finish, some buildings were stained. Other houses were built of stone and still later, a few were finished in stucco. Nonetheless, wood continued to be the dominant material, certainly for house siding and also for ornamentation and trim elements. This tradition of using natural materials like wood and stone should be continued. New technological developments in materials that promote sustainability, fire proofing or fire resistance while maintaining authentic traditional style elements are encouraged.

*The use of Carmel stone is encouraged.*

#### 9.5 Use "natural" building materials.

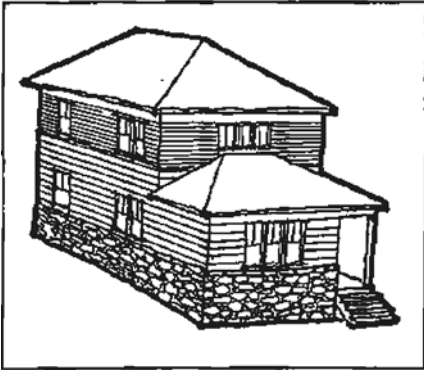
- Painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior walls.
- Using native Carmel stone is also encouraged.
- Stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block.
- Where a material is painted, a plain, uniform finish is preferred. Antique and faux finishes should be avoided.

#### 9.6 Fire resistant siding materials that replicate traditional profiles and texture of natural materials, such as wood, are preferred when using as an alternate to natural materials..Avoid the use of synthetic materials.

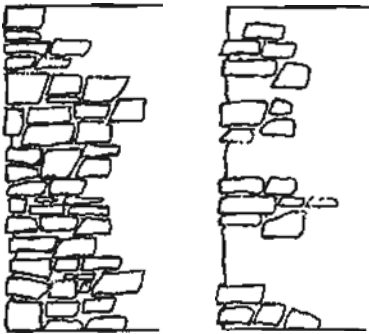
- The use of vinyl or aluminum siding, for example, is discouraged.
- Fire resistant products that simulate a wood grain, such as fiber-cement siding and other composite materials (e.g. hemp fiber, bamboo) are appropriate on synthetic siding also are inappropriate.
- Some new materials may be considered only if they convey a scale and texture similar to that of traditional materials.
- ~~Avoid mixing synthetic materials with natural materials in the same design.~~

#### 9.7 Provide variety in building materials along a block.

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



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



Encouraged

Discouraged



Discouraged

The application of stone should appear structural and authentic.

### Roofing materials

A variety of roofing materials appear throughout the City, including wood shingles/shakes, asphalt shingles, clay tile, slate and metal. Wood roofs are a traditional material that contribute to the character of the Single-Family Residential District. However, in recent years there have been a number of wildfires statewide, and as such, property owners are finding it increasingly difficult to insure wood roofs. The City continues to encourage Class "A" wood roofs, but recognizes the challenges associated with this material and accepts alternative materials that present a high quality appearance while being more fire resistant.

9.8 Roof materials should be consistent with the architectural style of the building and while providing fire protection, with the context of the neighbor hood.

- Material that present a shingled appearance are preferred.
- Wood shingles and shakes are preferred materials for most types of architecture typical of Cannel (i.e., Arts and Crafts, English Revival and Tudor Revival).
- Clay tile, slate and concrete tile may be considered appropriate on some structures (i.e., Spanish and Italian Revival, Monterey Colonial, French Revival, etc.).
- Asphalt Composition composition shingles that convey a color thickness and texture similar to that of wood shingles may be considered ~~on some architec tural styles characteristic of more recent eras.~~
- Metal roofs painted with muted earth-tone colors may be considered, plastic and glass roofs are inappropriate in all neighbor hoods.

### Stonework

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

9.9 Keep stonework designs simple and traditional in character.

- The use of a single type of stone is encouraged to maintain simplicity and authenticity. Using multiple types of stone, or combinations of stone and other masonry within a single project is discouraged.
- Use natural stone. Imitation stone is strongly discouraged.

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

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

### Windows & Doors

A variety of window types appears throughout the community. Rectangular, vertically proportioned, double-hung windows appear on many buildings and predominate. However, examples of horizontally proportioned windows exist. For example, larger picture windows look onto important views. Sometimes, a larger window area is created by pairing smaller windows.

By far, wood frame windows are the most typical, but metal windows also are found, especially on some styles that reflect Modernist influences. Regardless of material, window fenestration which replicates authentic and/or traditional profiles is preferred.

### Specialty windows

Over the years, bay and oriel windows have been used to provide visual interest on facades and to reduce the apparent mass of structures. They particularly became popular with the introduction of the Comstock "story book" buildings. However, they were used with restraint on any single structure.

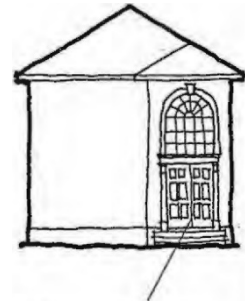
The use of bay, oriel and other projecting windows should be considered when the building style would have traditionally included such features. They are encouraged when they would break up the line of an otherwise long, unrelieved wall. They are discouraged when overused (along the street or within a single design) or when they would create added mass, bulk or complexity on an otherwise interesting and attractive facade,

### Doors

When it is oriented to the street, the front door helps to establish a sense of connection with the neighborhood. Traditionally, doorways were of a standard dimension that fit the human form and scale. This tradition should be continued.

9.10 Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building.

- Divided light windows are encouraged when appropriate for the style of architecture. Divided light windows should appear to be true divided light, including use of internal and external mullion and muntin bars on insulated windows. Removable or "snap-in", or internal-only mullion and muntin bars, are unacceptable.
- Materials other than authentic, unclad wood windows are encouraged. Aluminum clad wood windows may be considered when demonstrated to have an appearance similar to unclad wood.
- Alternative windows materials such as aluminum and fiberglass may be considered are appropriate only when it can be demonstrated that the proposed material is ~~more~~ appropriate ~~to-for~~ the architecture and has an appearance



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

---

- similar to a traditional window.
- High gloss finishes should be avoided.
- Fenestration on historic buildings should retain the historic integrity of the resource. When feasible, original windows should be restored rather than replaced.



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

*Preferred*



*Discouraged*



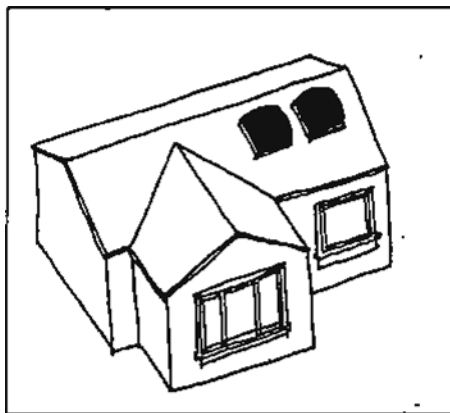
*Fenestration should not overwhelm the architecture. Where views are desired, architectural styles which accommodate wider window configurations should be considered.*

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

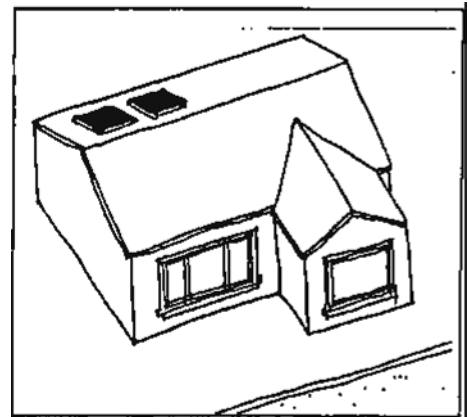
- The use of a grand entry ~~or~~ oversized entry door ~~or large picture window~~ facing the street is discouraged. These convey a scale inappropriate to Carmel.
- Large windows and/or panes of glass on the front elevation may be considered when consistent with the architecture or along street with direct coastal views.
- Avoid positioning a large window (greater than 12 sq. ft.) along a side wall ~~that would~~ when demonstrated to impact the privacy of an adjacent neighbor.
- Provide windows on walls facing the street to help convey a human scale, add visual interest and avoid unrelieved building mass.
- Limit the use of specialty windows that add to building bulk. Generally, only one bay or oriel window should be visible from the street. Bay and oriel windows facing the street should be avoided if their use would create a repeating pattern within the context of adjacent structures to both sides of the site.

### *Skylights*

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



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



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



*Preferred: This overhead door matches the board and batten siding of the garage itself.*

### Garages

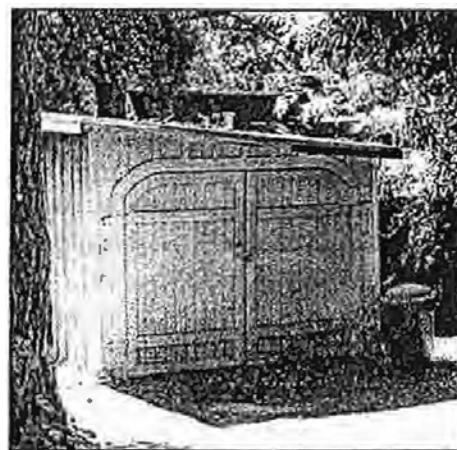
A garage should be detailed such that it will appear as a subordinate element on the site.

**9.15 A garage door should be designed either to provide visual interest or to blend with the background materials of the building.**

- Design the garage door to blend with the building wall ~~or orient the door so as not to face the street.~~
- ~~A standard overhead garage door, with contrasting color and materials should be avoided. Unclad wood garage doors are preferred with most designs.~~



*Preferred: This garage door blends with the house siding.*



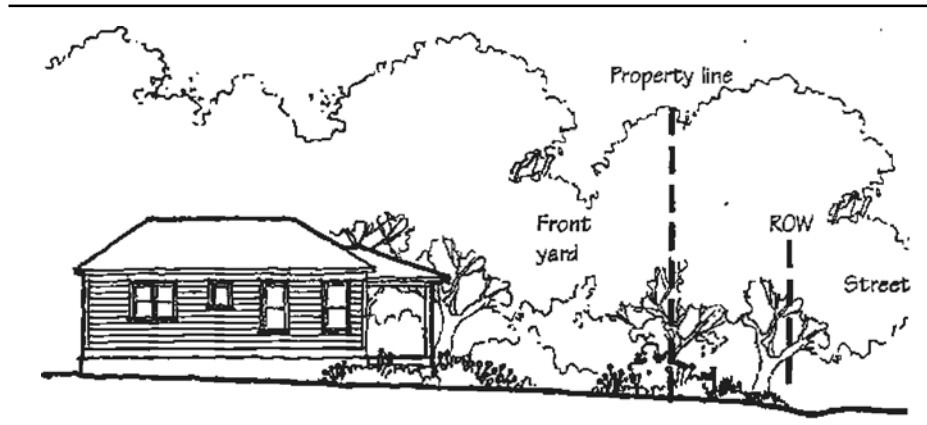
*Design the garage door to blend with the building wall or orient the door so as not to face the street.*

### A note about colors:

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

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

Muted earth tones should be dominant elements of a building's color palette. Limit the use of bright colors. If they are to be used, reserve their application to key accent features, such as an entry door. Pastel colors may be appropriate for some building styles, such as Mission Revival. Even in these cases, however, a subdued color scheme is preferred.



*Plantings in the front yard should continue the forest image.*

## **Paving Materials and Design**

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

- The use of Carmel stone, brick, decomposed granite and earth-toned pavers, for example, are appropriate.
- Using a "sand-set" instead of "mortar-set" for paving materials allows for percolation of rain into the soil and is encouraged.
- The use of cornet or asphalt is discouraged. Avoid using "turf block" and grey concrete.
- Tire strip driveways that provide open space for landscaping and minimize site coverage are encouraged.
- Paving designs and materials uncharacteristic of a village in a forest are discouraged.
- Gravel and other easily-displaced materials are inappropriate in the public right-of-way but may be used on private property.

### **10.6 Design paved areas to be small, informal and intimate.**

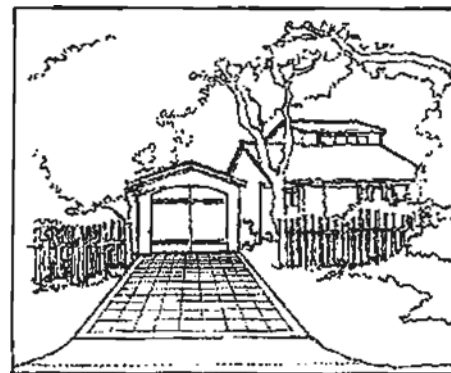
- Avoid large, continuous areas of pavement that are uncharacteristic of the forest and landscaped setting.
- Separating the walkway from the driveway can keep the paved area from appearing wide and expansive.
- Add landscaping at grade or in containers to soften the appearance of paved areas.
- Avoid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

### **10.7 Use paving materials that will minimize impacts on tree root systems.**

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



*Porous materials such as gravel, packed earth and sand-set pavers are preferred for driveways. However, the use of gravel or other "displaceable materials" between the property line and the paved street edge is prohibited.*



*Scored concrete and turf block are inappropriate as driveway surface materials and should be avoided.*