

1. IN WHATEVER WAY SEEMS MOST CLEAR AND ACCESSIBLE TO YOU, PLEASE ATTEMPT TO DISTRIBUTE THE FOLLOWING 73 SUBHEADINGS...

2001 RESIDENTIAL GUIDELINES SUB-HEADINGS IN 2001 ORDER

- 1.1 Existing significant upper canopy and understory trees should be preserved.
 - 1.2 Locate new construction to minimize impacts on established trees.
 - 1.3 Protect root systems of all trees to be preserved.
 - 1.4 Maintain a forested image on the site where it is consistent with the neighborhood context.
 - 1.5 Maintain and enhance the informal, vegetated, open space character of the right-of-way.
 - 1.6 Maintain trees and naturalized vegetation in the public right-of-way and around the periphery of the site.
 - 1.7 Where a parking area in the right-of-way is to be defined, use a design that will reinforce the forest image.
-
- 2.1 Maintain the traditional street layout.
 - 2.2 Maintain existing patterns of street edge design and street paving.
 - 2.3 Maintain the existing character of street gutters in each neighborhood.
-
- 3.1 Minimize construction on steep slopes.
 - 3.2 Minimize the extent of excavation and fill on a site.
 - 3.3 Minimize the visual impacts of retaining walls, garden walls and other foundation structures as seen from the public way or neighboring sites.
 - 3.4 Avoid abrupt changes in grade on the site and between adjoining properties.
 - 3.5 Engineer the drainage pattern to retain water on site when feasible.
-
- 4.1 A significant portion of each site should remain as landscaped open space.
 - 4.2 Consider locating open space such that it visually links with that of adjacent properties.
 - 4.3 Stagger front setbacks to frame outdoor spaces and provide variety in the arrangement of buildings and open spaces along the street.
 - 4.4 Variety in side yard setbacks is encouraged.
 - 4.5 Use a progression of spaces from the street edge to a building in the design of open space to reinforce neighborhood patterns.
-
- 5.1 Organize functions on a site to preserve reasonable privacy for adjacent properties.
 - 5.2 Maintain view opportunities to natural features that lie outside the property.
 - 5.3 Maintain views through a property to natural features when feasible.
-
- 6.1 Facilities for parking should not dominate the design of the house or site.
 - 6.2 Parking facilities that maintain or enhance variety along the street edge are encouraged.
 - 6.3 Minimize the amount of paved surface area of a driveway.
 - 6.4 Separate a driveway from a front walkway to reduce the visual impacts of paved surfaces.
 - 6.5 Position a garage to maximize opportunities for open space, views and privacy.
 - 6.6 Locate a garage to minimize its visual impacts.
 - 6.7 In limited circumstances a garage may be located under a structure when the visual impacts will be minimized.
-
- 7.1 A building's mass should relate to the context of other homes nearby.
 - 7.2 Minimize the mass of a building as seen from the public way or adjacent properties.
 - 7.3 Avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites.
 - 7.4 Avoid the creation of large, unused underfloor areas that increase building mass.
 - 7.5 When locating floor area in a below grade or partially below grade space, minimize the visual impacts as seen from the public right of way and site disturbances.
 - 7.6 A building should relate to a human scale in its basic forms.
 - 7.7 A building should appear to be no more than two stories in height, as viewed from the public right-of-way.

- 8.1 A building form should appear similar to those seen traditionally.
- 8.2 Use restraint when introducing variation in building planes.
- 8.3 Use simple roof forms. Limit the number of subordinate attachments, such as dormers, to avoid a cluttered design.
- 8.4 A roof form should be in proportion to the scale of the building.
- 8.5 Roof eave lines should appear low in scale.

- 9.1 Diversity of architectural styles is encouraged.
- 9.2 Keep building forms, materials and details simple and visually restrained.
- 9.3 Building details should be used to provide interest and not exaggerate the scale of a building.
- 9.4 Architectural details should appear to be authentic, integral elements of the overall building design concept.
- 9.5 Use "natural" building materials.
- 9.6 Avoid the use of synthetic materials.
- 9.7 Provide variety in building materials along a block.
- 9.8 Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.
- 9.9 Keep stonework designs simple and traditional in character.
- 9.10 The application of stone should appear structural and authentic. A gratuitous or purely decorative appearance should be avoided.
- 9.11 Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building.
- 9.12 Locate and size windows and doors to achieve a human scale while avoiding mass and privacy impacts.
- 9.13 When a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized.
- 9.14 Skylights should not be visually prominent from the street or from neighboring windows.
- 9.15 A chimney should be integrated into the overall building design.
- 9.16 A garage door should be designed either to provide visual interest or to blend with the background materials of the building.

- 10.1 Provide for upper and lower canopy trees when designing the landscape.
- 10.2 Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged.
- 10.3 Planting in areas visible from the street or other public places should continue the forest character.
- 10.4 Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel.
- 10.5 For driveways, patios and walkways, select paving materials that convey the colors and textures of native materials and that will reduce runoff.
- 10.6 Design paved areas to be small, informal and intimate.
- 10.7 Use paving materials that will minimize impacts on tree root systems.

- 11.1 Designing without a fence or wall along the street frontage(s) should be considered first.
- 11.2 Respect the neighborhood context when designing a fence or wall.
- 11.3 When designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.
- 11.4 A garden wall should be low in scale.
- 11.5 A garden wall should have a matte, masonry finish.
- 11.6 A gate should help create a sense of entry and therefore should be distinguishable from the adjoining fence or wall.
- 11.7 An arbor should be integral to the fence or wall design and should not dominate the street.
- 11.8 Preserve the low nighttime lighting character of the residential neighborhoods.

3. HERE IS ONE DRAFT EXAMPLE...

2023 RESIDENTIAL GUIDELINES (DRAFT) ORGANIZING PRINCIPLES WITH ONE POSSIBLE DISTRIBUTION OF 2001 GUIDELINE SUBHEADINGS

1) Restore and enhance the forest in all improvement projects: private, public, and otherwise.

- 1.1 Existing significant upper canopy and understory trees should be preserved.
 - 1.2 Locate new construction to minimize impacts on established trees.
 - 1.3 Protect root systems of all trees to be preserved.
 - 1.4 Maintain a forested image on the site where it is consistent with the neighborhood context.
 - 1.5 Maintain and enhance the informal, vegetated, open space character of the right-of-way.
 - 1.6 Maintain trees and naturalized vegetation in the public right-of-way and around the periphery of the site.
 - 1.7 Where a parking area in the right-of-way is to be defined, use a design that will reinforce the forest image.
-
- 4.1 A significant portion of each site should remain as landscaped open space.
-
- 10.1 Provide for upper and lower canopy trees when designing the landscape.
 - 10.2 Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged.
 - 10.3 Planting in areas visible from the street or other public places should continue the forest character.
 - 10.4 Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel.
 - 10.7 Use paving materials that will minimize impacts on tree root systems.

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

- 3.1 Minimize construction on steep slopes.
 - 3.2 Minimize the extent of excavation and fill on a site.
 - 3.3 Minimize the visual impacts of retaining walls, garden walls and other foundation structures as seen from the public way or neighboring sites.
 - 3.4 Avoid abrupt changes in grade on the site and between adjoining properties.
 - 3.5 Engineer the drainage pattern to retain water on site when feasible.
-
- 6.1 Facilities for parking should not dominate the design of the house or site.
 - 6.2 Parking facilities that maintain or enhance variety along the street edge are encouraged.
 - 6.3 Minimize the amount of paved surface area of a driveway.
 - 6.4 Separate a driveway from a front walkway to reduce the visual impacts of paved surfaces.
 - 6.5 Position a garage to maximize opportunities for open space, views and privacy.
 - 6.6 Locate a garage to minimize its visual impacts.
 - 6.7 In limited circumstances a garage may be located under a structure when the visual impacts will be minimized.
-
- 7.2 Minimize the mass of a building as seen from the public way or adjacent properties.
 - 7.4 Avoid the creation of large, unused underfloor areas that increase building mass.
 - 7.5 When locating floor area in a below grade or partially below grade space, minimize the visual impacts as seen from the public right of way and site disturbances.
 - 7.7 A building should appear to be no more than two stories in height, as viewed from the public right-of-way.
-
- 10.5 For driveways, patios and walkways, select paving materials that convey the colors and textures of native materials and that will reduce runoff.
 - 10.6 Design paved areas to be small, informal and intimate.
-
- 11.1 Designing without a fence or wall along the street frontage(s) should be considered first.
 - 11.3 When designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.
 - 11.4 A garden wall should be low in scale.
 - 11.7 An arbor should be integral to the fence or wall design and should not dominate the street.
 - 11.8 Preserve the low nighttime lighting character of the residential neighborhoods.

5) Fit every built structure within its neighborhood context.

- 2.1 Maintain the traditional street layout.
- 2.2 Maintain existing patterns of street edge design and street paving.
- 2.3 Maintain the existing character of street gutters in each neighborhood.
- 4.2 Consider locating open space such that it visually links with that of adjacent properties.
- 4.3 Stagger front setbacks to frame outdoor spaces and provide variety in the arrangement of buildings and open spaces along the street.
- 4.4 Variety in side yard setbacks is encouraged.
- 4.5 Use a progression of spaces from the street edge to a building in the design of open space to reinforce neighborhood patterns.

- 5.1 Organize functions on a site to preserve reasonable privacy for adjacent properties.
- 5.2 Maintain view opportunities to natural features that lie outside the property.
- 5.3 Maintain views through a property to natural features when feasible.

- 7.1 A building's mass should relate to the context of other homes nearby.
- 7.3 Avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites.
- 7.6 A building should relate to a human scale in its basic forms.

- 9.7 Provide variety in building materials along a block.
- 9.14 Skylights should not be visually prominent from the street or from neighboring windows.

- 11.2 Respect the neighborhood context when designing a fence or wall.

3) Keep every built structure modest and simple.

- 8.1 A building form should appear similar to those seen traditionally.
- 8.2 Use restraint when introducing variation in building planes.
- 8.3 Use simple roof forms. Limit the number of subordinate attachments, such as dormers, to avoid a cluttered design.
- 8.4 A roof form should be in proportion to the scale of the building.
- 8.5 Roof eave lines should appear low in scale.

4) Retain and build upon Carmel's official / established /recognized architectural heritage.

- 9.1 Diversity of architectural styles is encouraged.
- 9.2 Keep building forms, materials and details simple and visually restrained.

6) Design every property with authentic and consistent details.

- 9.3 Building details should be used to provide interest and not exaggerate the scale of a building.
- 9.4 Architectural details should appear to be authentic, integral elements of the overall building design concept.
- 9.5 Use "natural" building materials.
- 9.6 Avoid the use of synthetic materials.
- 9.8 Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.
- 9.9 Keep stonework designs simple and traditional in character.
- 9.10 The application of stone should appear structural and authentic. A gratuitous or purely decorative appearance should be avoided.
- 9.11 Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building.
- 9.12 Locate and size windows and doors to achieve a human scale while avoiding mass and privacy impacts.
- 9.13 When a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized.
- 9.15 A chimney should be integrated into the overall building design.
- 9.16 A garage door should be designed either to provide visual interest or to blend with the background materials of the building.

- 11.5 A garden wall should have a matte, masonry finish.
- 11.6 A gate should help create a sense of entry and therefore should be distinguishable from the adjoining fence or wall.