APPENDIX E

OBJECTIVE DESIGN STANDARDS

MASTER PLAN

August 2023

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E.1 Introduction

1.1 Background

The Objective Design Standards Appendix (objective design standards) provides local control over the design of future multifamily housing and mixed- use development within the adopted Village and Barrio Master Plan area. These standards assist the city to in sustaining the unique character of this area while complying with state housing laws designed to expedite housing production. Objective design standards are defined in California Government Code Sections 65913.4 and 66300(a)(7) as standards that:

> *… involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.*

The objective design standards are applicable to eligible development applications for multifamily housing and mixed-use projects located in the Village and Barrio Master Plan (VBMP) area. These objective design standards build upon existing Village and Barrio Master Plan policies and standards (see Section 2.2). The objective design standards required in this plan were generated in consultation with decision-makers, stakeholder committee and community workshops through an iterative multi-year process. The objective design standards are to be utilized during the city development review process to achieve the highest level of design quality, while at the same time allowing for some flexibility necessary to achieve site and building design creativity. All projects will be evaluated and analyzed on their adherence to the objective design standards through a design review process that includes a mandatory checklist of applicable objective design standards. To satisfy the design review requirements, a project must demonstrate how it complies with the applicable objective design standards.

1.2 Purpose and Intent

The objective design standards provide the minimum design standards required to assure that new multifamily housing and mixed-use residential development projects embodies a specific architectural style with a high level of attention to design details. The purpose of objectivity is for a design standard to be measured and verifiable with no "gray area" for interpretation and therefore requiring no discretion.

The following Statements of Intent are established here to meet the VBMP set of goals (Section 1.5 Goals and Policies) and state mandates consistent with the aspirations of the community:

- Comply with state and local mandates to implement new objective design standards for eligible multifamily housing and mixed-use development projects located within the Village and Barrio Master Plan area.
- Ensure projects eligible for a streamlined review process pursuant to California Government Code Section 65913.4 comply with these objective design standards.
- Continue to build eclectic and diverse neighborhoods that evolve over time.
- Provide design details and illustrations that are prescriptive and objective.

- Ensure buildings are developed using accurate architectural styles that showcase a high level degree of design details as traditionally built throughout the Village and Barrio neighborhoods.

The objective design standards will help ensure the design of new multifamily housing and mixed-use development buildings will accurately reflect the selected architectural style that is found historically throughout the Village and Barrio Master Plan area but built using contemporary materials and current building practices.

The highest priority of this document is to ensure that each building demonstrates an authentic and accurate architectural style that is consistent with the local surrounding, creating an elegant and cohesive environment. These standards will therefore prevent the mixing elements of various traditions or styles on individual buildings which has resulted in a hybridization of styles that degrades and confuses the integrity of the original historically accurate architectural styles found throughout Carlsbad's Village and Barrio neighborhoods.

1.3 Eligibility

The following sections provide objective design standards required for use in the review of "developments" governed by California Government Code Section 65913.4 (Streamlined Ministerial Approval Process) and "housing development projects" as governed by California Government Code Section 65589.5 (Housing Accountability Act). These sections detail the review process required for projects that provide, generally, either affordable or market rate multifamily housing development projects with at least two (2) units or mixed-use development projects with at least two-thirds (2/3) square footage designated for residential uses, that are consistent with applicable objective standards included in the General Plan, zoning, and other codes, plans, and policies. A number of additional factors may exclude a particular site from being eligible. For full eligibility criteria, see the California Government Code sections listed above or the city's development application materials.

These objective design standards are intended to apply exclusively to multifamily and mixed-use residential developments that consist of at least two (2) attached dwelling units. These objective design standards do not apply to any other land development type, including a detached dwelling unit. Developments proposing *detached* dwelling unit project types or any other land development types are subject to the applicable objective standards found in other relevant regulatory documents and sections of code.

Modification or expansion of an existing conforming structure used for multifamily housing or mixed-use development that includes attached units and that exhibits an architectural style that is described as or closely aligned with one of the styles listed in Appendix E-3 is also eligible to use applicable standards of this Appendix .

1.4 Waiver Process

A project applicant may request up to four (4) waivers to the applicable design standards provided in this Appendix without the requirement for an additional application.

The waiver process set forth in this Appendix is a separate process from the concessions/incentives and waiver process pursuant to Density Bonus Law (Govt Code Section 65915) and/or other applicable state laws. However, if the state density bonus concession/incentive or waiver is for objective design standard in this Appendix, it would be counted as one (1) of the four (4) allowed waivers under this section.

The request must be made in writing as part of the application for the proposed project. The written justification for a waiver(s) must contain the following:

- The design standard(s) that is being requested to be waived; and
- How the request meets the waiver findings listed below.

1.5 Waiver Findings

The decision maker will consider the request and information provided and make findings to approve or deny the request. A waiver shall be granted only if all the following findings are made:

1. The proposed project meets the intent of the design standard under consideration, or a similar design standards is implemented in substitution.
2. The project meets the allowed density with the proposed waiver(s).
3. The proposed project is consistent with the distinctive architectural style selected.

Findings to deny requested concession/incentives or waivers as part of a density bonus application are addressed and controlled by Density Bonus Law (Government Code Section 65915).

1.6 Other Applicable Objective Standards

Eligible projects must comply with all applicable objective standards in the Village and barrio Master Plan and Carlsbad Municipal Code for topics on which this document is silent.

1.7 Conflicting Standards

Where a standard exists for the same topic, in this Appendix and another applicable city regulatory documents, the standards in this Appendix shall prevail.

1.8 Streamlined Permitting Review Process

All project applicants requesting to process their eligible projects through the city's streamlined permitting review process, are required to submit a complete streamlined permitting review application. Required documents are provided by the City of Carlsbad Community Development Department, Planning Division.

1.9 Improvements, Modifications or Expansions to Structures

Improvements to existing multifamily housing and mixed-use development structures or sites that involve an improvement to conforming and nonconforming sites shall be subject to the following:

A. To bring nonconforming structures into compliance with the overall vision of the VBMP, nonconforming buildings or other structures, as to setback, yard, height, wall planes, or other VBMP provisions may be repaired, replaced, or added to, only to the extent permitted by VBMP.

1. New Additions

A nonconforming building or other structure may be added to, provided that an addition of 50% or more of the existing floor area shall trigger compliance with all VBMP provisions for the portion of the building or structure comprising the addition.

2. Restoration of Building or Other Structure

If a nonconforming building or structure is damaged or partially destroyed by fire, flood, wind, earthquake, or other calamity or act of God, structural alterations, or other repairs for

purposes of reconstruction may be carried out so long as they are repaired or replaced to no more than their original size (i.e., no additional floor area shall be added).

3. Other Repair

Repair of nonconforming buildings or other structures, other than structural alterations and other repairs required for restoration of damaged or partially destroyed buildings, may be carried out provided that they are in compliance with all VBMP provisions.

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E.2 Area-Wide Design Standards

2.1 Introduction

The area-wide design standards below are intended to enable new multifamily housing and mixed-use development to be built within the pre-established pattern of the Village and Barrio's streets and blocks. The following standards include all applicable VBMP design standards and development standards. Many of the design standards listed below have been updated to meet the definition of "objective design standard."

These area-wide design standards includes site design, utilitarian design and building design standards. Site design standards address topics such as: pedestrian & vehicle access, vehicle & bicycle parking, building & entrance orientation, open space, and landscaping. Utilitarian design standards address topics such as fences and walls, equipment screening, utility placement, trash, recycling and mailbox enclosures and signage. Lastly, area-wide building design standards address topics such as roof structures, window glazing and standards for buildings that exceed the height limitation (i.e. density bonus projects).

2.2 Applicable VBMP Section 2.6 Area-Wide Design Standards

All multifamily housing and mixed-use developments shall comply with all objective design standards provided in Village and Barrio Master Plan Chapter 2, Section 2.6 area-wide standards as cited or updated to be objective below:

2.6.1.A. Vehicle Ingress and Egress

1. Vehicle access shall be taken from an alley, where the condition exists.

2. Where alleys provide vehicle access, driveways and parking area aisles shall be a minimum twenty (20') feet wide.

3. Where alley access is not available, vehicle access points shall be permitted as follows:

    a. Reciprocal access with adjacent properties shall be provided for parcels fronting public streets.

    b. Development sites shall be permitted a maximum of one (1) access point from the primary public street that is in front of the development.

    c. The driveway apron shall not exceed twenty (20') feet in width.

4. A clear zone shall be provided at the intersection of a street and an alley or driveway to maintain a free line of sight consisting of an isosceles right triangle measured seven and half (7.5') feet in both directions from the perpendicular intersection of the two property lines.

5. The clear zone shall not be occupied by a ground floor building footprint, site features taller than thirty-six (36") inches, or landscaping that is taller than three (3") inches.

2.6.1.B. Parking

1. Surface parking shall be setback an additional thirty (30') feet from the primary building's front yard setback line.

2.6.6 Parking Standards:

1. Parking spaces shall be provided per Table 2-3 and Table 2-4.

2.6.1.D. Property Line Walls/Fences

1. Fences and walls within the front setback shall be a minimum of three (3') feet tall and a maximum six (6') feet tall, as specified per building frontage type in appendix E-5.

2. All property line walls/fences (including combination retaining walls and fences) located anywhere to the rear of the required front setback shall be limited to a maximum of feet (6') feet tall.

3. Wall or fence height shall be measured from the lowest side of the finished grade to the top of the wall.

2.6.2.A. Building Orientation

1. Fifty (50%) percent or more of the Primary Building's floor area shall face onto a primary and/or secondary street(s).

2.6.2.B. Building Entrances

1. The Primary Building's main entrance shall front onto and directly access the Primary Street's walkway.

2.6.2.C. Roof Protrusions

1. Rooftop elements, such as equipment housing and guardrails; mechanical equipment screening, and roof decks and their elements, shall be designed per the standards of the selected architectural style in appendix E-3.

2. Roof mounted mechanical equipment and freestanding screening that is not architecturally integrated shall be set back from the building face at least equivalent to the height of the screening.

3. All new development and additions to existing development that result in additional height above the building height maximum for the applicable district shall abide by the following regulations:

a. Rooftop structures exceeding five (5') feet in height above the maximum stated height per Sub-District shall be set back at least an additional one (1') foot for every foot above five (5') feet.

b. Guardrails or other barriers for roof decks shall not exceed forty-two (42") inches above maximum height.

c. Roof structures specifically for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain a building shall be allowed up to ten (10') feet above maximum height.

d. Vertically articulated architectural elements, per each Architectural Style identified in appendix E-3, shall not exceed ten (10') feet above maximum building height.

e. Solar energy systems and skylights may exceed height, setback and area standard to the minimum extent necessary for their safe and efficient operation, in accordance with the California Building Code and other applicable provisions of state law or local ordinance.

2.6.3.A. Window Glazing

1. All ground-floor facades with a commercial or retail use facing onto a Primary Street shall be a seventy-five (75%) percent minimum transparent or translucent glazing measured from finished floor to finished floor. One hundred (100%) percent opaque or reflective glass is not permitted.

2. The ground-floor facade with commercial or retail uses facing onto a Secondary Street shall be a forty-five (45%) percent minimum glazing area measured from finished floor to finished floor.

3. The ground-floor facade for office uses facing onto a Primary and/or Secondary Street shall be a thirty (30%) percent minimum glazing area measured from finished floor to finished floor.

2.6.4.B. Outdoor Dining on Private Property

1. Outdoor dining on private property shall not encroach onto or overhang public property.

2. A minimum unobstructed walkway width of five (5') feet to building entries shall be maintained.

2.3 Applicable VBMP Section 2.7 Supplemental District Standards

All multifamily housing and mixed-use developments shall comply with all objective design standards provided in Village and Barrio Master Plan Chapter 2, Section 2.7 Supplemental District Standards as cited or updated to be objective below:

2.7.1. Village Center (VC)

A. Setbacks: Front/Corner: Zero (0') feet minimum - Five (5') feet maximum, Side/Rear: Zero (0') feet.
D. Density: Twenty-eight (28) minimum - Thirty-five (35) maximum dwelling units per acre.
E. Open Space: Private open space shall be provided at a minimum of sixty (60) sq. ft per unit with a minimum dimension of six (6') feet in any direction and with more than one (1) open space area.
- Common open space shall be provided at a minimum of fifteen (15) square feet per unit with a minimum dimension of ten (10) feet in any direction (not including utilities or storage enclosures located within these spaces).
- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.
F. Service and Delivery Areas: Service and loading shall be conducted using alley access where the condition exists.
G. Height: Forty-five (45') feet maximum, four (4) stories. Ground floor; fourteen (14') feet minimum.

2.7.2. Village General (VG)

A. Setbacks: Front/Corner: Five (5') feet minimum - ten (10') feet maximum, Side: Five (5') feet minimum, Rear: Ten (10') feet minimum.

D. Density: Eighteen (18) minimum - twenty-three (23) maximum dwelling units per acre.
E. Open Space: Private open space shall be provided at a minimum of eighty (80) square feet per unit with a minimum dimension of six (6') feet in any direction and with more than one (1) private open space area.
- Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10) feet in any direction (not including utilities or storage enclosures located within these spaces).
- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/ recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.
F. Service and Delivery Areas: Loading docks and service bays shall be screened from public view and located away from front property line.
G. Height: Thirty-five (35') feet maximum, Three (3) stories.

2.7.3. Hospitality (HOP)

A. Setbacks: Front/Corner: Zero (0') feet minimum - Five (5') feet maximum, Side/Rear: Zero (0') feet.
D. Density: Eighteen (18) minimum - Twenty-three (23) maximum dwelling units per acre.
E. Open Space: Private open space shall be provided at a minimum of eighty (80) square feet per unit with a minimum dimension of six (6) feet in any direction and with more than one (1) private open space area.
- Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10) feet in any direction (not including utilities or storage enclosures located within these spaces).
- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/ recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common open space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.
F. Service and Delivery Areas: Loading docks and service bays shall be screened from public view and located away from front property line.
G. Height: Forty-five (45') feet maximum, Four (4) stories.

2.7.4. Freeway Commercial (FC)

A. Setbacks: Front/Corner: Ten (10') feet minimum - Five (5') feet maximum, Side: Zero (0') feet, Rear: Ten (10') feet minimum.
D. Density: Twenty-eight (28) minimum - Thirty-five (35) maximum dwelling units per acre.
E. Open Space: Private open space shall be provided at a minimum of eighty (80) square feet per unit with a minimum dimension of six (6) feet in any direction and with more than one (1) private open space area.
- Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10') feet in any direction (not including utilities or storage enclosures located within these spaces).
- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/ recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common open space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.
F. Service and Delivery Areas: Loading docks and service bays shall be screened from public view and located away from front property line.

G. Height: Forty-five (45') feet maximum, Four (4) stories.

2.7.5. Pine-Tyler Mixed-Use (PT)

A. Setbacks: Front/Corner: Ten (10') feet minimum, Side: Five (5') feet, Rear: Five (5') feet minimum.
D. Density: Twenty-three (23) minimum - Thirty (30) maximum dwelling units per acre.
E. Open Space: Private open space shall be provided at a minimum of one-hundred (100) sq. ft per unit with a minimum dimension of six (6') feet in any direction and with more than one (1) private open space area.
- Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10') feet in any direction (not including utilities or storage enclosures located within these spaces).
- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/ recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common open space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.
F. Service and Delivery Areas: Loading docks and service bays shall be screened from public view and located away from front property line.
G. Height: Thirty-five (35') feet maximum.

2.7.6. Barrio Perimeter (BP)

A. Setbacks: Front/Corner: Five (5') feet minimum - Ten (10') feet maximum, Side: Zero (0') feet, Rear: Ten (10') feet minimum.
D. Density: Twenty-eight (28) minimum - Thirty-five (35) maximum dwelling units per acre.
E. Open Space: Private open space shall be provided at a minimum of sixty (60) square feet per unit with a minimum dimension of six (6) feet in any direction and with more than one (1) private open space area.
- Common open space shall be provided at a minimum of fifteen (15) square feet per unit with a minimum dimension of ten (10) feet in any direction (not including utilities or storage enclosures located within these spaces).
- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/ recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.
F. Service and Delivery Areas: Service and loading shall be conducted using alley access where the condition exists.
G. Height: Thirty-five (35') feet maximum.

2.7.7. Barrio Center (BC)

A. Setbacks: Front/Corner: Fifteen (15') feet minimum - twenty (20') feet maximum, Side: Five (5') feet, Rear: Ten (10') feet minimum.
D. Density: Eight (8) minimum - Fifteen (15) maximum dwelling units per acre.
E. Open Space: Private open space shall be provided at a minimum of one-hundred (100) sq. ft per unit with a minimum dimension of six (6) feet in any direction and with more than one (1) private open space area.
- Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10) feet in any direction (not including utilities or storage enclosures located within these spaces).
- Common open space shall be purposefully designed as active or passive recreational facilities and include one (1) or more of the following: a pocket park, community garden, courtyard, athletic/

recreational courts or gyms, pools and spas, picnic/sitting area accessible to all residents, and play equipment area for children. An applicant may provide common open space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.
F. Service and Delivery Areas: Service and loading shall be conducted using alley access where the condition exists.
G. Height: Thirty-five (35') feet maximum.

2.4 Applicable VBMP Section 2.8 Area-Wide District Guidelines

All multifamily housing and mixed-use developments shall comply with the below Chapter 2, Section as updated to be objective standards below:

A. 2.8.2.B.3. Mixed-use projects must buffer residential uses from commercial parking lots by landscaping, fencing and/or walls.

B. 2.8.2 F.3 Mechanical equipment and service areas shall be located along and directly accessible from alleys or the rear of properties.

C. 2.8.2.F.4. Public utility equipment, meter pedestals, and transformers on private property shall be located a minimum of two (2) feet away from sidewalks and pedestrian areas or underground.

D. 2.8.2.F.6 Roof mounted mechanical equipment and screening shall not interfere with required solar zones or installed solar photovoltaic or solar water heating systems.

E. 2.8.2.F.7. Trash, recycling, and mailbox enclosures shall incorporate the materials and colors of the primary building design.

F. 2.8.3.F.8. Recess garage doors into the exterior wall by a minimum four inches to accentuate shadow patterns and relief, rather than keeping them flush.

G.2.8.3.F.9. Design detached garages and accessory structures to be an integral part of the architecture of the project. They shall be similar in materials, color, and detail to the principal structures of a development.

2.5 Applicable VBMP Chapter 3 Sign Standards

All multifamily housing and mixed-use developments shall comply with the Chapter 3 Sign Standards. The types of signage allowed by sub-district is addressed below:

A. Chapter 3 Signs, Sections 3.1 – 3.8.

1. Signage allowed in VC, HOSP, FC, and PT: Address, Awning, Directional, Directory, Marquee, Plaque, Projecting, Suspended, Wall, and Window sign.

2. Signage allowed in VG, BP, and BC: Address, Directional, Directory, Plaque, and Yard sign.

2.6 Additional Area-Wide Standards

All multifamily housing and mixed-use developments shall comply with the additional area-wide design standards listed below:

A. Equipment & Utility Screening and Site Design.

1. Wall-Mounted utility elements such as vents, exhausts, wires, conduits, junction boxes, transformers, ballast, backflow devises, irrigation controllers, switch and panel boxes, and

utilities such as gas and electrical meters shall be located at interior corners of building walls or behind building or landscape elements and outside of view from a public right-of-way.

2. All flashing, sheet metal vents, exhaust fans/ventilators, downspouts and pipe stacks shall be painted to match the adjacent roof or wall material and/or color.

3. Trash and recycling enclosures shall be located along and directly accessible from alleys and rear of properties and outside of view from a public right-of way.

B. Bicycle Parking

1. Short-term Bicycle Parking. Short-term bicycle parking shall be provided in the form of permanent bicycle racks for at least six (6) bicycle parking spots. Racks shall be located within fifty to one-hundred (50-100) feet of the primary building entrance. Bicycle racks and associated bicycle maneuvering shall not impede upon the public sidewalk path of travel and shall not be placed within the public right-of-way.

2. A bike corral may be proposed in lieu of a bike rack if approved by the City of Carlsbad.

3. Long-term Bicycle Parking – Projects of More Than Ten (10) Units. Long-term bicycle parking shall be provided for projects of more than ten (10) units. Secure, long-term bicycle parking areas shall be enclosed and designed within a residential building or parking structure, or within a separate lockable storage enclosure. Long-term bicycle parking facilities shall incorporate materials and colors used in the primary building and shall not be visible from the public right-of-way.

C. Driveway Entrances

1. Enhanced Paving for Entry Driveways. Enhanced paving treatment using patterns and/or colored pavers, brick, or decorative colored and scored concrete shall be used for entry driveways, a minimum of twelve (12'-0") feet deep, and spanning the width of the entry driveway. The decorative pavement for entry driveways shall use the same color palette as the decorative pavement for building entries.

D. Pedestrian Circulation and Access.

1. General. Paved or hardscape on-site pedestrian circulation and access shall be provided according to the following standards:

a. Pedestrian circulation shall connect residential units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common recreational space, waste and recycling enclosures, and other amenities.

b. Pedestrian walkways shall directly connect public sidewalks to all building entryways and vehicle parking areas.

2. Pedestrian Walkways. Pedestrian walkways shall be provided with a minimum width of five (5) feet along their entire length, according to the following standards:

a. Materials. Walkways shall be constructed of firm, stable and slip-resistant materials such as poured-in-place concrete (including stamped concrete), permeable paving, or concrete pavers.

b. Enhanced Paving for Pedestrian Crossings. Where a pedestrian walkway intersects with a vehicle access way, enhanced paving treatment using patterned and/or colored pavers, brick, or decorative colored and scored concrete shall be used. Pedestrian crossings shall feature enhanced paving with a minimum width of five (5) feet and span the length of the intersecting drive area.
c. Pedestrian Walkway Landscaping. Pedestrian walkways that are private, interior walkways, shall be flanked on both sides with landscaping, including, ground cover, and shrubs a maximum four feet in height. At a minimum, one side of the walkway shall provide trees which shall be spaced to shade at least fifty (50%) percent of the overall walkway length at maturity.

E. Private Open Space Screening

1. Where private open space (such as a balcony or ground floor patio) is located adjacent to a window, patio or balcony of an adjoining dwelling unit, balcony railings and patio walls or fencing shall be constructed with wood, composite wood, metal, or glazing. Screening shall be constructed with limited openings to provide a minimum of eighty-five (85%) percentage surface area screening (measured from the finished floor of the private space to the top of the railing, fencing, or walls).

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E.3 Architectural Styles

3.1 Introduction

An architectural stylistic framework shall be the basis for establishing objective design standards for multifamily housing and mixed-use development. This framework honors Carlsbad's existing architectural styles by providing a regulatory framework to continue its eclectic architectural tradition found within the Village and Barrio neighborhoods.

The following standards enable the significant characteristics of the following seven (7) architectural styles that have been identified in relationship to each of the Village and Barrio Master Plan Sub-Districts (Tables 3.1.1 - 3.1.7) in direct relationship to specific building types (Chapter E-4). The styles allowed by sub-district and building type are identified below. The seven styles are the following:

- **Spanish Revival** (allowed with all multifamily and mixed-use building types)
- **Craftsman** (allowed with all multifamily and mixed-use building types)
- **American Mercantile** (only allowed with mixed-use building types)
- **Victorian** (predominately allowed with multifamily building types)
- **Colonial Revival/Cape Cod** (predominately allowed with multifamily building types)
- **Traditional Modern** (allowed with all multifamily and mixed-use building types)
- **California Contemporary** (allowed with all multifamily and mixed-use building types)

Tables 3.1.1 - 3.1.7 VBMP Sub-District and Related Architectural Style

The applicant shall select and conform to one architectural style and one corresponding building type for each proposed building pursuant to the project site's sub-district location as illustrated in Tables 3.1.1 through 3.1.7 below. If a development is proposing several buildings and/or building types, the applicant may provide different architecture style and building type combinations in the same development as permitted in the sub-district.

Every sub-district table provides a variety of architectural styles and building type combinations that is most suitable for each sub-district based on the allowed density, surrounding neighborhood, and allowed residential/mixed-use development uses.

Village Area Sub-Districts:

Table 3.1.1, Village Center Sub-District

Sub-District		Building Type				
VC [Village Center] **DENSITY** 28 - 35 du/ac **MAX. HEIGHT** 45-feet / 4 Floors **INTENT:** A mix of attached commercial and residential building types, and built on or near the front property line, creating, throughout most of the district, a continuous commercial street frontage with residences or offices above.		Large Mixed-Use Building	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival	■	■	■		
	Craftsman	■	■	■		
	American Mercantile	■	■			
	Victorian					
	Colonial Revival/Cape Cod					
	Traditional Modern	■	■	■		
	California Contemporary	■	■	■		

Table 3.1.2, Freeway Commercial Sub-District

Sub-District		Building Type				
FC [Freeway Commercial] **DENSITY** 28 - 35 du/ac **MAX. HEIGHT** 45-feet / 4 Floors **INTENT:** Provide a gateway along Carlsbad Village Drive that consists of traveler services normally associated with urban freeway interchanges and uses include residential, lodging, restaurants, retail and gas stations.		Large Mixed-Use Building	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival	■	■	■		
	Craftsman	■	■	■		
	American Mercantile	■	■			
	Victorian					
	Colonial Revival					
	Traditional Modern	■	■	■		
	California Contemporary	■	■	■		

Table 3.1.3, Hospitality Sub-District

Sub-District		Building Type				
HOSP [Hospitality] **DENSITY** 18 - 23 du/ac **MAX. HEIGHT** 45-feet / 4 Floors **INTENT:** The transition between the beach and the Village, and entirely within the Coastal Zone, provides visitor-serving and hospitality uses with ground floor commercial uses primarily catering to visitors. Mostly attached buildings are setback for a more open feel that may have a campus-like setting.		Large Mixed-Use Building	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival	■	■			
	Craftsman	■	■			
	American Mercantile	■	■			
	Victorian	■	■			
	Colonial Revival/Cape Cod		■			
	Traditional Modern	■	■			
	California Contemporary	■	■			

Table 3.1.4, Village General Sub-District

Sub-District		Building Type				
VG [Village General] **DENSITY** 18 - 23 du/ac **MAX. HEIGHT** 35-feet / 3 Floors **INTENT:** Buildings may be attached or detached, and located near the front property line, or allow for an area for either small courtyards, outdoor dining or open space, and/or additional landscaping. Uses may exist in a horizontal or vertical mixed-use format. In addition, development standards serve to transition the area to adjacent neighborhoods.		Large Mixed-Use Building	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival		■	■	■	■
	Craftsman		■	■	■	■
	American Mercantile					
	Victorian			■	■	■
	Colonial Revival/Cape Cod			■	■	■
	Traditional Modern		■	■	■	■
	California Contemporary		■	■	■	■

Notes:

■ Shaded boxes indicate the architectural style/building type combination is allowed in the sub-district.

☐ Clear boxes indicate the architectural style/building type combination is not allowed in the sub-district.

Barrio Area Sub-Districts:

Table 3.1.5, Barrio-Perimeter Sub-District

Sub-District		Building Type				
BP [Barrio-Perimeter] **Density** 23 - 30 du/ac **Max. Height** 35-feet / 3 Floors **Intent:** A mix of residential uses, including relatively dense, attached housing. Buildings should be carefully positioned along the railroad and Interstate in order to reduce noise and air quality impacts for inhabitants.		Large Mixed-Use Building	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival			■	■	■
	Craftsman			■	■	■
	American Mercantile					
	Victorian				■	■
	Colonial Revival/Cape Code				■	■
	Traditional Modern			■	■	■
	California Contemporary			■	■	■

Table 3.1.6, Pine-Tyler Mixed-Use Sub-District

Sub-District		Building Type				
PT [Pine-Tyler Mixed-Use] **Density** 18 - 23 du/ac **Max. Height** 35-feet / 3 Floors **Intent:** Transition between the Village Center and established multi- and single-family Barrio neighborhoods. This district contains residential, commercial, office, and light-industrial uses. Industrial in nature with an eclectic mix of existing, incubator and/or start-up businesses, live/work units for artists and others, breweries, and dance studios.		Large Mixed-Use Building	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival		■		■	■
	Craftsman		■		■	■
	American Mercantile		■			
	Victorian				■	■
	Colonial Revival/Cape Code				■	■
	Traditional Modern		■		■	■
	California Contemporary		■		■	■

Table 3.1.7, Barrio Center Sub-District

Sub-District		Building Type				
BC [Barrio Center] **Density** 18 - 23 du/ac **Max. Height** 35-feet / 3 Floors **Intent:** Residential in nature and is intended to protect and enhance the historic Barrio residential neighborhood, which contains a number of smaller homes and duplexes and some multiple-family structures. Buildings may be attached or detached, and may be set behind a small courtyard.		Large Mixed-Use Building	Small Mixed-Use Building	Large Apartment	Small Apartment	Townhouse
Architectural Style	Spanish Revival			■	■	■
	Craftsman			■	■	■
	American Mercantile					
	Victorian			■	■	■
	Colonial Revival/Cape Cod			■	■	■
	Traditional Modern			■	■	■
	California Contemporary			■	■	■

Notes:

■ Shaded boxes indicate the architectural style/building type combination is allowed in the sub-district.

□ Clear boxes indicate the architectural style/building type combination is not allowed in the sub-district.

These elements are purposely assembled by building type selected (Chapter E-4) as allowed in each sub-district. Each style is described and differentiated from the others through three (3) building area criteria, the building's ground floor base and frontage type (Chapter E-5), middle and upper floor windows and balconies (Chapter E-6), and the roof type (Chapter E-7).

The design criteria described outlines the building's expression, composition, materiality, and detail for each of the various architectural styles as illustrated for informational purposes only:

Top of the Building (Chapter E-7)
Roof Type
Drainage
Lightest Materials
Lightest Colors

Middle of the Building (Chapter E-6)
Windows
Balcony Types
Wall-to-Roof Connections
Primary Walls
Attached Elements

Base of the Building (Chapter E-5)
Frontage Type
Footer Element
Doors and Windows
Heaviest Materials
Darkest Colors

Figure 3.1, Building Diagram

3.2 Spanish Revival

Description: Derived from the adobe structures of the Spanish Missions and showcased in the California pavilion at the World's Columbian Exposition of 1893, Spanish Revival architectural style was adopted by several railroad companies for their train stations and hotels and quickly became a fixed style of Southern California. Walls often have significant thickness and any attempt to imitate these, especially in features such as arcades, will help the authenticity of the language. The Spanish Revival style heritage is so extensive, that when applied, it evokes a heightened sense of urbanity, and an intimate relationship with nature.

Key characteristics of the style include white or light-colored stucco walls, sloped red tile roofs with exposed rafter ends, shaped parapets, and extensive balconies often with ornate metal rails. Building composition is flexible, with both asymmetrical, picturesque arrangements and ordered, symmetrical ones appropriate to the style. Facades are articulated by traditional moldings or applied ornament of stone or cast concrete to describe the vertical divisions into the base, body and top. The use of arched openings, either unframed on windows, or in ground floor arcades at entries or adjacent to open space, is common. Building facade compositions can be symmetrical but are generally asymmetrical in terms of window size, location, and alignment.

A. Base of the Building (Chapter E-5)

1. If an articulated base element is applied on the ground plane, such as a footer, it shall ground the building up to three feet (3'-0") maximum height.

2. The ground plane base element shall be one (1) of the following:
    a. A horizontal band painted with the darkest accent color applied to the building facade.
    b. A horizontal band painted the exact same color of the entire building facade.
    c. A horizontal band of ceramic tile, plaster, stone or cast concrete materials.

3. Gates, doors, and railings shall be made of wood, composite wood, or decorative iron. Foam moldings shall not be allowed on the ground floor.

4. Building wall elements shall be recessed a minimum two-inches (0'-2") from the wall.

B. Middle of the Building (Chapter E-6)

1. Exterior walls shall be expressed as single-plane expanse of stucco or plaster wall covering and color.

2. Attached *building wall elements* shall be made of decorative iron and metal. Stone or cast concrete materials shall not be allowed above the ground floor base element, except for attached chimneys.

3. Attached *building wall elements*, such as awnings and balconies, shall encroach into the building's setbacks per Chapter E-6 standards.

4. Openings and windows shall be punched openings with little to no surround, and deep-set at a minimum two-inch (0'-2") plaster return.

5. Window and opening compositions shall be square or vertically rectangle shaped.

6. Exterior walls shall transition into roof form by one of three devices:
    a. If a gable roof, projected wooden eave with exposed wooden or composite wood rafters on down slope gable.
    b. A plaster molding.
    c. A tile cap on gables ridge.

7. Cantilevered rooms shall not be allowed on exterior walls facing *primary* or *side streets*.

8. Window shutters shall not be allowed.

9. Balconies shall be supported by bracketing in entirely metal materials.

C. Top of the Building (Chapter E-7)

1. If a parapet roof type, it shall be allowed and articulated as an explicit exterior wall visual transition to the sky.

2. If a gabled or hipped pitched roof, it shall be low-pitched at a 3:12 minimum to 5/12 maximum ratio and finished in clay or concrete barrel tile.

3. Overhanging downslope, exposed roof eaves shall be a minimum of sixteen-inches (1'-4") wide supported by wood, composite wood rafter tails or metal brackets.

4. Exposed roof rafters shall be wood or composite wood materials.

5. Rain drainage catchment shall be conducted with a combination of gutters and downspouts in entirely metal materials.

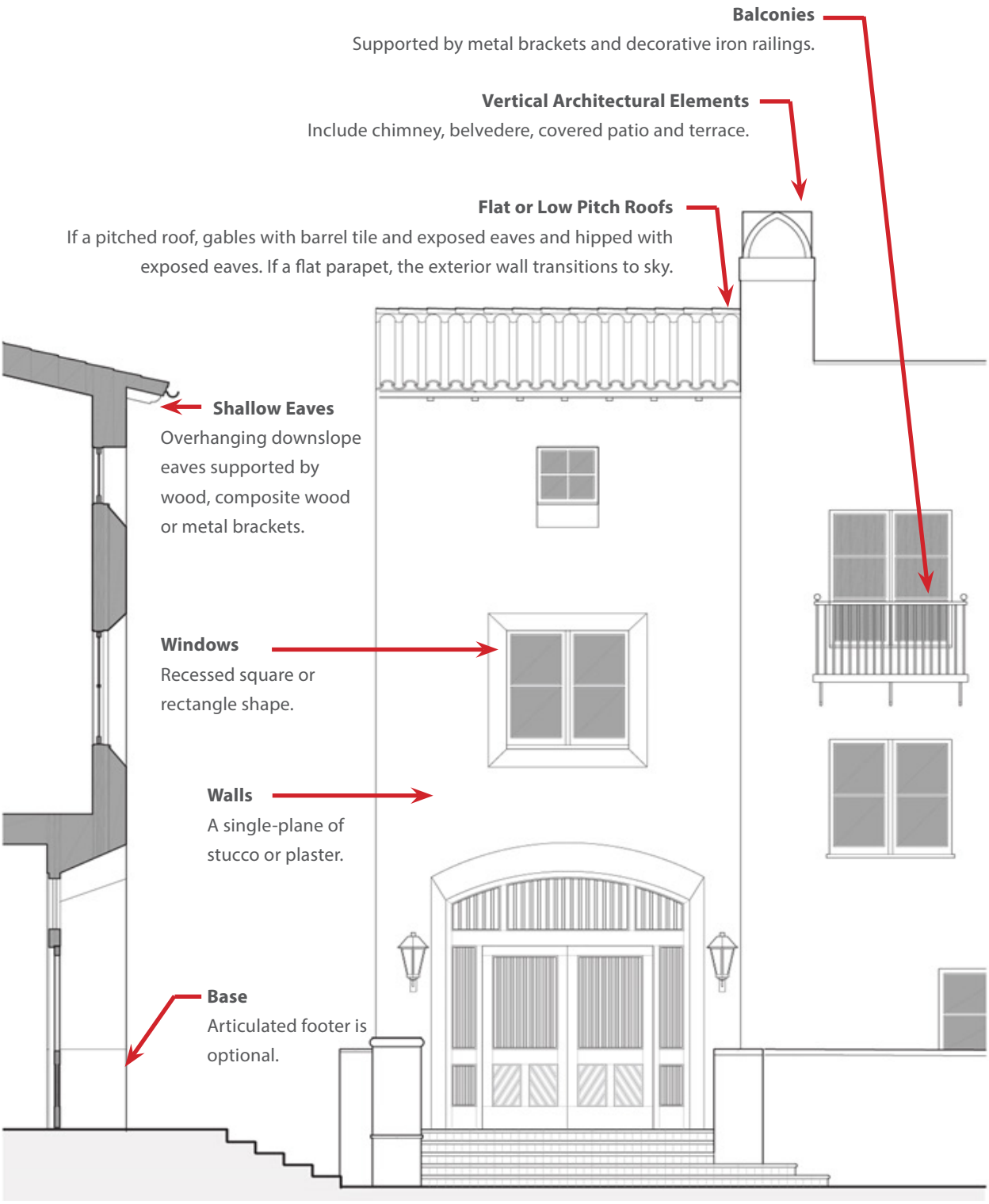

Figure 3.2 Spanish Revival Architecture Style Elements

3.3 Craftsman

Description: English Arts and Crafts movement of the mid- to late-19th century inspired the Craftsman architecture of California. It was invented as a style of the handmade and earthy, a reaction to the repetitiveness and homogenization of the industrial culture emerging at the time. The Arts and Crafts movement became the expression of choice for an unadorned, popular, and natural architecture. Exemplar examples of Craftsman buildings for larger scaled 3-5 story buildings can be found in historical hotels, California courtyard multifamily housing and mountain/national park resorts.

In its most simple form, it is a wood-framed box surrounded by various attached elements, such as roof dormers or expressive downspouts. Walls are typically horizontally placed, wooden appearance siding, shingles or board-and-batten (often in a combination of two or three) with a foundation base and piers in stone, brick or stucco. Rafter tails, decorative brackets, and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood or composite wood. Roofs are composed of shallow sloped gabled forms and made of wood, composite wood, or asphalt shingles with broad overhangs and eaves.

A. Base of the Building (Chapter E-5)

1. If an explicit base element is applied on the ground plane, such as a footer, it shall be up to three-feet (3'-0") horizontal band/layer pattern and made of brick, tone, stucco or shingle materials.

2. If a base element is applied to the entire ground floor it shall achieve the maximum ground floor height and be made of brick, stone, stucco shingle materials.

3. Primary entry doors on the ground floor shall be made of wood or composite wood.

4. *Building wall elements,* windows and openings, shall be recessed a minimum two-inches (0'-2") from the wall.

5. Trellis and other woodwork shall define outdoor porches and patios.

B. Middle of the Building (Chapter E-6)

1.Brick, stone or cast concrete materials shall not be allowed above the ground floor base element, except for attached chimneys.

2. Upper floor exterior walls shall be clad as single-plane expanse of wood, composite wood, shingle, shake, or clapboard siding up to the roof line.

3. Exterior wall material shall change vertically between the ground floor and upper floors. Ground floor material shall be stone, brick or stucco and the upper floors shall be shingles, shakes, or clapboard siding.

4. The space between columns and piers shall be either square or vertically rectangle shape with a height to width proportion ratio of no more than 3:1.

5. Door and window openings shall be centered on the spaces between columns/piers.

6. Window and opening compositions shall be either square and/or vertically rectangle shaped and shall be recessed a minimum two-inches (0'-2") from the wall.

7. Attached building wall elements, such as awnings and balconies, shall encroach into the building's setbacks per Chapter E-6 standards.

8. Window shutters, if used, shall be the aggregate size of the associated opening.

9. Exterior walls shall transition into roof form by projected wooden eaves with exposed wooden rafters.

C. Top of the Building (Chapter E-7)

1. Roofs must be designed with a pitched gable or hipped roof and shall be sloped between 3:12 and 4:12.

2. Eaves shall be supported by wood or composite wood bracket details and exposed rafters to support gable end roofs.

3. Dormers, if used, shall have shed or gable ends.

4. The building shall not have vertical elements on corner lots fronting on streets.

5. Rain drainage catchment shall be conducted with a combination of gutters and downspouts in entirely painted metal or copper materials.

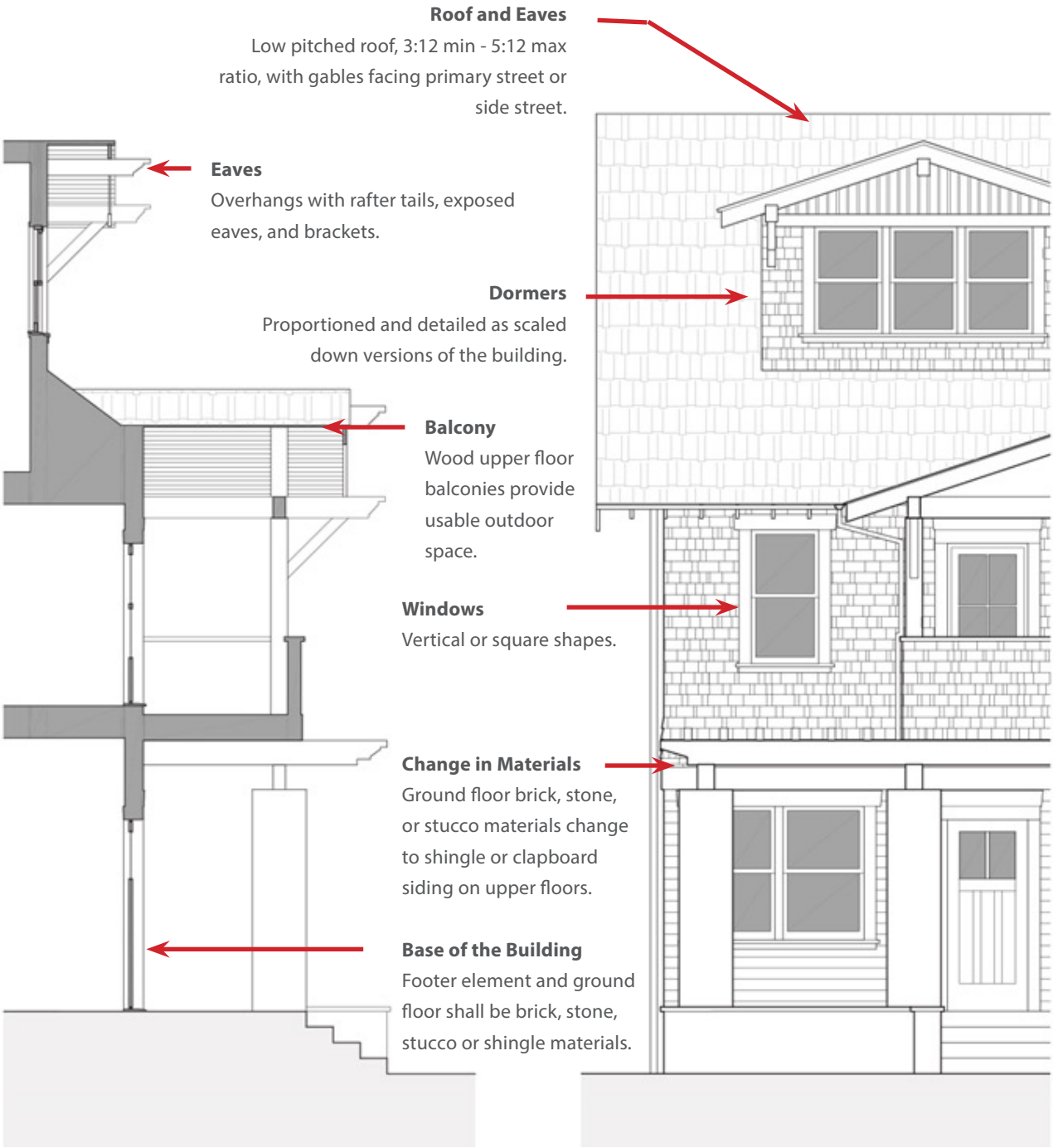

Figure 3.3 Craftsman Architectural Style Elements

3.4 American Mercantile

Description: American Mercantile architectural style is derived from the late nineteenth and early twentieth century mixed-use architecture and currently characterized in many downtowns of small cities and towns throughout California. Buildings of this style are decorated rectangular masonry (or stucco) boxes in terms of form and mixed-use with commercial ground floors in terms of function.

Multi-story facades are typically divided into base, middle and top, or "tripartite," with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper-level windows are typically punched openings, grouped between piers, pilasters or other facade elements, creating a repetitive bay structure directly relating to the ground floor openings, which enriches the rhythm of the facade. A moderately pronounced cornice is typical.

A. Base of the Building (Chapter E-7)

1. An explicit base level element shall ground the building up to two and half-feet (2'-6") maximum height, such as a bulkhead, footer, or sill.

2. The ground floor base shall provide a minimum one (1) foot wide a horizontal band of a different plane on the façade at the top of the first story, such as a cornice or lintel.

3. Exterior wall materials shall be applied as a horizontal band of brick, stone, cast concrete, or stucco.

B. Middle of the Building (Chapter E-6)

1. Upper floors shall be a single-plane expanse of brick, stone, cast concrete, stucco, or plaster materials.

2. Projecting *building wall elements*, such as awnings and balconies, shall encroach into setbacks per Chapter E-6 standards.

3. The *building wall elements* shall be either square or vertically proportioned with a height to width ratio of no more than 3:1.

4. Doors, windows, and openings shall be centered on the spaces between ground floor columns and piers pattern and shall be recessed a minimum two-inches (0'-2") from the wall.

5. Exterior walls shall transition directly into roof parapets or into plaster molding or cornice line forms.

6. Window shutters shall not be allowed.

C. Top of the Building (Chapter E-7)

1. Flat roof cornice lines shall be outlined, if used, with plaster moldings a maximum three-feet (3'-0") wide.

2. Rain drainage catchment shall be conducted with a combination of gutters and downspouts in entirely metal and painted metal materials.

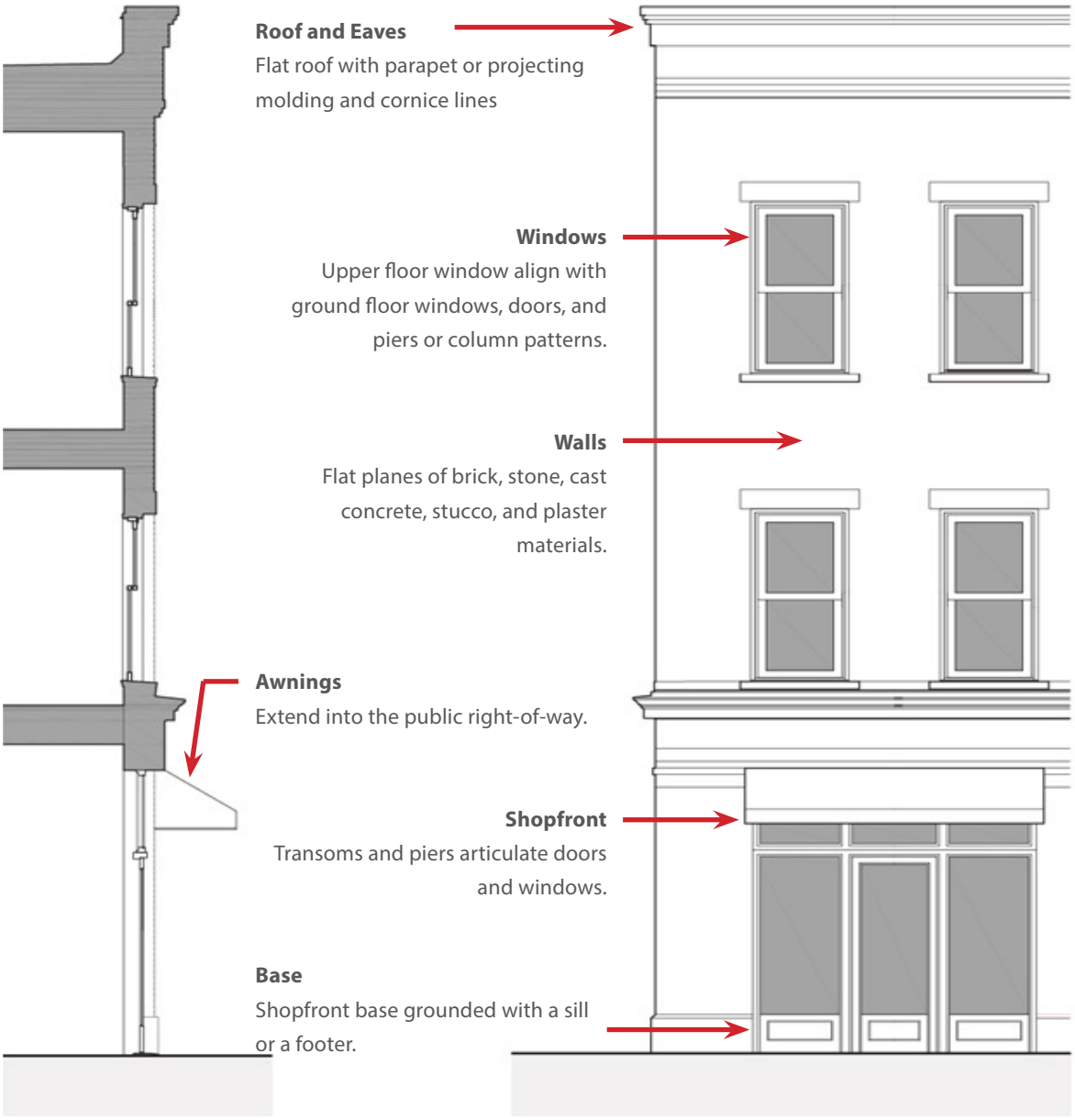

Figure 3.4 American Mercantile Architectural Style Elements

3.5 Victorian

Description: Victorian is a blanket term used to describe the many ornate architectural styles that emerged during Queen Victoria's reign over the United Kingdom from 1837 to 1901. The City of Carlsbad's Victorian history was based on its foundation as a European spa and destination resort. Ornamentation and decorative details are common for this style.

Victorian buildings were adorned in extravagant ornamentation, decorative gables, eaves, and rooftop finials. Buildings have colorful exteriors painted in a variety of pastels, jewel tones, and earthy colors. Victorian buildings feature bay windows and large, wraparound porches.

A. Base of the Building (Chapter E-5)

1. An explicit base level element, a footer, shall ground the building up to three feet (3'-0") maximum height. The base shall be of brick, stone or cast concrete, materials.

2. Primary entry doors on the ground floor shall be made of wood or composite wood.

3. *Building wall elements,* windows and openings, shall be recessed a minimum two-inches (0'-2") from the wall.

4. Trellis shall frame outdoor porches and patios and be made of wood or composite wood.

B. Middle of the Building (Chapter E-6)

1. Upper floor exterior walls shall be clad as single-plane expanse of brick, wood, composite wood, shingle, shake, or clapboard siding up to the roof line.

2. Stone or cast concrete materials shall not be allowed above the ground floor base/footer element, except for attached chimneys.

3. Attached *building wall elements*, such as awnings, balconies and bay windows, shall encroach into the building's setbacks per Chapter E-6 standards.

4. Window and openings compositions shall be vertically rectangle shaped and shall be recessed a minimum two-inches (0'-2") from the wall.

5. Bay windows shall be required on upper floors and located every twenty-five feet (25'-0") apart maximum.

6. Window shutters, if used, shall be the aggregate size of the associated opening.

7. Balconies shall be supported by bracketing entirely in wood or wood composite materials.

C. Top of the Building (Chapter E-7)

1. Covered turrets and bay windows shall be vertical elements on corner lots.

2. Roof eaves shall overhang building walls a maximum of two-feet (2'-0") and be supported by wood or composite wood brackets and/or rafters.

3. Dormers, if used, shall have shed or gable ends.

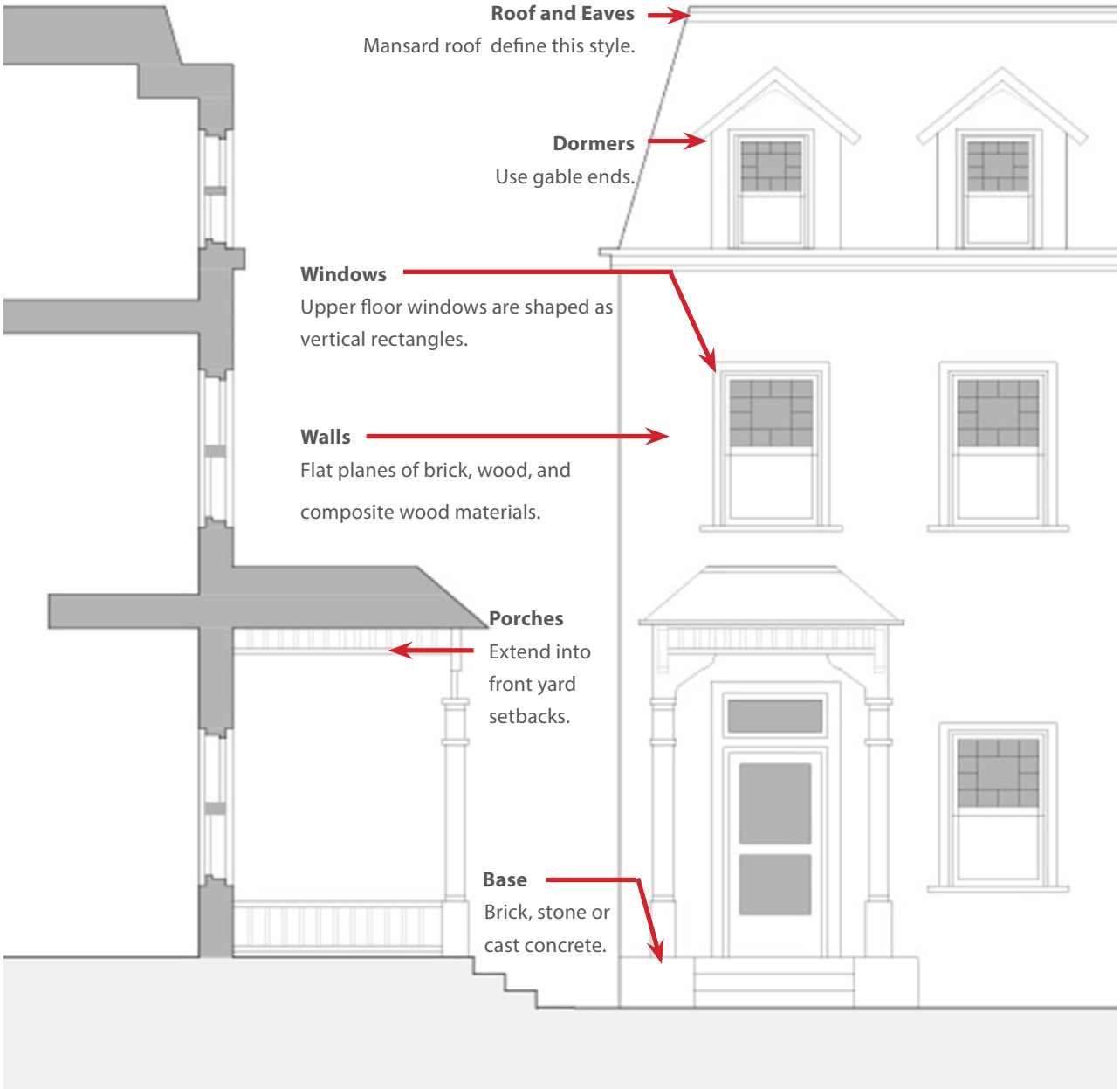

Figure 3.5 Victorian Architectural Style Elements

3.6 Colonial Revival/Cape Cod

Description: This style is inspired by the Centennial of 1876 and revival of Americans' colonial past, especially in the English and Dutch houses of the Atlantic seaboard. In part a reaction to the excesses of Victorian Architecture, elements included simple colonial saltbox massing. Buildings are characterized by steep and wide narrow angles, exposed gabled or sloped roof dormers and classical columns on porches or stoops with brick stone bases.

Wings and additions often occur and are subordinate in scale to the primary mass. They are often plainer, less detailed, and more assembled than crafted. Neo-Colonials also reflect the common practice of constructing a brick facade on a structure usually wrapped in wooden or shingle siding.

A. Base of the Building (Chapter E-5)

1. An explicit base level element, a footer, shall ground the building up to three feet (3'-0") maximum height. The base shall be of brick, stone, or cast concrete, materials.

2. Primary entry doors on the ground floor shall be made of wood or composite wood.

3. *Building wall elements,* windows and openings, shall be recessed a minimum two-inches (0'-2") from the wall.

4. Porches shall not extend deeper than six-feet (6'-0") and wider than eight-feet (8'-0").

B. Middle of the Building (Chapter E-6)

1. Upper floor exterior walls shall be clad as single-plane expanse of brick, wood, composite wood, shingle, shake, or clapboard siding up to the roof line.

2. Stone or cast concrete materials shall not be allowed above the ground floor base/footer element, except for attached chimneys.

3. Attached *building wall elements*, such as awnings and balconies, shall encroach into the building's setbacks per Chapter E-6 standards.

4. Balconies shall be supported by bracketing entirely in wood or composite wood materials

5. Window and openings compositions shall be vertically rectangle shaped and shall be recessed a minimum two-inches (0'-2") from the wall.

6. Bay windows shall extend through all floors, ground floor to top floor.

7. Window shutters, if used, shall be the aggregate size of the associated opening.

C. Top of the Building (Chapter E-7)

1. Roofing material shall be composite shingles or metal materials.

2. Roof eaves shall overhang building walls a maximum of two-feet (2'-0") and be supported by wood or composite wood brackets and/or rafters.

3. Dormers, if used, shall have shed or gable ends and be a maximum six-feet (6'-0") wide.

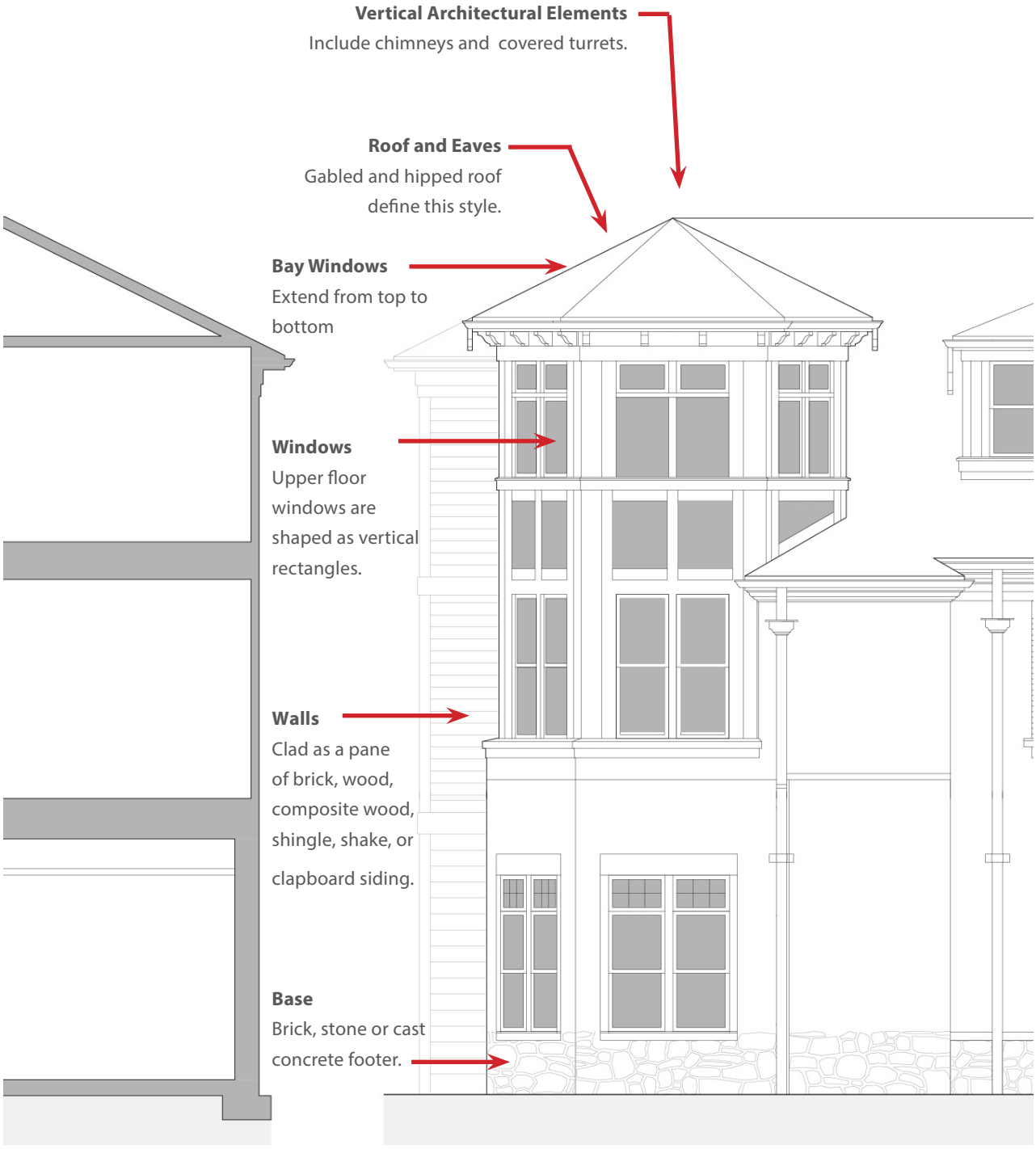

Figure 3.6 Colonial Revival/Cape Cod Architectural Style Elements

3.7 Traditional Modern

Description: A now century old style that interprets traditional patterns and form with explicit geometries, such as circles, squares, and both vertical and horizontal rectangles. The style emphasizes massing over structural articulation and is characterized by interlocking volumes of solid colors and materials with large building volumes. The style is typified by flat roofs, symmetrical and streamlined building composition, repetitive building elements articulated as pure geometric planes or forms, and expanses of outdoor balconies that allow integration between interior and exterior spaces. The use of natural landscaping materials and pergolas adorn or ornate the exterior walls is common.

Carlsbad was home to San Diego's foremost traditional modernist architect, Irving Gill, in the 1930s. This original modernist style influence both Carlsbad and Southern California architecture with its cubist shapes, simple lines, reduced ornamentation.

A. Base of the Building (Chapter E-7)

1. A base level element, a footer, if used, shall ground the building up to two and half-feet (2'-6") maximum height as a horizontal band of cast concrete, stucco, or plaster materials.

2. Exterior wall materials shall be applied as cast concrete, stucco or plaster materials throughout the ground floor level.

3. Doorways and openings shall be semi-circled arched vertically proportioned with a height to width ratio no less than1.5:1 and no more than 1.5:1 or rectangles and squares and not exceed the height of the Ground Floor.

B. Middle of the Building (Chapter E-6)

1. Upper floors shall be a single-plane expanse of cast concrete, stucco and plaster materials of white or off-white exterior colors.

2. Attached *building wall elements*, such as awnings and balconies, shall encroach into the building's setbacks per Chapter E-6 standards. Balconies shall be a minimum six-feet (6'-0") deep and maximum length of twenty-five (25'-0") along the ground floor frontage.

3. Windows and openings shall be geometrically square, and horizontally or vertically rectangular and shall be recessed a minimum two-inches (0'-2") from the wall.

4. Upper floor windows and openings shall not be centered on ground floor patterns.

5. Exterior walls shall transition directly into roof parapets or into plaster molding or cornice line forms.

6. Window shutters shall not be allowed.

C. Top of the Building (Chapter 5-7)

1. Rain drainage catchment shall be conducted with a combination of gutters and downspouts set entirely within the building envelope.

2. Roofing materials shall be painted white or off-white with the exception of metal surfaces.

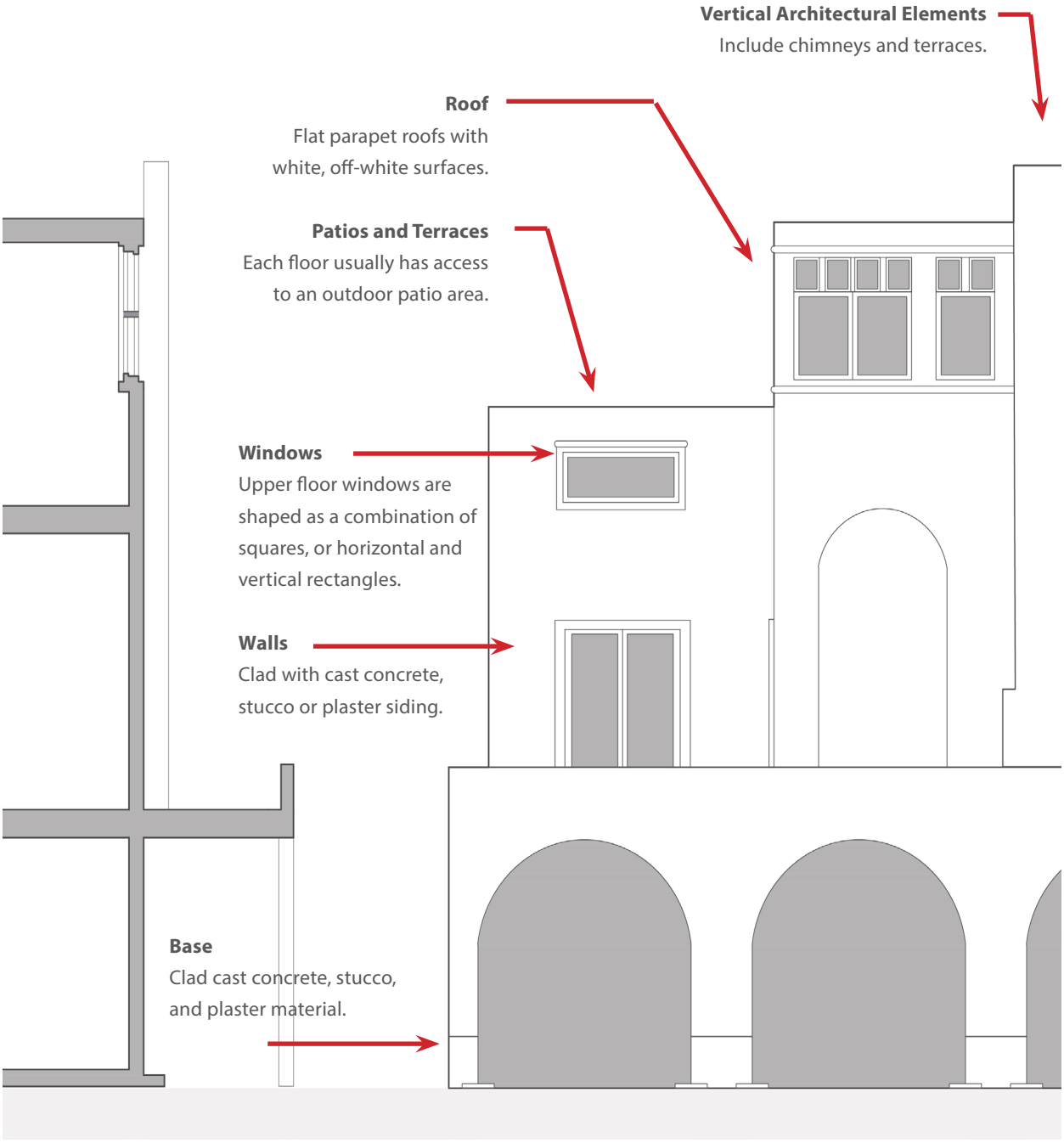

Figure 3.7 Traditional Modern Architectural Style Elements

3.8 California Contemporary

Description: A reinterpretation of modernist traditions with a local amalgamations of Southern California modernist elements in an eclectic manner. It's raw concrete ground floor base is borrowed from Lou Kahn's Salk Institute icon. It's mid-century modern references to Cliff May are open floor plans, floor to ceiling glass walls, and an offset vertical element. It is characterized by interlocking volumes of different colors and materials and/ or large, unarticulated building volumes. Asymmetrical roof lines and streamlined building compositions with repetitive design elements articulate abstract shapes. Expanses of glass integrate its interior and exterior spaces. It uses industrial materials such as glass, concrete and fiberglass in combination with natural materials. Given its abstract nature, this style relies heavily on the articulation of the exterior surface into planes with a visible layering. Unique facade features and individual volumes may be highlighted with a bright or contrasting colors.

A. Base of the Building (Chapter E-7)

1. The base level shall be composed of the full ground floor length combination of cast concrete, stucco, wood, composite wood, plaster or glass materials.

2. Doorways shall be located asymmetrical from the center of the building with its color and materials offset from the predominate ground floor base color and materials.

3. Windows and openings shall be square or horizontal rectangle shapes.

B. Middle of the Building (Chapter E-6)

1. Upper floors shall be a single-plane expanse of glass, metal and/or cast concrete materials.

2. Attached *building wall elements*, such as awnings and balconies, shall encroach into the building's setbacks per Chapter E-6 standards.

3. Exterior walls shall transition directly into flat roofs or plaster molded forms.

C. Top of the Building (Chapter 5-7)

1. A vertical elements shall be a plain or line of material and/or color off-set from the primary building facade that extends to the highest point of the building.

2. The building cap incorporates the roof parapet or roofline and is where the building side meet the top covering. Building caps should facilitate roof forms that are integral to the building's design on all sides of the structure.

3. Rain drainage catchment shall be conducted with a combination of gutters and downspouts in metal or painted metal materials.

4. Secondary building faces on flat-roofed buildings should have a parapet height that is consistent with the primary face. The vertical façade of a building face should not be extended above the actual parapet or roofline to give the appearance of a false front.

5. For buildings or portions of buildings which are three (3) to four (4) stories in height, provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story.

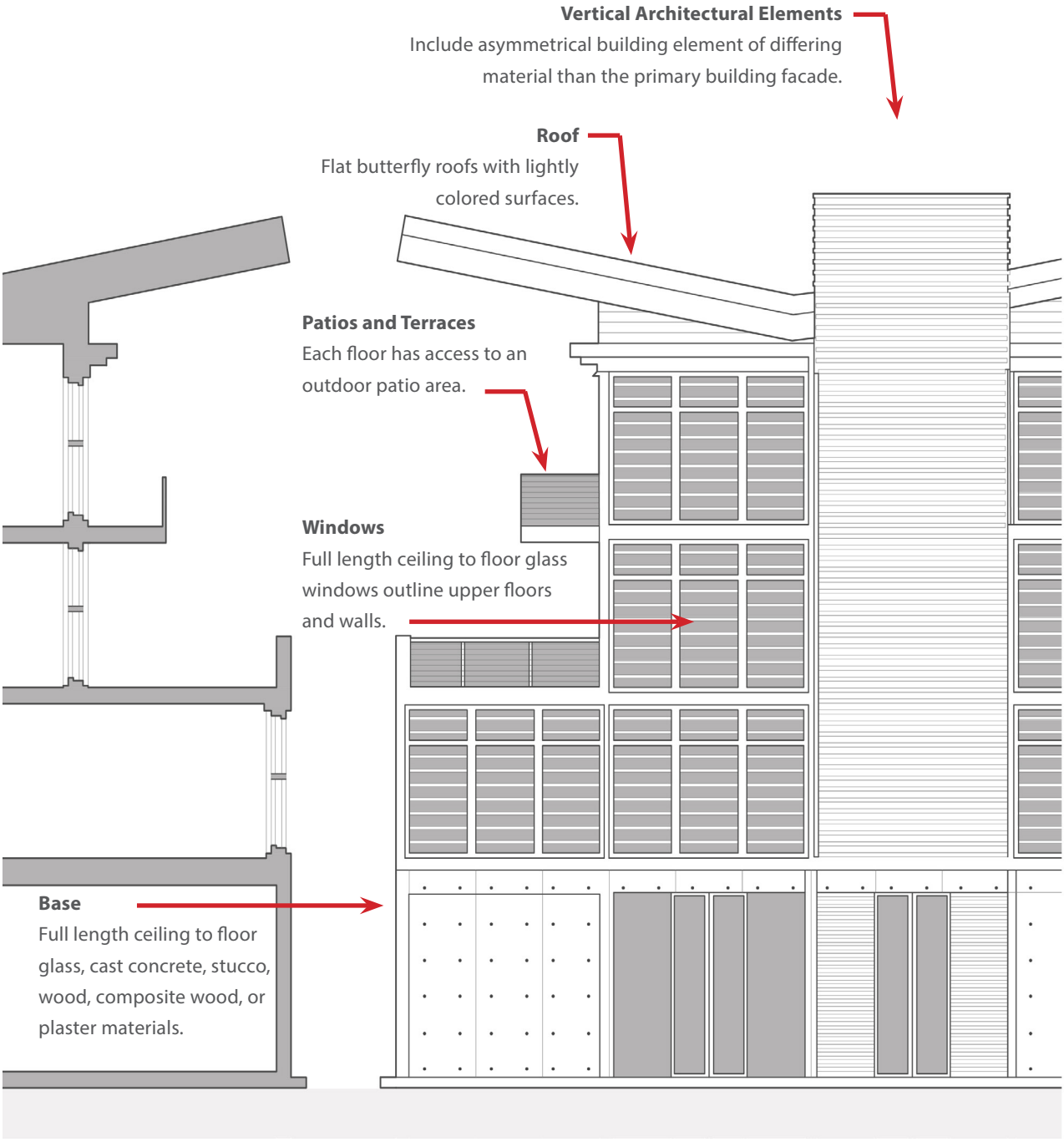

Figure 3.8 California Contemporary Architectural Style Elements

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E.4 Building Type Standards

4.1 Introduction

Multifamily housing and mixed-use development building types are defined by either more or less private ground floor functional uses, with commercial uses being less private and residential being more private. The assembly of the building's ground floor fronting onto a street determines its level of privacy. Residential-only buildings entries are either stepped back or stepped up from the street level to provide a physical separation to transition visitors from the public realm into the private realm. Mixed-use buildings with ground floor commercial entrances are set at grade to facilitate ease of ingress and egress to directly connect to the street and visitors to the ground floor commercial space.

Multi-storied building types are assembled in three patterns: 1) Horizontally attached individual units placed side-by-side that may have up to three (3) floors within each attached unit, see Figure 4.1.1; 2) Individual floors of units vertically stacked atop each other, see Figure 4.1.2, and; 3) Combination of both vertically stacked units and horizontally attached units, see Figure 4.1.3.

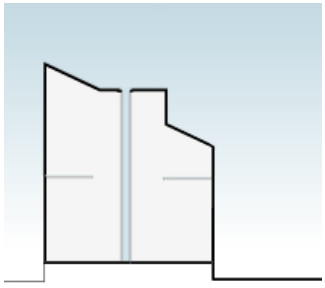

Figure 4.1.1 Horizontally attached units, side-by-side, one (1) to three (3) stories.

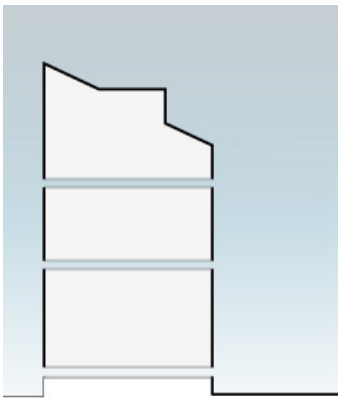

Figure 4.1.2 Vertically stacked units floor-by-floor, two (2) to four (4) stories.

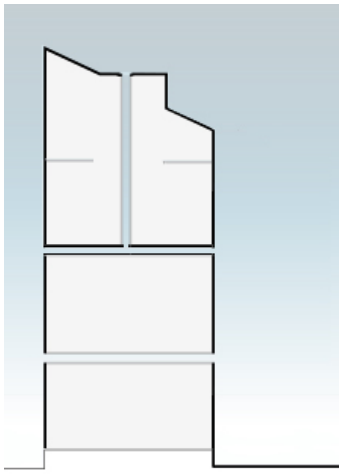

Figure 4.1.3 Horizontally attached units over vertically stacked units, three (3) to four (4) stories.

4.2 Buildings Located on Corners or Mid-Block Patterns

Corner lots are prominent sites as its buildings are seen in 3-dimensions at intersecting streets. Mid-block lots frame the public realm of the primary street it fronts onto or faces in 2-dimensions.

A. Buildings located on Primary and Secondary Street corners shall be accentuated with a vertically articulated architectural element per a selected architectural style (see previous section Chapter E-3) within a minimum of twenty-five feet (25'-0") of the street corner.

B. Buildings located mid-block, greater than 25-feet from the corner of a primary street, shall express a horizontal articulation via banded or layered Building Wall Element projections or encroachment within each story to the edge of the building. The architectural projections that can be used to express a horizontal articulation include balconies, bay windows, cantilevered rooms, and/or awnings (see Chapter E-6).

C. Full-block developments shall incorporate both corner and mid-block building patterns.

D. Facades for buildings over one hundred and fifty-feet (150'-0") in width along a Primary Street shall mix its building articulation to appear as though it is composed a minimum of two (2) distinctive, attached "buildings" with different building type combinations.

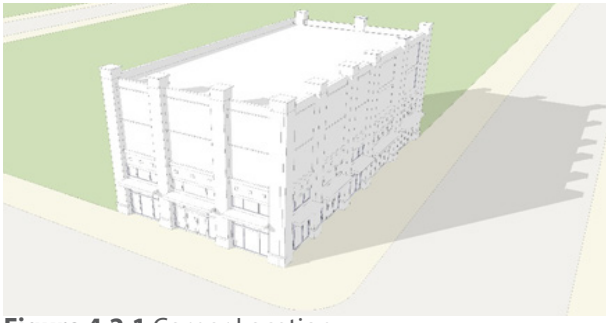

Figure 4.2.1 Corner Location

Figure 4.2.2 Mid-Block Location

Note: Building Type figures are general diagrams for illustration purposes not for standards.

4.3 Building Types

There are three (3) general multifamily building types: 1) Individual units horizontally attached side-by-side; 2) vertically stacked units, floor-by-floor, and; 3) existing buildings reused. The articulation of a building is determined by its specific location within the block, either on a corner or mid-block. These typologies breakdown into five (5) specific building type categories according to their functional use, disposition, and configuration, and accommodate common multifamily residential and mixed-use development programs. The five building types are grouped into two categories listed below:

A. Small horizontally attached unit building types - one (1) to three (3) stories tall:

Building Type 1: Townhouse building - Residential-only uses

Building Type 2: Small mixed-use building – Commercial/office and residential uses

B. Large vertically stacked unit building types - two (2) to four (4) stories tall:

Building Type 3: Small apartment building - Residential-only uses

Building Type 4: Large apartment building - Residential-only uses

Building Type 5: Large mixed-use building - Commercial/office and residential uses

C. Each of the five Building Types selected shall adhere to the following building type standards in the format below and discussed in further detail in the following sections 4.4 through 4.8:

1. Description. General summary of each building type's disposition, configuration, and function.

2. Base of the Building: Frontage. Standards providing how the ground floor of the building fronts onto its primary street (see Chapter E-3 for selected Architectural Style Elements, Chapter E-5 Frontages for general-to-all building base standards, and §2.6.3.A.1 - 3 for Large and Small mixed-use building ground floor window standards).

3. Middle of the Building: Windows and Projections. Standards on how the primary walls contribute to the building's form (see Chapter E-3 for selected Architectural Style Elements and Chapter E-6 Windows and Projections for general-to-all detailed standards).

4. Top of the Building: Roof Articulation. Standards for the building's roof form and shape (see Chapter E-3 for selected Architectural Style Elements and Chapter E-7 Roof Articulation for general-to-all detailed standards).

D. Existing building adaptation to transition an existing multifamily attached or single-family detached building into a new multifamily housing and/or mixed-use buildings types, see Section 4.9.

Figure 4.4

4.4 Townhouse

A. Description. A structure that consists of at least two primary residences with common walls, side-by-side along the building frontage, with access from a street or common walkway.

1. Allowed with the following architectural styles:
    - a. Spanish Revival
    - b. Craftsman
    - c. Victorian
    - d. Colonial Revival/Cape Cod
    - e. Traditional Modern
    - f. California Contemporary

B. Base of the Building:

1. Front entries shall be raised, or setback at grade from the primary street level, to facilitate private residential living.

2. Each unit shall have an individual entry from the street separated one from the other.

3. Allowed Frontage Types (see Chapter E-5):
    - a. Front Porch
    - b. Stoop
    - c. Raised Terrace

C. Middle of the Building:

1. Townhouses on corners shall have at least two (2) building wall elements every twenty-five linear feet (25'-0") on each floor that fronts or faces onto primary street(s).

2. On corners, where the end unit faces onto a primary street, that end face shall be considered a Front. If on two primary streets, choose on street to front onto.

3. Mid-block lot(s) townhouses shall provide at least two (2) building wall elements every twenty-five feet (25'-0") on each floor.

D. Top of the Building:

1. The upper floors shall occupy at least seventy-five percent (75%) of the full ground-floor footprint area.

2. Buildings shall not exceed three (3) stories in height. Townhouse units may be incorporated into larger buildings and shall not exceed three (3) floors in each unit.

Figure 4.5

4.5 Small Mixed-Use Building

A. Description. An integrated residence and workspace that consists of at least two horizontally attached units arranged side-by-side with common walls facing onto the primary street or common walkway.

1. Allowed with the following architectural styles:
    a. Spanish Revival
    b. Craftsman
    c. American Mercantile
    d. Victorian (HOSP-only)
    e. Colonial Revival/Cape Code (HOSP-only)
    f. Traditional Modern
    g. California Contemporary

B. Base of the Building:

1. Front entries shall be either adjacent to the sidewalk or setback at grade on the street level, to facilitate commerce. Private residential entries may be located on the facade or within the building.

2. Each unit shall have an individual entry from the street separated one from the other.

3. Allowed Frontage Types (see Chapter E-5):
    a. Raised Terrace
    b. Forecourt
    c. Shopfront

C. Middle of the Building:

1. Small Mixed-Use Buildings on corners shall have at least two (2) building wall elements every twenty-five linear feet (25'-0") on each floor that fronts or faces onto primary street(s).

2. Small Mixed-Use Buildings located mid-block shall provide at least two (2) Building Wall element every twenty-five feet (25'-0") on each floor.

D. Top of the Building:

1. The upper floors shall occupy at least seventy-five percent (75%) of the full ground-floor footprint area.

2. Buildings shall not exceed three (3) stories in height. Small Mixed-Use Building units may be incorporated into larger buildings ground floor base, and shall not exceed three (3) floors in each unit.

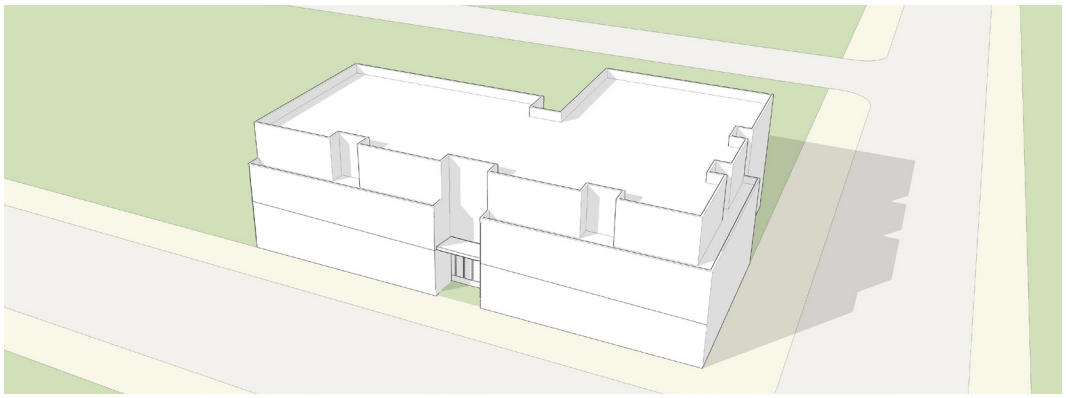

Figure 4.6

4.6 Small Apartment Building

A. Description. A small multifamily building with vertically stacked units floor-by-floor for residents.

1. Allowed with the following architectural styles:
    a. Spanish Revival b. Craftsman c. Victorian d. Colonial Revival/Cape Code
    e. Traditional Modern f. California Contemporary

B. Base of the Building:

1. The fronts shall have one (1) identifiable common entry within a selected frontage type that shall be raised (stoop and raised terrace), or at grade (forecourt and fence and hedge) at the Primary Street level to facilitate private residential living.

2. Upper floor units shall share a common entrance fronting onto the primary street.

3. Allowed Frontage Types (Chapter E-5):
    a. Stoop
    b. Raised Terrace
    c. Forecourt
    d. Fence and Hedge

C. Middle of the Building:

1. Maximum building wall width and length dimension along primary and side street frontages shall be two-hundred feet (200'-0").

2. Each floor that fronts onto a primary street(s) shall provide at least two (2) building wall elements every twenty-five linear feet (25'-0").

D. Top of the Building:

1. Buildings shall not exceed three (3) stories in height.

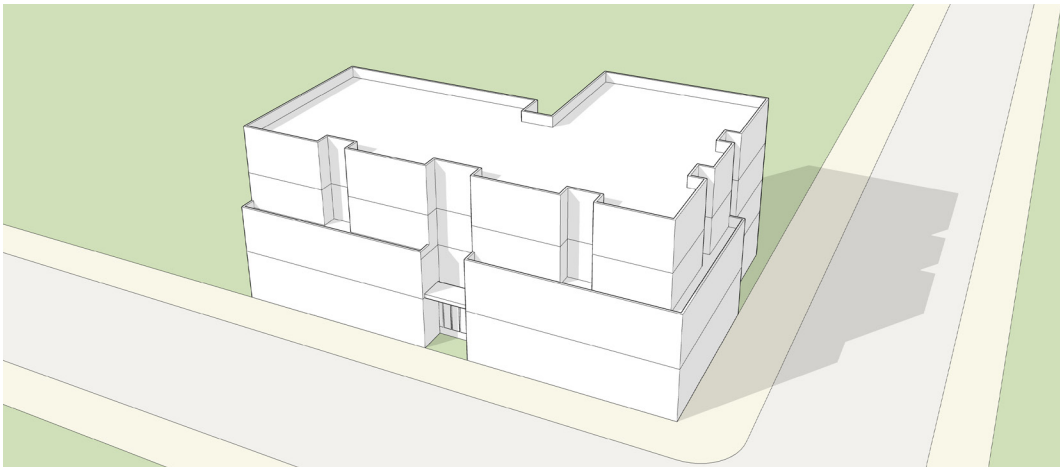

Figure 4.7

4.7 Large Apartment Building

A. Description. A large multi-family building with vertically stacked units floor-by-floor for residents.

1. Allowed with the following architectural styles:
   a. Spanish Revival b. Craftsman c. Victorian d. Colonial Revival/Cape Cod
   e. Traditional Modern f. California Contemporary

B. Base of Building:

1. Large Apartment fronts shall have one (1) identifiable common entry within a Frontage Type that shall be raised (stoop and terrace), or at grade (forecourt and fence and hedge) at the primary street level to facilitate private residential living.

2. Upper floor units shall share a common entrance fronting onto the primary street.

3. Allowed Frontage Types (see Chapter E-5):
   a. Stoop
   b. Raised Terrace
   c. Forecourt
   d. Fence and Hedge

C. Middle of the Building:

1. Maximum building wall width/length dimension along primary and side street frontages shall be two-hundred feet (200'-0").

2. Each floor fronting primary street(s) shall provide at least three (3) Building Wall elements ever fifty feet (50'-0").

3. The upper third (3rd) and fourth (4th) floors, which shall only occupy up to seventy-five percent (75%) of the ground and second (2nd) floor footprint area.

D. Top of the Building:

1. Buildings shall not exceed four (4) stories in height.

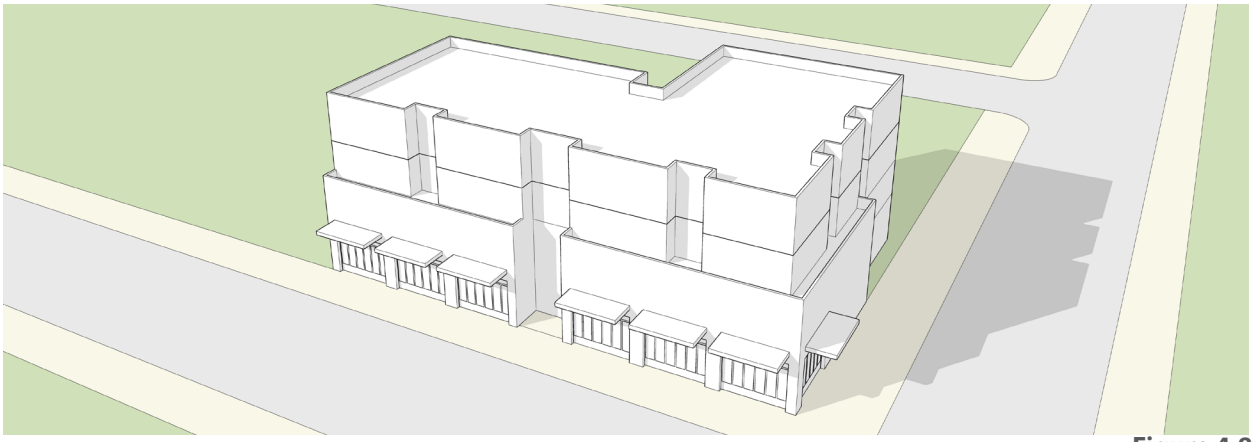

Figure 4.8

4.8 Large Mixed-Use Building

A. Description. A highly flexible building designed for occupancy by a variety and/or combination of uses such as retail, service, office, and residential uses vertically stacked floor-by-floor.

1. Allowed with the following architectural styles:
   a. Spanish Revival b. Craftsman c. American Mercantile
   d. Traditional Modern e. California Contemporary

B. Base of the Building:

1. Front entries shall be either adjacent to the sidewalk or setback at grade on the street level, to facilitate commerce.

2. Upper floor units shall share a common entrance fronting onto the primary street.

3. The ground floor window frontage shall have a minimum of seventy-five percent (75%) transparency, measured along the length of the primary building frontage.

4. Allowed Frontage Types (see Chapter E-5):
   a. Raised Terrace b. Forecourt
   c. Shopfront d. Industrial Shopfront

C. Middle of the Building:

1. Mixed-use buildings on corners building shall have a minimum of three (3) building wall elements every fifty linear feet (50'-0").

2. The upper stories shall occupy the full ground floor footprint area, except for buildings over two-hundred fifty linear feet (200'-0") of Building Wall length where the fourth (4th) floor shall only occupy up to seventy-five percent (75%) of the ground floor footprint area.

3. Maximum Building Wall dimension along primary and side street frontages shall be two-hundred feet (200'-0").

D. Top of the Building:

1. Buildings shall not exceed four (4) stories in height.

4.9 Historical and Existing Building Adaptations

A. All rehabilitations of existing buildings and additions shall be reassembled with the integrity of its originally intended architectural style referenced in Chapter E-3. If the original style is not listed in Chapter E-3 then it is not eligible for Streamlined Permit Processing (see Chapter E-1, Sections 1.4 and 1.8).

B. The adaptive reuse of architecturally distinctive buildings shall identify their architectural integrity on the sites of proposed multi-family buildings and design according to its architectural style referencing Chapter E-3, if applicable (see Chapter E-1, Section 1.8).

C. Development cannot demolish a historic structure individually listed on a national, state, or local historic register at the time of application submittal.

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E.5 Frontage Types Standards (Base of the Building)

5.1 Introduction

Buildings that face or front onto a Primary Stree*t* walkway provide a neighborhood's pedestrian orientation. The frontage area is the formal access and transition from the public streetscape to each private building entrance. The successful design of this interface significantly contributes to the realization of an active and engaging urban environment. Buildings have ground-floor frontages that are human-scaled, provide visual interest, and access to ground-floor uses. This *base of the building* element shall be designed to appropriately fit within its context of each sub-district, architectural style, and building type.

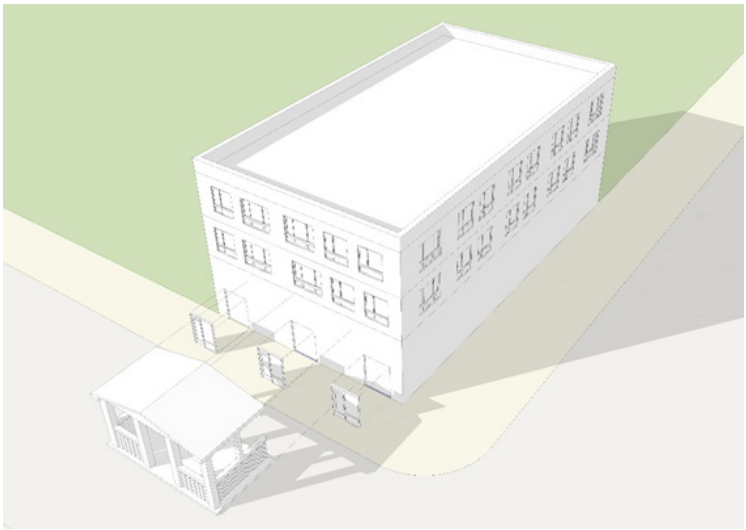

Figure 5.1 Base of the Building's Frontage

5.2 Frontage Standards

The base of the building's frontage type is the interface between the public realm and private development. Each type is related to a building type that is either directly accessed, such as small building walk up types, or accessed via a common entrances in larger buildings with elevators or stairwells. Table 5.1 provides a palette of prototypical frontage types appropriately matched to its related building type.

A building's frontage is the interface between the public realm and private development providing access to ground-floor and upper level uses. Each section provides standards in the following format:

A. Entries. These standards address entries at the front of each building.

B. Dimensions. Specific dimensions for entry features.

C. Paving and Landscaping. Addresses the private front setback area between the property line, starting at the public Primary Street's back-of-sidewalk, to the private building face.

D. Additional Standards. Additional direction to shape each distinctive frontage.

Table 5.2 Frontage Types Allowed by Building Types and Architectural Styles

The base of the building's frontage is the interface between the public realm and private development. This table provides the allowed frontage types appropriately matched to its related building type as well as the architectural styles allowed by building type.

BUILDING TYPE / STYLE ALLOWED BY BUILDING TYPE	FRONTAGE TYPE: Front Porch	Stoop	Raised Terrace	Forecourt	Fence and Hedge	Shop front	Industrial Shop
Large Mixed-Use Building							
Spanish			■	■		■	
Craftsman			■	■		■	■
American				■		■	■
Traditional Mod			■	■		■	■
Cali Contemp			■	■		■	■
Small Mixed-Use Building							
Spanish			■	■		■	
Craftsman			■	■		■	
American				■		■	■
Victorian			■	■			
Cape Cod			■	■			
Traditional Mod			■	■		■	■
Cali Contemp			■	■		■	■
Large Apartment Building							
Spanish			■	■	■		
Craftsman			■	■	■		
Victorian			■	■			
Cape Cod			■	■			
Traditional Mod			■	■	■		
Cali Contemp			■	■	■		
Small Apartment Building							
Spanish		■	■	■	■		
Craftsman		■	■	■	■		
Victorian		■	■	■			
Cape Cod		■	■	■			
Traditional Mod		■	■	■	■		
Cali Contemp		■	■	■	■		
Town Homes							
Spanish	■	■	■				
Craftsman	■	■	■				
Victorian	■	■	■				
Cape Cod	■	■	■				
Traditional Mod	■	■	■				
Cali Contemp	■	■	■				

Notes:

■ Shaded boxes indicate the frontage types allowed by architectural style/ building type combination

□ Clear boxes indicate the frontage types not allowed by architectural style/ building type combination.

5.3 Front Porch

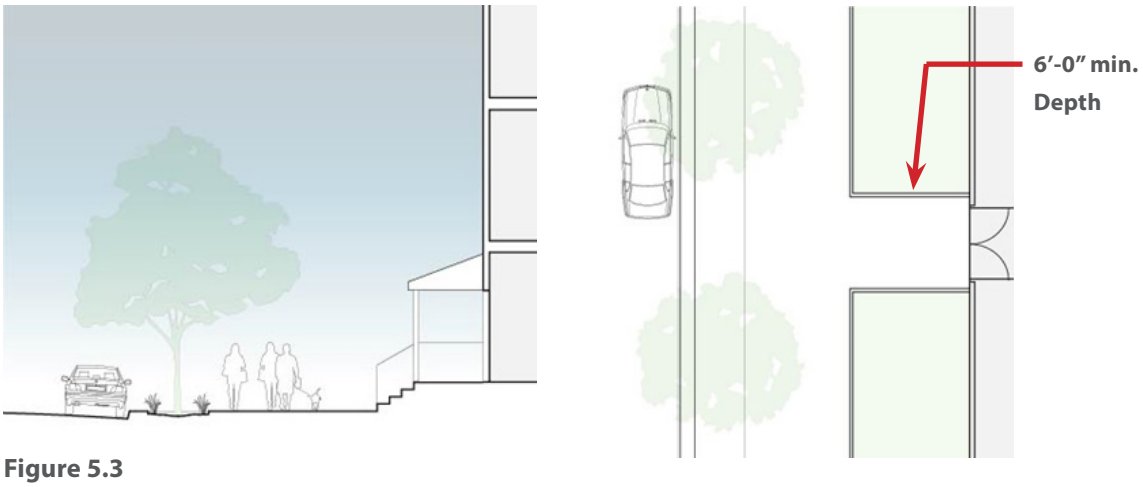

Figure 5.3

A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and up to the building. The distance and height of this direct entry frontage makes it more private. Porches provide buildings a landscaped area set back from the primary and/or side street property lines and encroach into the front yard setback.

A. Entries

1. Porches shall directly access the individual units located on the ground floor.

2. Porch materials and design shall conform to the details its selected architectural style as identified in Chapter 3 Architectural Style.

B. Dimensions

1. Porches shall be a minimum of six feet (6'-0") in depth.

2. Porches shall be a minimum of eight feet (8'-0") in width.

3. Ceiling height on porches shall be a minimum of eight feet (8'-0") and a maximum of twelve feet (12'-0").

C. Paving and Landscaping

1. Front yard setback areas, not included in the walkway, shall be landscaped with native or adaptive landscaping as defined in the City of Carlsbad Landscape Manual.

D. Additional Standards

1. Shed roofs shall cover porches.

5.4 Stoop

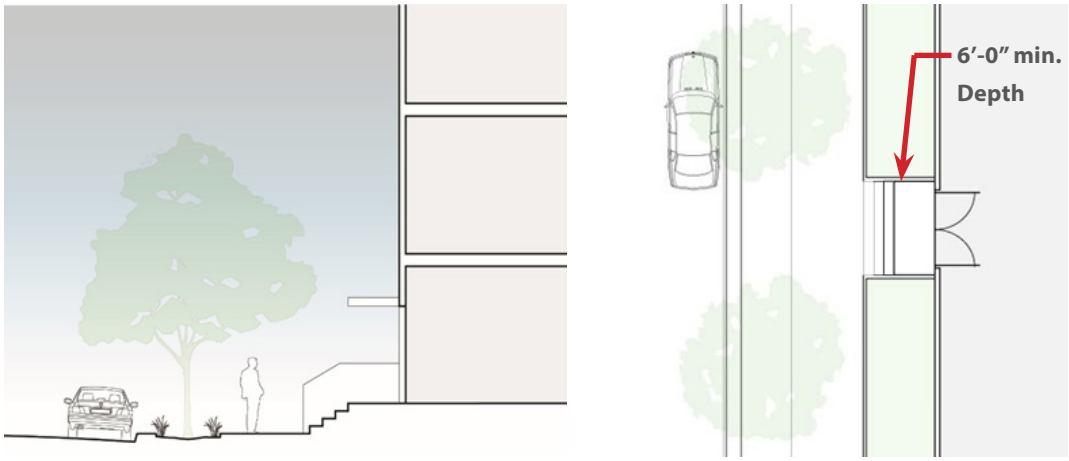

Figure 5.4

Stoops are elevated entry stairs, placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for direct entry into ground-floor units, encroaches into short setbacks and may be covered.

A. Entries

1. Stoops shall directly access the individual units located on the ground floor with an exterior stair and landing at the entrance.

2. Stoop materials and design shall conform to the details its selected architectural style as i identified in Chapter E-3 Architectural Style.

B. Dimensions

1. Stoop Width: six to ten feet (6'-0" to 10'0")

2. Stoop Depth: six to ten feet (6'-0" to 10'-0")

3. Height: from above finished grade twelve to forty-eight inches (12" to 48")

C. Paving and Landscaping.

1. Front yard setback areas not included in the walkway shall be landscaped with native or adaptive landscaping as defined in the City of Carlsbad Landscaping Manual.

D. Additional Standards

1. Awnings, canopies, or shed roofs shall cover Stoops.

5.5 Raised Terrace

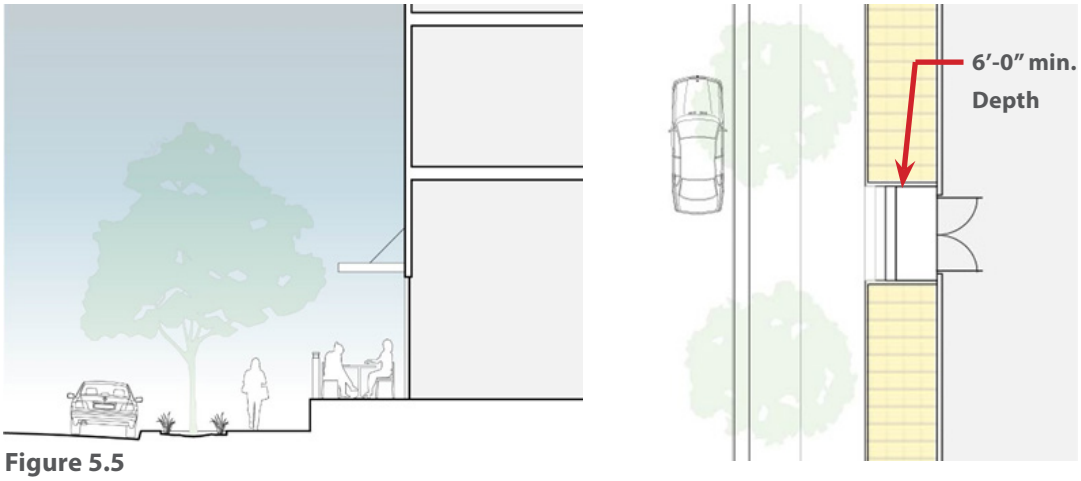

Figure 5.5

A raised terrace is a level, paved area accessible directly from a building as its extension. It provides a ground floor outdoor area to enable a mix of uses. They are able to accommodate grade changes between the adjacent sidewalk and the finished floor. Raised commercial terraces are appropriate frontages for mixed-use buildings. These are used for common entry buildings.

A. Entries.

1. Raised Terraces shall directly access the ground floor plane entrance with an exterior stair.

2. Raised Terrace materials and design shall conform to the details its selected architectural style as identified in Chapter E-3 Architectural Style.

3. Raised Terraces shall encroach into the front yard setback to meet the back-of-sidewalk of the primary street.

B. Dimensions

1. Terraces shall be raised up to a maximum of three feet (3'-0") above the adjacent sidewalk.

2. Terraces shall be a minimum of six-feet (6'-0") deep.

3. Terrace frontage shall match the functional building width and door/window *bay* pattern.

4. Steps and walkway accessing the Raised Terrace from the Primary Street sidewalk shall be a minimum of six-feet (6'-0") wide and paved with hand railings.

C. Paving and Landscaping

1. Raised Terraces shall be hardscaped.

D. Additional Standards

1. Terraces shall be clearly delineated with permeable fencing, low walls or landscaping a maximum three-feet (3'-0") high.

2. Bay windows and semi-recessed and cantilevered balconies allowed on upper floors shall encroach into the space above the raised terrace.

5.6 Forecourt

Figure 5.6

A forecourt is a public space formed by a recess in the facade of a building. The forecourt is typically at grade and may be raised from the sidewalk per ADA accessibility standards and enables a mix of uses. These are used to frame common entries that lead to stairwells or elevators.

A. Entries

1. A common building lobby shall be directly accessed from the forecourt.

2. At least one building entry shall be accessible from the forecourt.

3. All building edges surrounding the forecourt shall have a minimum of one (1) *bay* of windows.

B. Dimensions

1. Each forecourt shall not be wider than twenty-five feet (25'-0")

2. A forecourt shall be a maximum of twenty feet (20'-0") deep.

3. A forecourt between twenty-feet (25'-0") and a maximum thirty-feet (30'-0") deep shall have a related building height of four (4) stories.

C. Paving and Landscaping

1. Forecourts shall be landscaped and/or hardscaped.

2. Landscaping shall be native or adaptive landscaping as defined in the City of Carlsbad Landscaping Manual.

D. Additional Standards

1. Bay windows and semi-recessed and cantilevered balconies allowed on upper floors shall encroach into the space above the forecourt.

5.7 Fence and Hedge

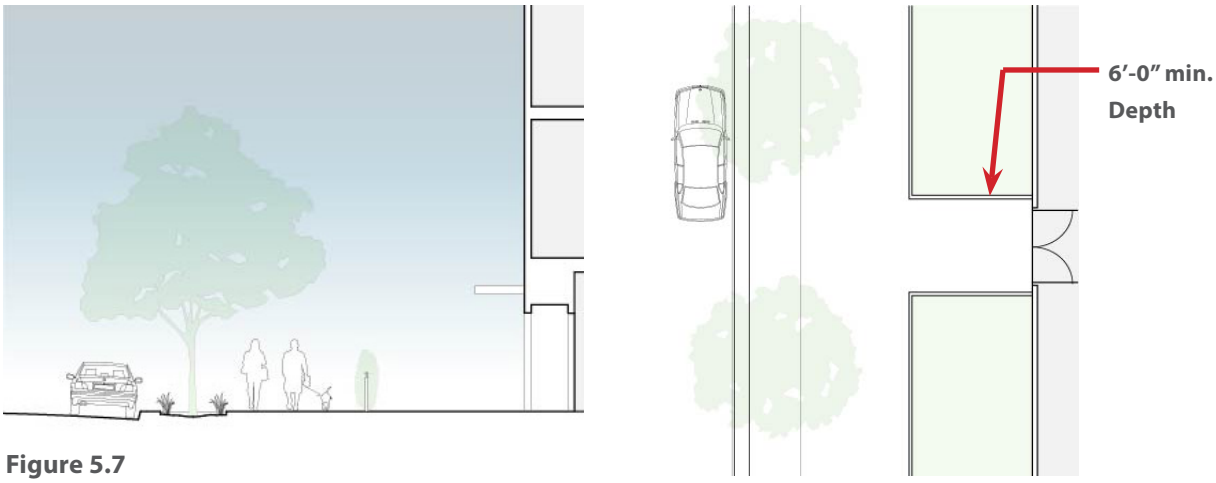

Figure 5.7
Fence and hedge fronts are a level area accessible directly from a building as its extension. It provides a ground floor outdoor area for private residents uses. These are used for common entry buildings.

A. Entries.

1. Fence and hedge frontages shall directly extend from the ground floor plane at grade.

2. Fence and hedge frontages shall encroach into the front yard setback to meet the back-of-sidewalk of the primary street.

B. Dimensions

1. Fence and hedge frontages shall be clearly delineated with permeable fencing, low walls or landscaping to a minimum of three-feet (3'-0") height located in the front yard setback parallel to the sidewalk to a maximum of six-feet (6'-0") above the adjacent sidewalk if perpendicular to the front sidewalk in the sideyard setback.

2. Fencing and hedges shall be a maximum of fifty feet (50'-0") in frontage length.

3. The area between the building and the fence and hedge shall be a minimum of six-feet (6'-0") deep.

C. Paving and Landscaping

1. The area between the building and fencing and hedges shall be landscaped and/or hardscaped.

2. Landscaping shall be native or adaptive landscaping as defined in the City of Carlsbad Landscaping Manual.

D. Additional Standards

1. Bay windows and semi-recessed and cantilevered balconies allowed on upper floors shall encroach into the space above the area between the building and fence and hedge.

5.8 Shopfront

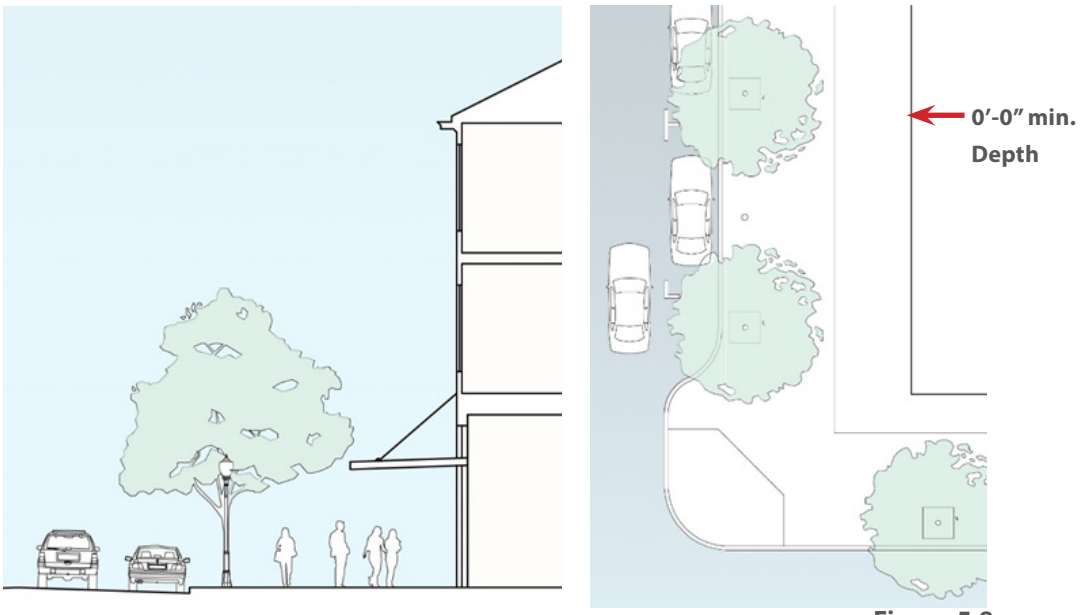

Figure 5.8

Shopfronts provide direct access to ground-floor spaces that are located adjacent to the sidewalk. Shopfronts are typically associated with shops and offices. Where space is available, shopfront frontages may provide outdoor seating areas and outdoor displays. Shopfronts are appropriate frontages for mixed-use buildings as they provide large windows and window display boxes along ground floor commercial spaces to activate streets and allow pedestrians to view the merchandise for sale, restaurant interiors, dance classes, art galleries, artists at work, etc.

A. Entries

1. Shopfronts shall correspond directly with the building entrance to which they provide access.

2. Shopfront entries along the ground floor shall be at fifteen to twenty-five feet (15'-0" to 25'-0") intervals for the length of the building frontage.

B. Dimensions

1. Shopfronts shall be between twelve to twenty-five feet (12'-0" to 25'-0") high, measured from the finished floor to the bottom of the ceiling of the shopfront space.

2. Shopfront frontages shall be setback no more than twelve inches (0'-12") from the adjacent sidewalk at the primary entrance.

3. Shopfront facade area shall be a minimum of ninety percent (90%) glazed transparent and clear; opaque, highly reflective, and dark tinting are not permitted.

4. The sill height of a storefront window shall be no more than thirty inches (0'-30") high measured from the adjacent finished sidewalk.

5. The maximum length of blank, opaque walls facing the street shall be limited to fifteen horizontal feet (15'-0") for any one stretch in either direction.

6. The maximum distance between shopfront entries is fifty-feet (50'-0").

C. Paving and Landscaping

1. Any area between the property line back-of-sidewalk and the building face shall be hardscaped.

D. Additional Standards

1. In a condition with multiple Shopfront entries, a transition between Shopfronts with a defined edge treatment, such as a change in plane, column, or a vertical trim element between each Shopfront shall be provided.

2. Transoms shall be incorporated above entry doors.

3. Doors and entryways to stores shall be recessed a minimum of three-feet (3'-0") to articulate the entrance and ensure that doors do not swing into the Sidewalk.

4. Awnings shall be lightweight structures of wood, composite wood, metal, painted metal, or canvas, cantilevered from the building facade.

5. Awnings shall project out to a maximum of eight-feet (8'-0") in width or to the back of the sidewalk with townhouse, small mixed-use, and small and large apartments building types.

6. Awnings shall project out a maximum of eight-feet (8'-0") or to the back of the sidewalk walkway to cover outdoor dining and display zones in front of the building, whichever is greater with Mixed-Use.

7. Awnings, shall be a minimum of ten-feet (10"-0") in height at its front edge.

8. Support for the canopy's structure in the form of two posts shall be no greater than four inches (0'-4") in diameter may be provided at least two feet (2'-0") from the back of the curb.

5.9 Industrial Shop

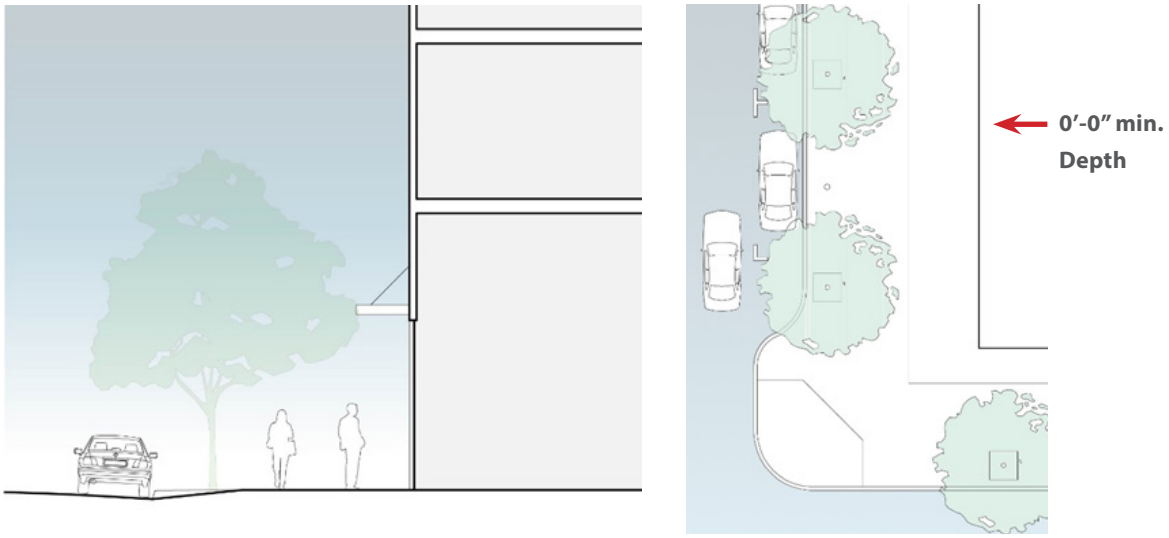

Figure 5.9

Industrial shop frontages are intended for settings where large street-facing openings are needed for workshops and may be elevated from the sidewalk.

A. Entries

1. Ground-floor units shall be accessible from a common building lobby and/or directly from the sidewalk.

2. Industrial Shops shall correspond directly with the building entrance to which they provide access.

3. Materials and design shall conform to the details its selected architectural style as identified in Chapter E-3 Architectural Styles.

B. Dimensions

1. Industrial Shopfronts shall be between twelve to twenty-five feet (12'-0" to 25'-0") high, measured from the finished floor to the bottom of the ceiling of the shop space.

2. Building frontages shall be setback a minimum of twelve inches (0'-12") from the adjacent sidewalk at the primary entrance.

3. The shopfront facade area shall be a minimum of seventy-five percent (75%) glazed transparent and clear; opaque, highly reflective, and dark tinting are not permitted.

4. The maximum length of blank walls facing the street shall be limited to fifteen horizontal feet (15'-0") for any one stretch in either direction.

5. Industrial Shop entries along the ground floor shall be at twenty to thirty feet (20'-0 to 30'-0") intervals.

6. The maximum distance between shopfront entries is fifty-feet (50'-0").

C. Paving and Landscaping

1. Any area between the property line back-of-sidewalk and the building face shall be hardscaped.

D. Additional Standards

1. Awnings shall be lightweight structures of wood, composite wood, metal, painted metal or canvas, cantilevered from the building facade.

2. Awnings shall project out to a maximum of eight-feet (8'-0") in width or to the back of the sidewalk with townhouse, small mixed-use, small and large apartments building types.

3. Awnings shall project out a maximum of eight-feet (8'-0") or to the back of the sidewalk walkway to cover outdoor dining and display zones in front of the building, whichever is greater with Mixed-Use.

4. Awnings, shall be a minimum of ten-feet (10"-0") in height at its front edge.

5. Support for the canopy's structure in the form of two posts shall be no greater than four inches (0'-4") in diameter may be provided at least two feet (2'-0") from the back of the curb.

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E.6 Windows and Balconies (Middle of the Building)

6.1 Introduction

The following are general architectural standards that apply to all multifamily buildings. These form Building Wall Elements (see Chapter E-3) to address the composition of a building's openings and projections as well as functional aspects of building. These design standards frame the overall vision of assembling different architectural styles via different building types.

6.2 Windows and Apertures

These are perforations and openings form Building Wall Elements that provides visual relief to and from the bulk of multi-story walls.

A. Windows. The arrangement of windows and doors on the elevations of a building, fenestration, shall be regulated by height-to-width shape, either rectangular or square, as identified in each architectural style detailed in Chapter E-3.

1. Outer surface of window frames facing Primary or Secondary Streets shall be recessed a minimum two- inch (0'-2"), from the wall or trim surface, except when applied to California Contemporary architectural style (see Chapter E-3, Section 3.8).

Figure 6.2.1 Upper Floor Windows Diagram

B. Building Wall Elements Transparency. The percentage of transparency per upper floor building walls should be calculated within the area between finished floor and finished ceiling and should be a total percentage of doors and windows along that portion of the facade.

Building facades that front onto or face a primary street shall meet the following minimum transparency requirements:

1. Minimum facade transparency for all upper floors shall be twenty-five percent (25%) to a maximum of sixty percent (60%) on the following building types (see Chapter E-4):
    a. Townhouse (80% max with California Contemporary per Chapter E-3)
    b. Small Apartment (80% max with California Contemporary per Chapter E-3)
    c. Large Apartment (80% max with California Contemporary per Chapter E-3)

Figure 6.2.2 Facade Transparency Upper Floors - Residences

2. Maximum facade transparency for all upper floors shall be eighty percent (80%) maximum to forty percent (40%) minimum on the following building types:
    a. Small Mixed-Use Building (25% min with Spanish Revival & Craftsman per Chp E-3)
    b. Large Mixed-Use Building (25% min with Spanish Revival & Craftsman per Chp E-3)

Figure 6.2.3 Facade Transparency Upper Floors - Mixed Use

6.3 Projections and Encroachments

The following *building wall element* projections are the permitted encroachments and/or projections into the public right-of-way and/or setback as indicated below:

A. Awnings and Canopies. These projections are used to cover *building wall elements* on upper floors facing onto *primary streets* with the following standards:

1. Awning shall be constructed of wood, composite wood, metal, painted metal or canvas and project out, cantilevered, from a building wall facade.

2. Awnings shall project out a maximum of six-feet (6'-0") in length from the building wall.

3. The width of the awning shall be a maximum of one-foot (1'-0") beyond each side of the extent of the building wall element it is shading.

4. Upper floor awnings shall cover no more than one window opening each.

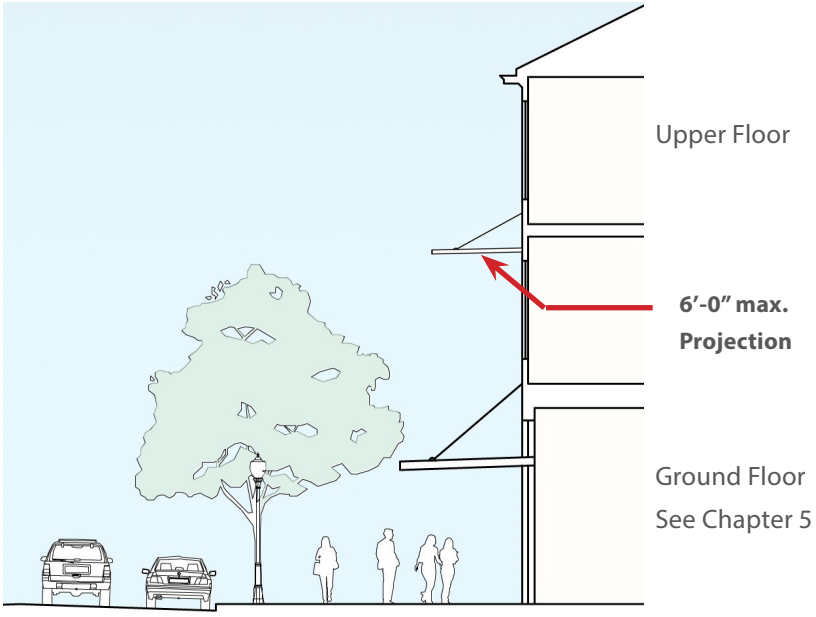

Figure 6.3.1 Upper Floor Awning and Canopy

B. Balconies. An unenclosed, occupiable structure, usually cantilevered from a facade or an elevation, providing private outdoor space to an apartment per Table 4.0 (To be edited from 6.0 below).

1. Balconies, when used on buildings facing primary street, shall have a minimum occupiable depth of at least six feet (6'-0").

2. Balconies shall encroach into the front and side yard setbacks up to eight feet (8'-0") from a building face but shall not encroach within two feet (2'-0") from the lot line.

3. The following Balcony types, recessed, semi-recessed, and cantilevered shall be allowed in the following sub-districts:

6.3 Balcony Standards - Subdistrict		Balcony Types		
A platform projecting from the wall of a building, supported by columns or of a building, supported by columns or console brackets, and enclosed with a balustrade, usually above the ground floor.		Recessed	Semi-Recessed	Cantilevered
Sub-District	Village Center (VC)		■	■
	Freeway Commercial (FC)	■		
	Village General (VG)	■	■	
	Hospitality (HOSP)	■	■	■
	Barrio Perimeter (BP)	■	■	
	Pine-Tyler (PT)	■	■	■
	Barrio Center (BC)	■	■	

Table 6.3 Balconies Allowed by Subdistrict

Note:

■ Shaded boxes indicate the balcony types allowed by sub-district.

□ Clear boxes indicate the balcony types allowed by sub-district.

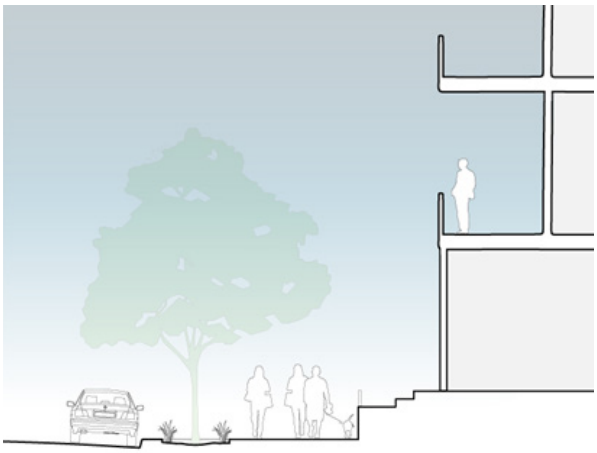

Figure 6.3.2 Recessed Balcony
(Set fully within the building footprint)

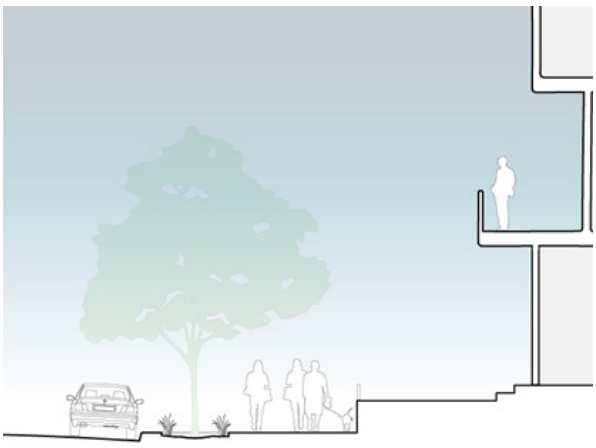

Figure 6.3.3 Semi-Recessed Balcony
(Set partial within the building footprint)

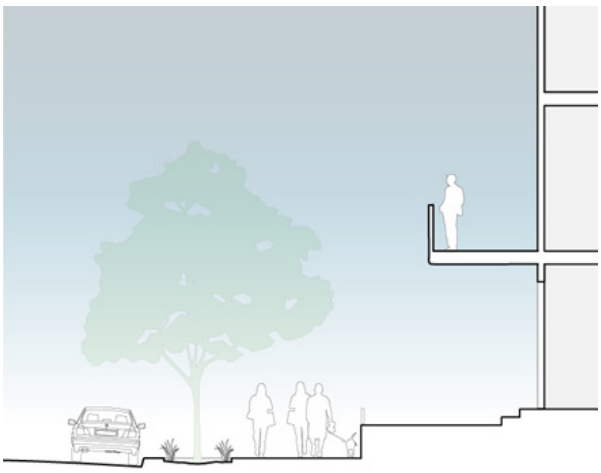

Figure 6.3.4 Cantilevered Balcony
(Set fully outside of the building footprint)

C. Bay Windows. A window, oriel, alcove, and picture window built to project outward from an outside wall.

1. Bay windows shall be a maximum of ten feet (10'-0") wide and shall have a height that is equal to or greater than their width.

2. Bay windows shall be placed a minimum of two feet (2'-0") from any building corner and a minimum of three feet (3'-0") from any other bay window.

3. Bay windows shall consist of at least seventy-five percent (75%) transparent fenestration.

4. Bay windows may project up to four feet (4'-0") from the building face but shall not extend over the lot line, unless noted otherwise per a building type's standards.

Figure 6.3.5 Bay Window Section

D. Cantilevered Rooms. An enclosed, habitable structure cantilevered from a facade or an elevation providing private space to an apartment

1. Cantilevered Room shall be a minimum of eight feet (8'-0") to a maximum sixteen feet (16'-0") wide.

2. Cantilevered Rooms shall be placed a minimum of ten feet (10'-0") from any other Cantilevered Room.

3. Cantilevered rooms shall be supported by brackets, extended beams, or other elements per each architectural style (see Chapter E-3).

4. Minimum vertical clearance of cantilevered rooms above the ground floor shall be fifteen-feet (15'-0") from the sidewalk grade on shopfront types and ten feet (10'-0") on other frontage types.

5. Cantilevered rooms shall project a maximum of eight feet (8'-0") from the building face but shall not extend over the lot line.

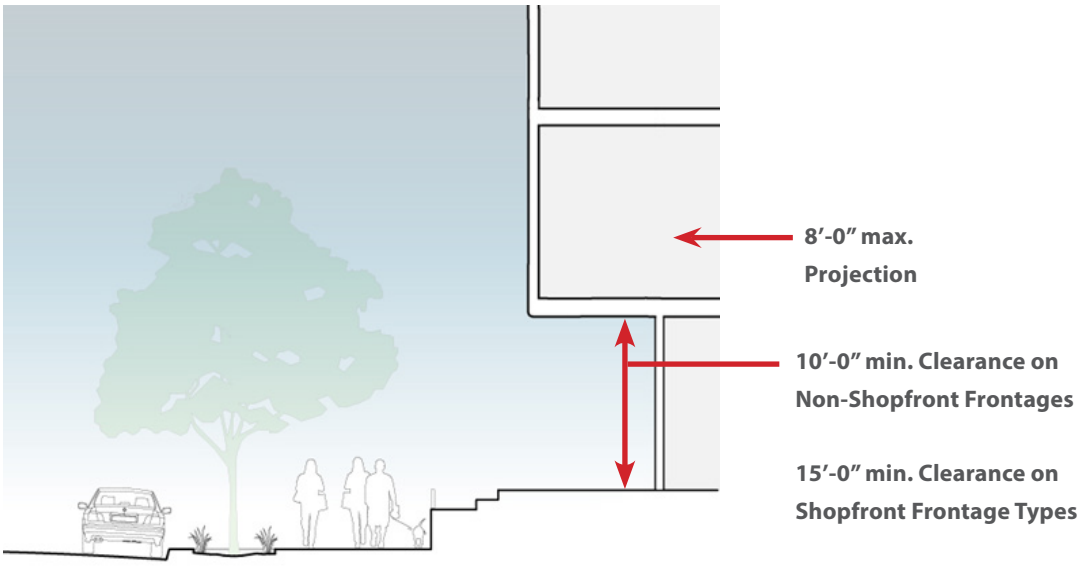

Figure 6.3.6 Cantilevered Room Section

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E-7 Roof Articulation Standards (Top of the Building)

7.1 Introduction

The desired pedestrian scale and character of the Village and Barrio require that multifamily buildings not appear as massive, monolithic structures, but instead as a series of architecturally authentic buildings. This goal is a particular challenge when one large ownership, or smaller consolidated parcels are proposed for development as a single project. The standards of this section are intended to ensure that these larger attached buildings are designed to appear as carefully conceived groups of separate structures that, along with an attractive streetscape, contribute to the overall urban, pedestrian-friendly quality desired for Carlsbad.

Roof types and forms per selected architectural style shall conform to Table 7.1:

7.1 Roof Type Standards - Architectural Style		**Roof Type**					
Architectural styles are defined within a compatible range of roof types. Articulated roof forms express a building's architectural style while creating an interesting skyline. Each architectural style has its unique roof configuration standards in Chapter 3.		Skillion Shed (Flat)	Butterfly (Flat)	Parapet (Flat)	Gabled	Hipped	Mansard
Architectural Style	Spanish Revival			■	■	■	
	Craftsman				■	■	
	American Mercantile	■		■			
	Victorian				■	■	■
	Colonial Revival/Cape Code				■	■	
	Traditional Modern	■	■	■			
	California Contemporary	■	■	■			

Notes:

■ Shaded boxes indicate roof types allowed per architectural style.

□ Clear boxes indicate roof types not allowed per architectural style

Table 7-1 Roof Types per Architectural Style

7.2 Upper Floor Stepbacks

A. All three (3) story buildings shall have a minimum building stepback of ten-feet (10'-0") on the third (3rd) floor by stepping a portion of the street-facing facade backward (from the front setback) a minimum of six feet (6'-0") from the predominant facade plane (Figure 7.2.1), and/or vertically articulated plane, for a minimum width of twenty-five feet (25'-0").

B. All four (4) story buildings shall have a minimum building stepback of ten- feet (10'-0") starting at the third (3rd) floor by stepping a portion of the street-facing facade backward (from the front setback) a minimum of six feet (6'-0") from the predominant facade plane, and/or vertically articulated plane, for a minimum width of twenty-five feet (25'-0").

C. To maintain sun exposure on neighboring lots, where new multifamily housing and mixed-use development is located on a lot facing a *side street,* between an alley and a *primary street*, buildings shall stepback toward the interior of the lot at a 54-degree angle from the vertical plane starting at thirty-five feet (35'-0") in height, up to the maximum building height (Figure 7.2.2).

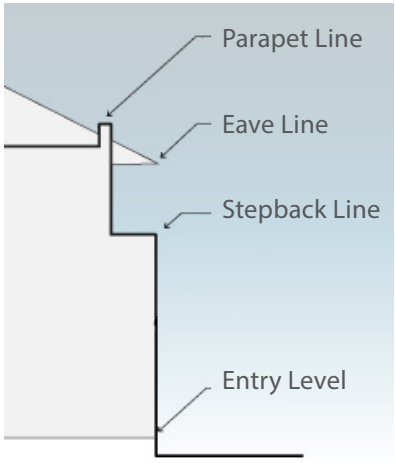

Figure 7.2.1 Upper Floor Stepback Fronting onto Primary Streets

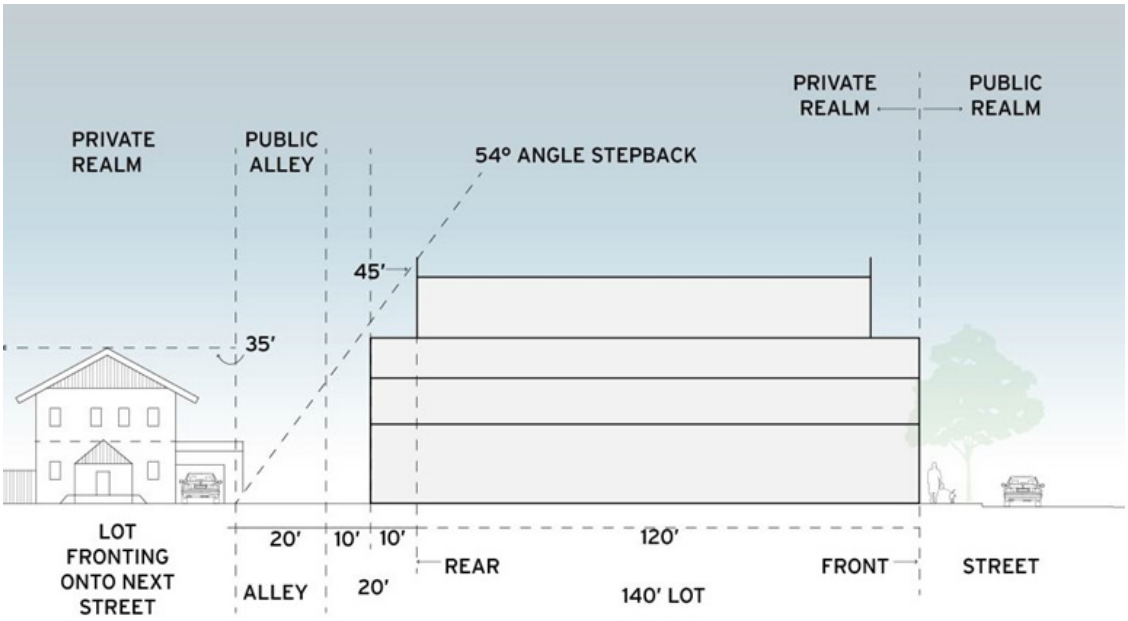

Figure 7.2.2 Building Stepback on Side Streets with Alleys

7.3 Roof Types

The type and shape of roofs are compatible with specific architectural styles Roof tops provide space for, low maintenance green roofs, green stormwater infrastructure, renewable energy generation, and mechanical equipment required for the building. Articulated roof forms emphasize certain architectural elements and including the following:

A. Skillion Shed (Flat) Roof: A shed roof, pent roof, or lean-to roof is a single-pitched roof surface. This contrasts with a dual- or multiple-pitched roof.

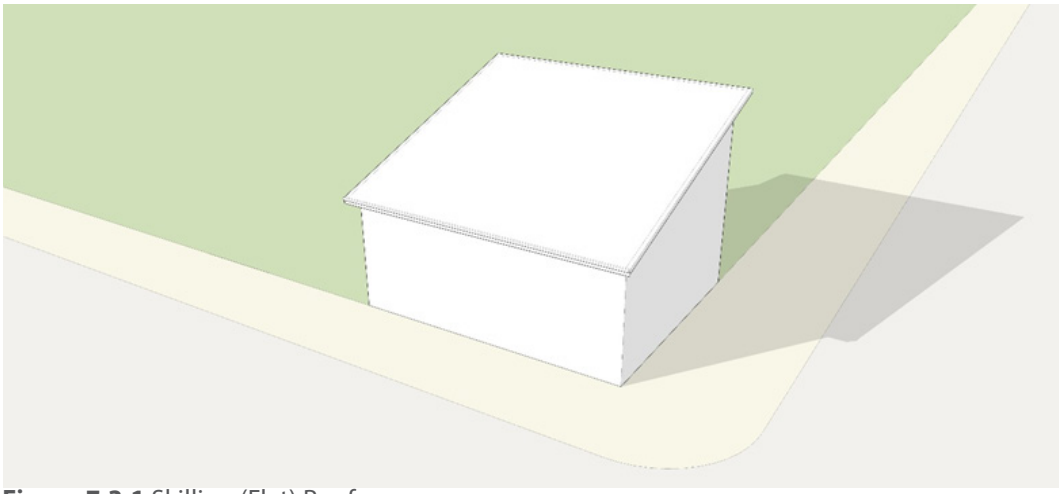

Figure 7.3.1 Skillion (Flat) Roof

B. Butterfly (Flat): Characterized by an inversion of a standard roof form, with two roof surfaces sloping down from opposing edges to a valley near the middle of the roof. Its shape resembles a butterfly's wing.

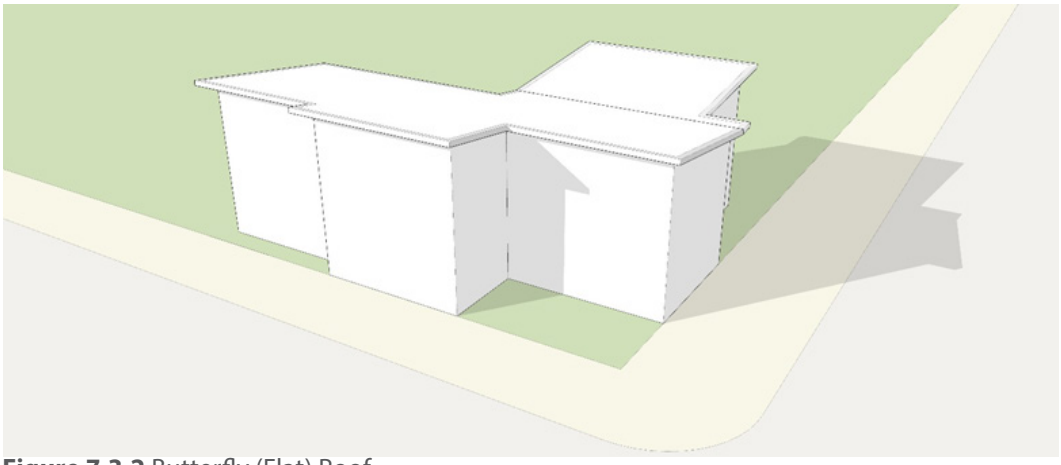

Figure 7.3.2 Butterfly (Flat) Roof

C. Parapet (Flat) Roof: A barrier that is an extension of the building façade wall at the edge of a roof, terrace, balcony, walkway, or other structure.

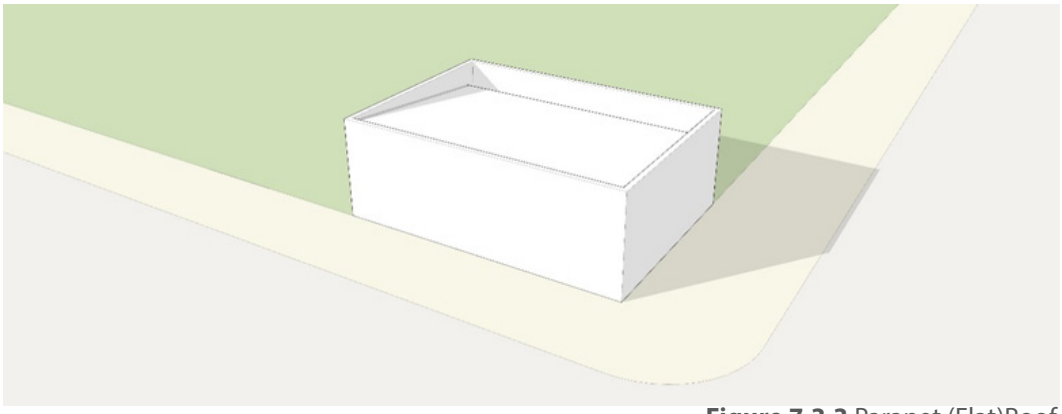

Figure 7.3.3 Parapet (Flat)Roof

D. Gabled Roof: Consists of two sections whose upper horizontal edges meet to form its ridge.

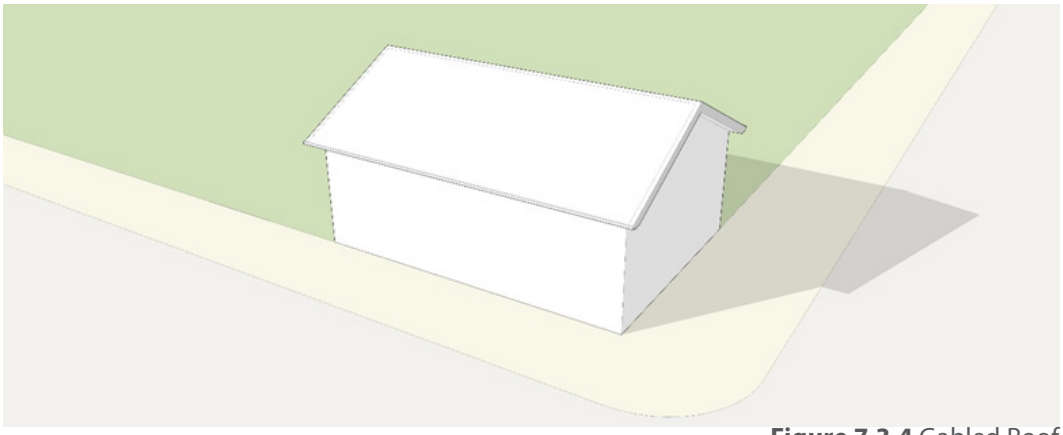

Figure 7.3.4 Gabled Roof

E. Hipped Roof: All sides slope downwards to the walls, usually with a fairly gentle slope. Thus, a hipped roof has no gables or other vertical sides to the roof. A square hip roof is shaped like a pyramid.

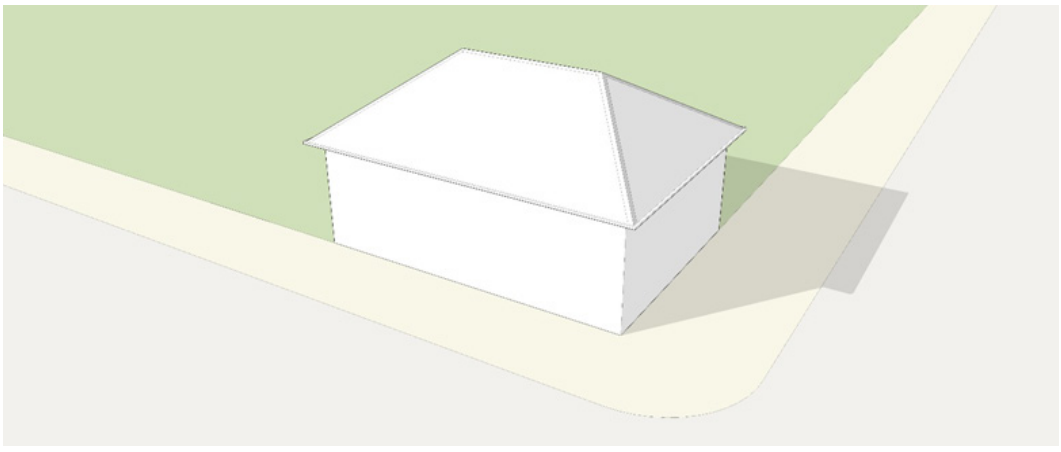

Figure 7.3.5 Hipped Roof

F. Mansard Roof: A four-sided gambrel-style hip roof characterized by two slopes on each of its sides with the lower slope, punctured by dormer windows, at a steeper angle than the upper.

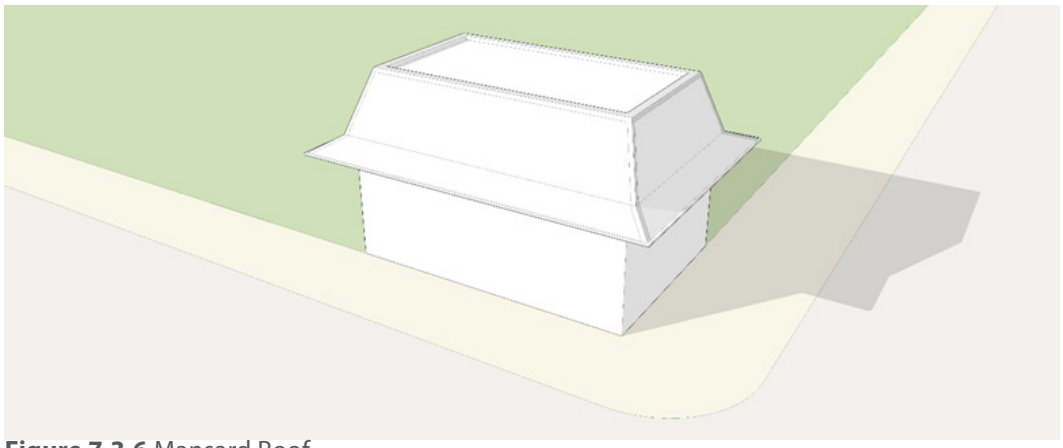

Figure 7.3.6 Mansard Roof

7.4 Vertical Articulation and Roof Top Elements

A. Habitable space within enclosed attics and vertically articulated tower elements, such as cupolas, turrets, and penthouses, with an area equaling fifty-percent (50%) or less of the building area of the story immediately below shall not be counted as a story.

B. Lofts and mezzanines shall not be considered as a story provided they do not exceed 50% of the floor area of the story they are located within.

C. Unenclosed shade structures, such as roof top patio, terrace, and belvedere, shall not exceed sixteen-feet (16'-0") feet in height from the roof deck floor level and do not count as a story.

D. Non-conditioned rooftop space covered or uncovered, such as rooftop terraces and patios, shall not be included as habitable space.

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E. Definitions of Key Terms

These are commonly used terms that are uncommon in everyday conversations. These may be italicized in Appendix E when used for the first time or repeatedly. Refer to CMC Section 21.04 and VBMP Appendix A for additional definitions.

Base, of the Building: the ground floor area, floor to ceiling, from the ground plane to second floor. Footings and sills are base elements that 'ground' the building to the ground plane. Building entrances and frontages are within the Base of the Building.

Bays: Buildings are expressed either vertically from the base to the roof and/or horizontally along a typically 50-foot lot width interval. Each vertical increment along the front and side of a building is a bay and is usually in 12.5-feet,25-feet, 37.5-feet, to achieve the 50-feet typical lot width. These intervals windows, balconies, and doors are aligned either symmetrically or asymmetrically per the selected architectural style patterns.

Bay Window: a window built to project outward from an exterior building wall.

Belvedere: an elevated structure located on the roof and intended to provide a long-distance views across the Village and Barrio neighborhoods. A belvedere may be a pavilion within an open space or the rooftop portion of a building.

Building Height, Floors: in reference to a singular story within a multi-story building.

Building Height, Stories: in reference to the total/collective number of floors in a singular building with multiple floors.

Building Type: are defined by these three elements: functional use (multifamily housing), disposition on the lot (Primary Building fronting onto the Primary Street), and configuration (Horizontally attached and/or Vertical attached units).

Building Wall Elements: a perforation (windows and doors) or projected (balcony and frontage) event in the massing of a building in plan or in elevation. Standards are per each floor of an individual building type.

Design Standard: Regulations for assembly of a multifamily housing building or mixed-use development building(s) located in the VBMP sub-district areas.

Development Standard: Regulations for development of land located in VBMP area.

Entry, Common: multiple units share an entry, usually with stairwells and/or elevators or lifts for multiple floors, accessed from the street.

Entry, Individual: each unit is accessed directly from the street.

Housing Development Project: Defined under California Government Code Section 69988.5(h)(2).

Middle, of the Building: the upper floors between the ground floor and the roof.

Mixed-Use Development: A variety of land-uses built in a single or multiple buildings on land located in the VBMP area.

Multifamily Housing: A vertically or horizontally attached building of residences built in a single or multiple buildings on land located in the VBMP area.

Primary Building: the principal or main building on a lot, disposed to provide the facade on the frontage, in distinction to an accessory and/or outbuilding, which are ancillary in use and form and usually to the rear of the lot.

Primary Street: the long section of a block oriented north-south or east-west with existing commercial uses located in the VBMP area.

Secondary Street: the short section of a block oriented east-west and without existing commercial uses located in the VBMP area.

Top, of the Building: the roof area, including unenclosed patios, terraces, and enclosed attics, and architectural features, such as a turret, tower, or belvedere.

Transom: the horizontal and vertical divisions of large expanses of glass used above the entrances and display windows.

Vertical Architecture Elements: An architectural feature projected above the parapet or roofline that includes chimneys, belvedere, covered patios and terraces. With modern and contemporary buildings these include a narrow vertical plain of differing materials than that of the primary building facade, projecting vertically asymmetrically from its primarily horizontal layers extending vertically from the first or second floor to the highest point of the building roof.