Design Guidelines: All Commercial and Multi-Family Residential Development	
Massing, Elevations & Articulation	
▪ Structures should be well articulated on all sides visible from public streets and spaces. The highest level of articulation occurs on the front façade, and on all elevations visible from the public right of way. This includes variation in massing, roof forms, and wall planes, as well as surface articulation. Avoid boxy and monotonous facades that lack human scale dimensions and have large expanses of flat blank wall planes visible to the public.	M
▪ The scale of buildings shall relate to the surrounding development patterns. Buildings with greater height than surrounding buildings should step back the structure on the upper floors from street and public spaces to lessen the appearance of mass and bulk.	M
▪ **All development adjacent to the Coastal Trail (Noyo Headlands Park) should step back the structures on the upper floor from the side of the building that is adjacent to the Coastal Trail. Roof decks and balconies that overlook the coastal trail should be unobtrusive.**	M
▪ Architectural elements that add visual interest, scale, and character such as projecting balconies, trellises, recessed windows, ~~and~~ window and door detailing, or green garden walls are incorporated to help articulate facades and blank walls.	P
▪ Architectural details and materials shall be incorporated on the lower part of the building facade to relate to human scale. These pedestrian scale elements can include awnings, trellises, windows, building base articulation, and changes in materials, textures, and colors.	M
▪ ~~Avoid large monolithic structures. Emphasize compact building design. Clusters of smaller buildings are preferred over larger single structures.~~	~~M or P~~
▪ ~~Varied building should heights provide visual interest and give the appearance of a collection of smaller structures.~~	~~P~~
▪ Break up large building forms by vertical and horizontal variations in wall and roof planes, building projections, projecting ribs, reveals, door and window bays and similar design elements. To divide the building mass into smaller scale components, building faces over 50 feet long should reduce the perceived mass and bulk by one or more of the following: change of roof or wall plane; projecting or recessed elements, such as trellises, balconies, openings, etc.; varying cornice or rooflines; or other similar means.	P
▪ **All building and site design shall use passive solar design strategies for space heating and lighting to reduce energy demand to the extent feasible.**	P
Architectural Form and Detail	
▪ **Commercial development shall include a higher level of architectural detailing and higher quality materials at the pedestrian level of the building.**	P
▪ Commercial development shall compliment and/or Incorporate design elements and features from the historic architectural styles of the Central Business District, ~~-~~ such as bay windows, porches, projecting eaves, awnings, and similar elements that add visual interest to the development.	M
▪ ~~Include architectural elements such as bay windows, porches, projecting eaves, awnings, and similar elements that add visual interest to the development.~~	~~P~~
▪ ~~All elevations should be detailed with the same care and attention, and preferably using the same materials, as the front elevation.~~	~~P~~
▪ Architectural style is compatible with the surrounding character, including building style, form, size, materials, and roofline.	P
▪ ~~The integration of varied textures, openings, recesses, and design accents on building walls is to soften the architecture.~~	~~M or P~~
▪ The use of awnings, canopies, recesses, and arcades is strongly encouraged to provide protection for pedestrians and to add interest and color to buildings. Awning placement should fit within the scale, proportion, and rhythm created by the distinct architectural elements and should not cover piers, pilasters and other architectural details. Awnings should be compatible in color and design with the buildings. Awning frames and supports	P

should be painted or coated metal or other non-corroding material and designed to withstand wind loads. ~~Prefabricated plastic and vinyl awning are not permitted. Canvas awnings are discouraged due to the potential for wind damage.~~	
▪ Franchise architectures is strongly discouraged. Buildings should be readily reusable by other tenants and should not be identified with a design that is specific to a franchise.	M
Roof Form	
▪ Roof forms should be used to distinguish various building forms, create an interesting roof line, and help break up the building massing.	M
▪ Roof forms such as gable, hip or shed roof combinations are strongly encouraged. If parapet roofs are used they should include detailing typical of Fort Bragg's character and design. **Special care should be exercised in designing how the roof frames or meets the sky, which may include but not be limited to: use of false fronts, architectural detailing, and roof overhangs.**	P
▪ Buildings shall incorporate passive solar design and include at least one roof plane that is large enough to accommodate photovoltaic (PV) panels to meet the majority (>50%) of the building's energy needs, when feasible.	M
▪ ~~Deep r~~Roof overhangs are encouraged to create shadow and add depth to facades. Where applicable to the architectural style, roof eves should extend at least 12" from primary wall surface to enhance shadow lines and articulation of surfaces and protect from driving rain. **Smaller roof overhangs are permissible with rain screen or other technologies**. Roof overhangs should be designed to facilitate passive solar heating.	P
▪ Exposed structural elements (beams, rafter tails, etc.) are encouraged as roof overhang details.	P
▪ All roof-mounted equipment should be effectively and attractively screened through the use of various architectural detailing including, but not limited to, roof form, decorative parapets or cornices **that match the architectural character and materials of the building.**	M
▪ Natural and non-reflective roof materials are encouraged, including cool roof and g~~. G~~reen roof~~s~~ techniques (planted with native plantings) are encouraged.	P
▪ Highly reflective materials shall be avoided.	M
▪ **Balconies, roof gardens and roof decks shall be designed to minimize impacts on privacy in neighboring buildings and lots.**	M
Windows, Doors, and Entries	
▪ The size and location of doors and windows should relate to the scale and proportions of the overall structure.	M
▪ The main building entrance should be distinguished from the rest of the building and easily recognizable and oriented toward the street, internal walkway, or courtyard whenever possible. ~~Front doors should always be oriented toward the sidewalk. Individual entries should have a strong relationship with a fronting street, internal walkway, or courtyard, as appropriate to the overall siting concept.~~	M
▪ Front entry design should incorporate two or more of the following: front porch or stoop; recessed doors, archways, or cased openings; canopies; decorative detailing or placement of art; a projecting element above the entrance; integration of architectural elements such as flanked columns or decorative fixtures; changes in the roofline or a tower feature.	P
▪ **Buildings located on corners in pedestrian areas should provide for visibility around the corner, by either including windows on both walls that intersect at the corner or an angled corner entryway.**	M
▪ Exterior stairways should compliment the architectural style of building ~~are discouraged~~, where required they should be open to allow views for natural surveillance.	M
▪ Window and door type, material, shape, and proportion should complement the architectural style of the building.	P
▪ Windows should be ~~provided~~ incorporated at storefront locations.	M
▪ In general, upper stories should have a window to wall area proportion that is smaller than that of ground floor storefronts (typically 30 to 50 percent).	P

<table>
<tr><td>▪ Windows should be articulated with accent trim, sills, kickers, shutters, window flower boxes, balconies, awnings, or trellises authentic to the architectural style of the building.</td><td>P</td></tr>
<tr><td>▪ ~~Glass that is inset a minimum of three inches from the exterior wall surface is encouraged to add relief to the wall.~~</td><td>P</td></tr>
<tr><td>▪ The use of clear glass (at least 80% light transmission) is recommended. Dark tinted glass and reflective mirror-like glass are not allowed.</td><td>M</td></tr>
<tr><td>▪ ~~**Imitation and/or fake divided lights are discouraged on the pedestrian level of buildings.**~~</td><td>~~P~~</td></tr>
<tr><td>Materials</td><td></td></tr>
<tr><td>▪ ~~All structures should appear to be made of high quality, authentic, and timeless materials.~~</td><td>~~M~~</td></tr>
<tr><td>▪ ~~Building materials should be durable and low maintenance to withstand the coastal environment. Materials should be of comparable or better quality and image to what is used in the surrounding area.~~</td><td>~~M~~</td></tr>
<tr><td>▪ Materials should be varied to provide architectural interest, however, the number of materials and colors should be limited and not exceed what is required for contrast and accent of architectural features. Exterior materials and architectural details should relate to each other in ways that are traditional and logical.</td><td>P</td></tr>
<tr><td>▪ The use of green building and sustainable materials is encouraged to exceed the minimum required by the California Building Code.</td><td>P</td></tr>
<tr><td>▪ Materials should enhance different parts of a building’s façade and be consistent with the desired architectural style.
• Where appropriate to the architectural style, materials and textures should vary between the base and body of a building to break up large wall planes and add visual base to the building.
• Heavier materials and darker colors should be used lower on the building elevation to form the building base.
• Exterior columns or supports for site elements, such as trellises and porches, should utilize materials and colors that are compatible with the rest of the development.</td><td>P</td></tr>
<tr><td>▪ Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, projection, or fence line.</td><td>P</td></tr>
<tr><td>▪ The following table identifies materials that are encouraged, acceptable and discouraged for use on a building’s façade:
<table>
<tr><th>Encouraged</th><th>Acceptable</th><th>Discouraged</th></tr>
<tr>
<td>▪ Horizontal and vertical redwood or solid wood siding
▪ Shingle siding
▪ Smooth stucco, hand troweled stucco
▪ Fiber cement ~~wood~~ siding with an authentic appearance, profile & dimension, over 3/8” thickness
▪ Other like materials</td>
<td>▪ Real brick, rock veneer, stone or similar materials with an authentic texture, color and dimension
▪ Board and batten
▪ Formed concrete
▪ Steel
▪ Glass block
▪ Corrugated Metal
▪ Other like materials
▪ Fiber cement ~~with wood~~ siding with~~and~~ an authentic appearance, under 3/8” thickness</td>
<td>▪ ~~T1-11 or other l~~Low quality wood engineered siding
▪ Textured/rough stucco
▪ Corrugated fiberglass
▪ Concrete block
▪ Ceramic tile (except for accent areas);
▪ Slump rock
▪ Highly tinted, reflective, or opaque glass
▪ ~~Silver aluminum window and door frames~~
▪ Other like materials</td>
</tr>
</table>
</td><td>~~M~~</td></tr>
</table>

Colors	
▪ Colors should enhance different parts of a building's façade and be consistent with the desired architectural style.	P
▪ **Colors west of Highway 1 (Main Street) ~~along the coast~~ should recede in the view shed or be subordinate to the view shed. Dark earth tone colors are preferred where the view shed is dark and lighter earth tone colors may be preferred where the background is lighter.**	
▪ Colors should visually relate building elements to each other, and also individual facades to each other. The colors chosen for a building façade should complement neighboring facades (but should not replicate).	P
▪ Color should be used as an important design element in the development's appearance. Historically, certain color palettes were associated with particular architectural styles. Whenever possible, exterior building colors should reflect the basic colors of the architectural style or period of the building or its environs. For example, bright and rich color combinations associated with the Victorian Era are appropriate downtown. However, In the coastal zone color pallet should focus on **earth tone** colors. Bright and sharply contrasting colors should be avoided.	P
▪ Colors used on exterior facades should be harmonious and contrasting compatible colors are encouraged to accentuate details such as trim, windows, doors, and key architectural elements.	P
▪ No fewer than two colors should be used on any given façade, and three or more colors are preferred. This includes any "natural" colors such as unpainted brick or stone. The three preferred colors should constitute the: Primary base color, Secondary color and Minor trim color.	P
Lighting	
▪ Exterior lighting shall~~ould~~ be designed as part of the overall architectural style of the building and should illuminate entries, driveways, walkways, and activity areas.	M
▪ Entrances shall~~ould~~ be well illuminated for safety and identification purposes.	M
▪ Lighting sources shall~~ould~~ be hidden unless the sources are an integral part of the design. Lighting fixtures should not project above the fascia or roofline of the building.	M
▪ Partial or full cutoff lighting is required. Exterior lighting shall be located and designed to avoid shining directly onto nearby residential properties, and shall minimize off-site glare. The latest technical and operational energy conservation concepts should be considered in lighting designs.	M
▪ Subtle and minimalist lighting may be used to accent architectural features and landscaping. Accent lighting should not contribute to glare or distract from the overall ambient night lighting in the neighborhood.	P
▪ Night sky	
▪ Parking lot lighting fixtures shall be no taller than 16 feet in height and shall cast light downward without allowing glare or light to encroach upon neighboring properties.	
Site Planning	
▪ Buildings should be sited in order to minimize impacts to surrounding development and open space. Care should be taken to place structures well to minimize impacts to natural areas and natural contours.	M
▪ Buildings should generally be oriented toward the street. Buildings on corner parcels should establish a strong tie to both streets.	M
▪ All building and site design shall use passive solar design strategies for space heating and lighting to reduce energy demand to the extent feasible.	P
▪ Climate factors such as prevailing winds, window and door orientation, and the positioning of buildings on the site should be coordinated to maximize energy conservation and Photovoltaic (PV) access.	P

Landscape	
▪ Landscaping should enhance the character and sense of place for each project. Landscaping should help complete the design of a site and should not be added as an afterthought. The choice, placement, and scale of plants should relate to the architectural and site design of the project. Landscaping should enhance the quality of the development by framing and softening the appearance of buildings, screening undesirable views and equipment, providing buffers from incompatible uses, and providing protection from wind and rain. Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity.	P
~~▪ Landscaping should generally incorporate plantings utilizing a three-tiered system: ground covers (including flowering plants – annuals and perennials), shrubs/vines, and trees. The following landscape design concepts are encouraged for project design:~~ ~~▪ Use of specimen trees (36-inch box or larger) in groupings and rows in parking lots~~ ~~▪ Use of flowering vines on walls and arbors where appropriate~~ ~~▪ Use of berms and vines on walls to screen parking, refuse, storage, and equipment areas~~	P
▪ Landscaping designs that do not require irrigation systems are preferred. Projects that include irrigation shall emphasize water-efficient plants. Rainwater and greywater are encouraged to meet all irrigation needs.	P
▪ Bio-swales and rain gardens should be utilized within landscaped areas to infiltrate stormwater on site.	P
▪ ~~Planting should be used to screen less desirable areas from public view; i.e., any solid, windowless elevations, trash enclosures, propane tanks, parking areas, storage areas, loading areas, public utilities, and mechanical equipment.~~	P
▪ Landscaping features that define~~s~~ and accent~~s~~ specific areas such as building entry, parking lot entrances and the main walkways to community facilities is encouraged.	P
▪ Trees and plants native to the Northern California coast and~~or~~ those that~~, which~~ flourish in the region, sh~~ould~~all be selected ~~when possible~~. Plant materials should also be selected for their low maintenance qualities.	~~P~~M
▪ ~~Trees located along street frontages should be selected to match or complement existing or proposed street trees in the public right-of-way.~~	~~P~~
▪ Plants and trees with root systems that uplift hardscape materials should be appropriately located away from paved and concrete areas.	M
▪ Landscaping on parcels that are adjacent to the Coastal Trail shall use ~~native~~ plants native to the northern California coast. Invasive plants are prohibited.	M
▪ Pollinator Plants	
Fencing & Screening	
▪ Use of berms, vines and plantings should be used to screen less desirable areas from public view; i.e., any solid, windowless elevations, trash enclosures, propane tanks, parking areas, storage areas, loading areas, public utilities, and mechanical equipment.	P
▪ Fences should be kept as low as possible while still performing their intended security, screening, or separation functions.	P
▪ Fencing materials and colors of fences and walls should be consistent and compatible with the architectural themes on the site. Open, wooden or natural fencing ~~is~~ are ~~the~~ preferred ~~fencing material for Fort Bragg~~.	P
▪ Fences or walls of more than 100 ft should provide variation in the design – via changes in height, materials, embellishments, step backs, gates, etc. - to break up the length and provide visual interest.	M
▪ Screening should not result in hiding places or entrapment areas.	M
Open Space & Pedestrian Circulation Common open space provides opportunities for casual social interaction, as well as helping to reduce the perceived density of the development. Private open space serves as an outdoor rooms for tenants.	
▪ Courtyards, public space, **plazas**, and landscaped areas are encouraged.	P
▪ Trees and public art should also be incorporated into courtyard, plaza, and mid-block passage design.	

▪ ~~Open space areas should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.~~ Open space siting should give consideration to prevailing breezes~~, and~~ sun orientation, views, traffic and noise in order to provide a ~~comfortable~~ desirable environment.	P
▪ Ideally, at least 50 percent of the open space area should have access to direct sunlight.	P
▪ Shelters are encouraged to provide protection from inclement weather.	P
▪ In commercial areas, open spaces and passages should be inviting, well lit, and accessed from multiple locations.	P
Site Amenities	
▪ Where bus routes are located near the development, the site design should consider convenience and comfort factors for users. These include direct access, widened sidewalks, seating areas, and weather protection provided near public transit stops.	P
▪ Pedestrian amenities (benches, shelters, drinking fountains, lighting, trash receptacles, electric vehicle charging stations and bicycle racks) are strongly encouraged.	P
▪ Pedestrian activity areas should provide a sufficient level of wind and rain protection for pedestrians. Canopies, trees, or other methods of protection should be provided.	P
▪ ~~Trees and public art should also be incorporated into courtyard, plaza, and mid-block passage design.~~	P
▪ The relative size and design of private street furniture should be compatible with the architectural style of the building to which it relates, while also complementing street furniture in the public realm. Street furniture should be constructed of durable, easily maintained materials that will not fade, rust, or otherwise quickly deteriorate.	P
▪ Decorative paving is encouraged for entryways, courtyards, plazas, pedestrian walkways, and crosswalks. Paving materials should complement the architectural design of the building and landscape design: stamped concrete, stone, brick, pavers, exposed aggregate, and colored concrete are recommended.	P
▪ ~~Clear legible entry signs should be provided to identify the development.~~ Internal circulation signs and visitor parking areas should also be clearly indicated. A directory that shows the location of buildings and individual dwelling units within the development is encouraged.	M
▪ Building numbers and individual unit numbers should be readily visible, in a consistent location, well li~~ghted~~ at night, and compatible with the overall design of the development.	M
Pedestrian Circulation	
▪ **Pedestrian walkways should connect common areas (parking, open space, playground, etc.) to site buildings, sidewalks and adjacent parks**.	P
▪ A continuous, clearly marked ~~walkway~~ pathways should be provided from the parking areas to main entrances of buildings. Design walkways and parking lots ~~so~~ to ~~that~~minimize pedestrian ~~s will not have to~~ crossings parking ~~aisles~~ stalls and landscape islands to reach building entries.	P
▪ On-site drop-off areas should be adjacent and parallel to streets and/or drive aisles to allow vehicles to get out of the main flow of traffic and stop. These include bus stops and pedestrian pick-up/drop-off areas.	M
▪ Convenient pedestrian connections should be provided to adjoining developments, commercial projects, and other compatible land uses.	P
▪ Pedestrian access to adjacent existing or planned open space areas and corridors should be provided for the development's users.	P
▪ Raised walkways, decorative paving, landscaping, and/or bollards that separate pedestrians from vehicular circulation are encouraged.	P
▪ Development adjacent to Coastal Trail (Noyo Headlands Park) shall provide pedestrian access to the coastal trail.	M
Circulation and Parking Safe and efficient parking and circulation arrangements take into consideration the needs of pedestrians, children at play, parking lot appearance, and prevention of car theft or damage.	
▪ ~~**Consolidation of parking in larger lots that serve many uses is preferred for larger projects and the Mill Site, to encourage a more pedestrian friendly development pattern.**~~	M

▪ Parking lots should be well designed, with consideration given to landscaping, lighting, building massing, and pedestrian/vehicular circulation.	M
▪ Locate parking lots to the rear of buildings, along alleys, or on side streets to avoid conflicts on major streets. When this is not possible, design the primary entry to the lot with patterned concrete or pavers to differentiate it from the sidewalk.	P
▪ Parking areas should be linked to adjacent public sidewalks, pedestrian walkways, alleys, and open space areas.	P
▪ Parking should be designed for safe ingress and egress. Site plans should balance the need to provide adequate vehicular access with the need to eliminate unnecessary driveway entrances. Where feasible, reciprocal access should be provided on adjacent sites.	M
▪ Pedestrian connections and linkages within parking lots should have a well-defined separation from vehicle circulation.	M
▪ Parking lots shaded with solar panels are encouraged.	~~M~~P
▪ Pedestrian access from parking lots to building entries should be defined in the design of the parking lots, creating clear and visible walkways. In addition, walkways should be landscaped with shade trees or shrubs and other pedestrian amenities. Pedestrian connections should connect parking area to sidewalk through buffer areas at key locations.	P
▪ The use of brick, interlocking pavers, cobblestones and or permeable paving for drive isles and parking lots are encouraged.	P
▪ Shared parking is encouraged. Parking areas serving multiple uses shall consolidate parking into larger lots. ~~should be divided into a series of small parking courts with convenient access that relates to adjacent buildings/entrances.~~	M
▪ Special accents that define the main parking lot entry are strongly encouraged. Examples include entry signage with name of project, specialty lighting, textured paving, and accent landscaping.	P
▪ Dead-end aisles are strongly discouraged.	P
▪ ~~Parking lot lighting fixtures shall be no taller than 16 feet in height and shall cast light downward without allowing glare or light to encroach upon neighboring properties.~~	M
Loading and Delivery	
▪ Loading and delivery service areas should be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts to the exten~~d~~t feasible.	M
▪ Loading and delivery areas should be screened with portions of the building, architectural wing walls, freestanding walls and/or landscaping features ~~planting.~~ are strongly encouraged.	M
Additions, Remodels & Renovations	
▪ The design of a proposed addition should follow the general scale, proportion, massing, and detailing of the original structure. New additions should be interpretations of, or improve upon, the design of the existing structure wherein the main characteristics of the existing building are incorporated or improved upon using modern construction methods. This may include: ○ Using similar proportions ○ Extending the architectural lines from the existing building to the addition ○ Sensitivity to the patterns of window and entrance spacing and openings ○ Harmonizing with existing colors and materials ○ Inclusion of similar architectural details (i.e. window/door trim, lighting fixtures, decoration)	M
▪ Building materials used for the addition sh~~ould~~ be of ~~the same or better~~comparable or better- quality than the existing building.	M
▪ When original decorative details and architectural elements were covered up in previous remodeling, these forgotten details should be restored and incorporated in the design of the remodeled building.	~~M~~P

▪ ~~Damaged historic architectural features should be repaired rather than replaced whenever possible. If replacement is necessary, new materials should match the original material being replaced in terms of color, texture, and other important design features .Likewise for historic building, existing building elements and materials that are incompatible with the original design of the building should be removed. These include inappropriate use of exterior embellishments and modernized elements that are in sharp contrast to the building's original design.~~	~~M~~
▪ Introducing or changing the location, size, or style of windows or other openings that alter the architectural rhythm or character of the original building is discouraged.	P
Garages and Ancillary Structures	
▪ Accessory structures should be complementary in form, material, and color to the primary buildings.	M
▪ The number of accessory structures shall be minimized; uses shall be combined where possible into one accessory structure.	M
~~▪~~ Refuse and recycling storage areas are encouraged to be covered. ~~, propane and heating fuel tanks, fire check valves, and other mechanical features should be:~~ ~~▪ Located in convenient and less visible areas of the site, such as inside parking courts, or at the end of parking bays.~~ ▪ ~~Well screened in compliance with requirements of the Development Code. Screening should be of the same type of material as, or complementary to, the material used on the main building. Landscaping should be provided where possible.~~	P~~M~~
▪	