



SINGLE-FAMILY DEVELOPMENT

DESIGN GUIDELINES CHECKLIST



GENERAL INFORMATION

WHAT ARE DESIGN GUIDELINES?

The City's Design Guidelines establish a set of goals, values, and qualities by which projects are evaluated in design review. They outline clear expectations that projects must demonstrate to be successfully entitled. Design guidelines assist applicants and the public in understanding both the design review meeting procedures and to define the major concerns and objectives of the design review process. Separate documents provide detailed direction for certain areas or types of projects.

HOW DO I APPLY THE GUIDELINES?

Not all guideline techniques or approaches are appropriate or practical for every development project. When designing your project, identify as many of the design techniques and approaches used in order to achieve the guideline objectives. Other creative and innovative design techniques and approaches may be considered in order to achieve the intended objectives of the listed guidelines. Guidelines using the words "encouraged" or "discouraged" are desirable or undesirable but are not mandatory.

RELATIONSHIP BETWEEN DOCUMENTS

These checklists have been provided as a reference to be used in conjunction with the text of the City's existing discretionary Design Guidelines. It is not meant to replace a full reading of the Guidelines text.

In such cases where multiple sets of guidelines apply, the respective guidelines are viewed as "layers," where the most specific guidelines – in the unlikely event of a conflict – would take precedent.



DESIGN GUIDELINES CHECKLIST

SINGLE-FAMILY RESIDENCES. Use these guidelines on single-family residences to ensure the proposed development will be appropriate to the site and the neighborhood. **Check all that apply.**

A. Site Planning and Structure Placement

<i>Identify any techniques used that consider the environmental setting and landscaping.</i>	APPLIED
1. Integrate structures and site plan with the environmental setting.	<input type="checkbox"/>
2. Comply with landscape standards, codes and guidelines.	<input type="checkbox"/>
3. Integrate structures and site plan with the existing neighborhood patterns.	<input type="checkbox"/>
4. Design to maximize options for passive and active solar heating and cooling.	<input type="checkbox"/>
5. Minimize stormwater and non-stormwater runoff from the site to the street or neighboring properties.	<input type="checkbox"/>
6. Site design should maximize water permeability by reducing paved areas (hardscape), use of permeable paving materials, and preserving open space drainage ways when feasible.	<input type="checkbox"/>
7. Avoid large continuous paved areas. When structures are proposed to total over 2,500 square feet on the ground floor, minimizing impermeable surfaces on the lot becomes especially important.	<input type="checkbox"/>
8. Consider use of permeable paving materials such as ungrouted brick pavers or interlocking paving systems in which grass can be grown.	<input type="checkbox"/>
9. Consider conveying stormwater from building roofs to an on-site drainage system, such as French drains, detention basins, bioswales, or into planted areas.	<input type="checkbox"/>

B. Volume, Bulk, Massing, and Scale

<i>Identify any techniques used to ensure compatibility with the neighborhood.</i>	APPLIED
1. Design a project to be compatible with the immediate neighborhood, and carefully consider the neighborhood study area for a project.	<input type="checkbox"/>
2. Design structures to be compatible with neighboring houses in terms of volume, size, massing, scale and bulk.	<input type="checkbox"/>
3. Strive for a project which falls in the "less than 85% of maximum FAR" range for the project lot size.	<input type="checkbox"/>
4. Building height should be in proportion to the style and size of the house and the lot area.	<input type="checkbox"/>
5. Avoid excessive building height. Although the Municipal Code allows up to 30-feet in height in single family residential zones, the total "building box" allowed by the Ordinance should not be used to ensure compatible home designs. Homes taller than 25-feet tall are usually incompatible in most single-family neighborhoods.	<input type="checkbox"/>
6. Avoid tall plate heights (over ten feet) that unnecessarily add to the volume of a structure. Eight-foot plate heights, the most common for single family homes, are encouraged. This concept is especially important for projects where basement stories are proposed.	<input type="checkbox"/>

B. Volume, Bulk, Massing, and Scale

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| 7. | Where appropriate to the architectural style, consider architectural features that indicate where a first story ends and a second story begins when the structure is viewed from the street. Examples of appropriate floor delineations for some architectural styles include banding or roof lines. | <input type="checkbox"/> |
| 8. | The height of a basement or cellar above grade is important in determining if all or part of the floor area of the basement or cellar will be counted towards floor area in relationship to maximum required square footage (FAR). | <input type="checkbox"/> |
| 9. | Where appropriate, bring some portions of the roof down to the gutter or eave line of the first-story roof to reduce the apparent volume of the building. | <input type="checkbox"/> |
| 10. | If appropriate for the architectural style, encourage steps or offsets extending to grade where dimensions of a dwelling would otherwise appear too long. | <input type="checkbox"/> |
| 11. | Use projected or recessed architectural details (e.g. bays, windows, stringcourse) and changes in building materials or colors to visually break up building or walls. | <input type="checkbox"/> |
| 12. | Vary the height of building segments where appropriate to the design. | <input type="checkbox"/> |
| 13. | Consider articulating all sides of the dwelling where appropriate for the architectural style. | <input type="checkbox"/> |

C. Architectural Style

Identify any techniques used to create a consistent architectural style.

APPLIED

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| 1. | Choose a style compatible with the surrounding neighborhood and use architectural features to create a consistent architectural style. | <input type="checkbox"/> |
| 2. | Features should enhance the architectural form and style of the house. For example, dormers, bay windows, porches, balconies, and entrance projections can add interest to the home if the size, design, colors and materials are compatible with the rest of the structure and the neighborhood. | <input type="checkbox"/> |
| 3. | Architectural style should be of good quality and durable exterior materials. Indicate if any of these typical architectural enhancements are included (<i>check all that apply</i>): | <input type="checkbox"/> |
| | <input type="checkbox"/> High quality construction and materials for exterior finishes | |
| | <input type="checkbox"/> Wood windows/shutters, recesses, articulated openings, ornamental ironwork | |
| | <input type="checkbox"/> Enhanced landscaping, paving, or decking | |
| | <input type="checkbox"/> Heavy timber trellis or arbor structures | |
| | <input type="checkbox"/> Stonework or tile work on walls | |
| | <input type="checkbox"/> Front entry elements or porches | |
| | <input type="checkbox"/> Enhanced or high-quality roofing materials | |
| | <input type="checkbox"/> Exposed downspouts and gutters painted or made of copper materials | |
| 4. | Use openings (doors and windows) in a manner compatible with the neighborhood. | <input type="checkbox"/> |
| 5. | Doors and windows in an addition should be the same shape and size or compatible with the dominant door and window neighborhood patterns (proportions, materials, detailing). | <input type="checkbox"/> |
| 6. | The pattern of windows and doors should reflect scale and patterns in the neighborhood. | <input type="checkbox"/> |

C. Architectural Style

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| 7. | Include a window or windows visible from the street as desirable architectural features on the portion of the dwelling facing the front yard. | <input type="checkbox"/> |
| 8. | Main entries should be visible from the street and contribute towards a friendly neighborhood experience. | <input type="checkbox"/> |
| 9. | Use landscaped pathways to the main entry rather than only a connection to the front entry directly from a driveway. This technique creates a main entrance more inviting from the street. | <input type="checkbox"/> |
| 10. | Generally, front entries should not be blocked with walls, screens, fences, or tall hedges. Any front yard courtyards defined with features over 3 ½ feet must be carefully designed to maintain a friendly entry appearance when viewed from the street. | <input type="checkbox"/> |
| 11. | Entries should be designed in proportion to the scale of the dwelling. Avoid use of columns, towers, and other entry features that are out of scale or style with the dwelling or neighborhood. | <input type="checkbox"/> |
| 12. | Entrances taller than one-story are strongly discouraged in "Infill" (City grid) areas. Generally, covered entry eave lines should be under 15-feet and front entrance openings less than 8-feet in width and less than 12-feet in height. | <input type="checkbox"/> |

D. Roof Design and Materials

<i>Identify any techniques used to compliment the style of the house and neighborhood.</i>		APPLIED
1.	Carefully plan roof forms on a home for a well-designed structure compatible with the neighborhood.	<input type="checkbox"/>
2.	When planning a new dwelling or second-story addition, begin with a primary roof form that is compatible with the existing neighborhood.	<input type="checkbox"/>
3.	Consider additions to the primary roof, such as secondary roof forms and dormers, to reduce the dwelling's apparent mass and scale and provide visual interest. Use an appropriate number of roof forms.	<input type="checkbox"/>
4.	Additional roof forms should be architecturally compatible with the primary form's slope and material.	<input type="checkbox"/>
5.	Consider roof design techniques to create a highly efficient and aesthetically integrated solar energy system, described in the City's Solar Energy System Design Guidelines. For example, a parapet roof design is ideal for new structures that include a solar energy system.	<input type="checkbox"/>
6.	Screen mechanical equipment.	<input type="checkbox"/>
7.	Skylights are allowed when they are compatible with the architectural style of the building in which they are proposed and when they are compatible with the character of the surrounding neighborhood.	<input type="checkbox"/>
8.	Flat skylights, made of non-reflective materials, is the preferred skylight type.	<input type="checkbox"/>
9.	White plastic skylights or small dome shaped skylights may be acceptable if the skylights are screened by existing parapets, roofs, building forms or other equipment and it can be clearly demonstrated that the proposed skylights are not readily visible from adjacent properties or public ways.	<input type="checkbox"/>

D. Roof Design and Materials

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| 10. | Plastic domed solar tube skylights may be allowed if placed in areas that are not highly visible. | <input type="checkbox"/> |
| 11. | The cumulative impacts of exposed roof equipment shall be a consideration when determining the appropriate size, quantity and type of skylights proposed. | <input type="checkbox"/> |
| 12. | Roofing material and color should be consistent with the building architectural style. Eave closures, a.k.a. bird stops, if any are proposed, shall be mortared with natural cement. | <input type="checkbox"/> |
| 13. | Where a traditional Hispanic architectural style is proposed or where the location is highly visible or prominent, the use of two-piece terra cotta (Mission "C-tile") roof is required. Terra cotta roof tile shall not have a glossy finish. Where two-piece "cap and pan" Mission tile is used on gable, shed and hipped roofs, the installation criteria described in the Single Family Residence Design Guidelines is required. Exceptions to the Mission tile requirements may be granted with the appropriate findings. | <input type="checkbox"/> |

E. Exterior Materials and Colors

<i>Identify any techniques used to compliment the style of the house and neighborhood.</i>		APPLIED
1.	Exterior materials and colors should complement the style of the house and neighborhood, as well as blend with surrounding natural features when viewed from a distance.	<input type="checkbox"/>
2.	Building color should complement architectural details and blend with the surrounding neighborhood.	<input type="checkbox"/>
3.	Apply ornamentation consistent with the style of the dwelling. Avoid using ornamentation that will make the dwelling appear overly decorated.	<input type="checkbox"/>
4.	Avoid reflective or metallic materials on roofs, walls and windows.	<input type="checkbox"/>
5.	Use darker materials and colors to reduce the apparent volume of a dwelling.	<input type="checkbox"/>
6.	In the Hillside Design District, consider natural earth tone colors that blend with the surrounding topography and terrain.	<input type="checkbox"/>
7.	Unless otherwise directed by the SFDB, the most acceptable stucco finish is a smooth, undulating troweled finish. A float sand finish may be acceptable. Rough texture, such as heavy Spanish lace, is discouraged unless it is proposed as part of a minor addition to an existing home with this stucco style.	<input type="checkbox"/>
8.	In general, deck-railing materials should be selected to be consistent with the architectural style of the structure. The use of glass railings as guardrails or as windscreens is not the preferred material at highly visible locations due to the possible glare associated with these types of installations. Large "picture" windows that are not broken up with mullions or muntins will be reviewed for architectural compatibility and for glare problems.	<input type="checkbox"/>
9.	Avoid large expanses of paved area throughout the property. Break up paved areas with colored or textured materials.	<input type="checkbox"/>
10.	Avoid large expanses of building walls, especially when combined with retaining walls.	<input type="checkbox"/>

F. Fences, Walls & Hedges

<i>Identify any techniques used to integrate fences, walls and hedges with the setting.</i>	APPLIED
1. Integrate fences, walls and hedges with structures and setting.	<input type="checkbox"/>
2. Minimize fence, hedge and wall heights. Break any retaining walls into low segments.	<input type="checkbox"/>
3. Use horizontal lines and proportion to reduce perception of height and bulk.	<input type="checkbox"/>
4. Use open rather than solid fence design to reduce visual and structural bulk.	<input type="checkbox"/>
5. Use earth tone colors and native, natural materials.	<input type="checkbox"/>
6. Integrate vegetation and landscaping with fence and wall design.	<input type="checkbox"/>
7. Avoid chain link fences if at all possible. If proposed, chain link should be a dark color such as dark green or black and softened with landscaping.	<input type="checkbox"/>

G. Basements

<i>Identify any techniques used to ensure compatibility with the neighborhood.</i>	APPLIED
1. Carefully design partial basements so that they do not inordinately create a bulky appearance or contribute to an inappropriate apparent height.	<input type="checkbox"/>
2. The following basement project types warrant careful review of basement floor areas: publicly visible daylight basement, corner lot location, especially visible hillside areas, or if a partial basement size exceeds 25% of the house size. In some cases, large visible daylight basement areas should be reduced, placed underground and hidden from view as they contribute to the size, bulk and scale of a house size.	<input type="checkbox"/>
3. Grading and cutting into sloped hillsides to create basement floors is an acceptable grading technique. However, the following basement construction techniques are discouraged: excessive fill placement, excessive retaining walls placement, elevating natural grades around a structure's perimeter to create basement floor areas.	<input type="checkbox"/>
4. Excessive retaining wall placement to create driveway or walk-out basements is not acceptable.	<input type="checkbox"/>

H. Upper-Story Additions

<i>Identify any techniques used to ensure compatibility with the neighborhood.</i>	APPLIED
1. Avoid crowding or overwhelming neighboring residences.	<input type="checkbox"/>
2. Avoid a "vertical canyon effect" between homes. The space between a proposed two-story home adjacent to one-story homes is important. Space between homes should increase as wall height increases. Consider setbacks greater than those required by the Municipal Code to avoid bulky structures.	<input type="checkbox"/>
3. Minimize areas of maximum height.	<input type="checkbox"/>
4. Vary height of building elements.	<input type="checkbox"/>
5. Vary roof lines.	<input type="checkbox"/>
6. Set back taller portions of structures from the lot lines to reduce the appearance of height.	<input type="checkbox"/>

H. Upper-Story Additions

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| 7. | Use architectural features to break up unacceptable bulk. | <input type="checkbox"/> |
| 8. | Three-story homes are generally incompatible in most of Santa Barbara's flat "infill" (City grid) neighborhoods. | <input type="checkbox"/> |

I. Parking Aesthetics

<i>Identify any techniques that were used to minimize parking impacts along the street.</i>		APPLIED
1.	Minimize driveway and curb-cut widths.	<input type="checkbox"/>
2.	Minimize paved areas, especially in the front yard which should be limited to pedestrian pathways and driveways sized at the minimum width required for access to a garage or other required parking spaces.	<input type="checkbox"/>
3.	Consider a "ribbon driveway" to minimize pavement and add permeability.	<input type="checkbox"/>
4.	Consider textured/patterned driveway to compliment architecture and minimize visual impacts.	<input type="checkbox"/>
5.	For new construction, garages should not be the predominant feature of the front elevation.	<input type="checkbox"/>
6.	Locate the garage behind the main residence is preferred, where feasible.	<input type="checkbox"/>
7.	Garages appear more appropriate on the ground floor of multiple story buildings.	<input type="checkbox"/>
8.	Underground parking solutions are usually inappropriate along the street front on flat lots.	<input type="checkbox"/>
9.	Creative parking solutions that use existing covered parking structures are encouraged. For example, consider one covered and one uncovered parking space if one garage space exists and a new uncovered space can fit behind the main residence.	<input type="checkbox"/>
10.	Uncovered parking should be screened from the street and neighbors and placed behind the main house structure when possible. Any screening gates should be compatible with the neighborhood.	<input type="checkbox"/>
11.	Uncovered parking in front of a house should be screened from the street by topography, structures or landscaping.	<input type="checkbox"/>
12.	Uncovered parking should be delineated with plant or hardscape landscaping.	<input type="checkbox"/>
13.	Use appropriate landscape planting to ensure adequate shading of the space.	<input type="checkbox"/>
14.	On flat sites, new paving for uncovered spaces should be permeable.	<input type="checkbox"/>
15.	Aesthetically, garages are usually preferred over carports.	<input type="checkbox"/>
16.	Construction over carports is strongly discouraged.	<input type="checkbox"/>
17.	Carports should be designed with high quality materials, compatible with the main structure. For example, roofing design, colors, materials and supporting posts should be similar to the main house.	<input type="checkbox"/>
18.	A sloped carport roof is preferred over a flat carport roof if compatible with the main house.	<input type="checkbox"/>
19.	Support posts for a carport should appear substantial and be decoratively finished in a style matching the main residence. Thin metal poles are not an acceptable solution for a carport design.	<input type="checkbox"/>

I. Parking Aesthetics

- 20. Pedestrian pathways connecting the carport with the main residence should be provided. ☐
- 21. Landscape planting areas may be required to be located adjacent to carports to provide visual relief from paved areas, if readily feasible. ☐
- 22. Where there is no garage on a property, at least 200 cubic feet of aesthetically integrated lockable exterior storage should be provided. ☐