

Other Design Standards/Guidelines

In addition to Zoning Code Chapter 17.34, many other City policy documents, codes and project conditions of approval provide design standards and guidelines that apply to single-family residences. These are summarized below.

Zoning Code Chapter 17.06, Design Review

Section 17.06.040 includes the following general design review guidelines:

- A. *The extent to which the proposal is compatible with the existing development pattern with regard to massing, scale, setbacks, color, textures, materials, etc.;*
- B. *Site layout, orientation, location of structures, relationship to one another, open spaces and topography;*
- C. *Harmonious relationship of character and scale with existing and proposed adjoining development, achieving complementary style while avoiding both excessive variety and monotonous repetition;*
- D. *Building design, materials, colors and textures that are compatible and appropriate to Calistoga. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*
- E. *Harmony of materials, colors, and composition of those sides of a structure which are visible simultaneously;*
- F. *Consistency of composition and treatment;*
- G. *Location and type of planting with regard to valley conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to ensure water conservation and maintenance of all plant materials;*
- H. *Whether exterior lighting, design signs and graphics are compatible with the overall design approach and appropriate for the setting;*
- I. *The need for improvement of existing site conditions including but not limited to signage, landscaping, lighting, etc., to achieve closer compliance with current standards;*
- J. *Whether the design promotes a high design standard and utilizes quality materials compatible with the surrounding development consistent with and appropriate for the nature of the proposed use;*
- K. *Responsible use of natural and reclaimed resources.*

Zoning Code Chapter 17.15, RR-H Rural Residential: Hillside District

Section 17.15.010 B. includes the following principles and standards for development on hillsides (which is likely to be single-family dwellings):

1. *The location, orientation and design for building sites, buildings, fences and other structures, and streets and other circulation elements shall maintain and preserve natural topography, cover, significant landmarks*

and trees, minimize cut and fill, and preserve and enhance views and vistas on and off the subject property.

2. *The design of buildings, fences and other structures shall be in harmony with and enhance natural site characteristics in regard to height, bulk, textures, color, reflective properties, roof characteristics and setbacks.*
3. *In those areas where approval is given to disturb or remove natural vegetation and ground cover, natural ground covers and other surfacing shall be installed and a system designed for perpetual maintenance and care. All landscaping, ground covering, and other surfacing shall be in harmony with the natural site characteristics.*

Subdivision Code Chapter 16.16, Design and Improvements Standards

Section 16.16.100 Scenic areas provides for the following:

In areas such as ridges, hilltops, properties zoned RR-H, and other scenic areas, development shall ensure adequate mitigation for protection and/or preservation of the scenic resources. Development shall be encouraged to use the form of the land and vegetation to ensure separation of building areas and minimal exposure from roads or other building areas.

The use of plantings, generally trees, consistent and compatible with those of the area may be required to mitigate the extent of exposure of the development area in conjunction with land forms, existing vegetation and other features. Screening required for shielding of development areas, not necessarily the immediate house site, shall consist of natural materials of the area, preferably using natural vegetation or land form modification to conform to the natural terrain.

Subdivision and Project Standards and Guidelines

Several residential projects have adopted guidelines that address design, such as the Enchanted Resort and Spa Architectural Design Guidelines, which include extensive guidelines for development of the custom home lots.

General Plan Character Areas and Entry Corridors

Several of the General Plan's Character Area and Entry Corridor Overlays provided in Land Use Element Section D apply to areas where single-family residential development.

Development and Design Considerations for the Foothill Character Area include the following:

Architecture should reflect an older mixed density residential neighborhood. Some modern interpretations may be appropriate.

New development should generally be limited to two stories in height.

A variety of building setbacks along Foothill Boulevard is encouraged.

New development shall reflect a positive or deliberate orientation towards Foothill Boulevard.

All new development must be designed to provide orientation to accommodate vehicles accessing Foothill Boulevard in a forward direction.

Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the International Dark Sky Association model ordinance.

Development in the Entry Corridors is required to incorporate the following features:

- *Setbacks shall be wide in order to preserve rural characteristics and shall be landscaped with trees, vineyards and/or native vegetation. These setbacks shall not be deducted from the calculation of net density (i.e. the same amount of development is permitted, shifted elsewhere on the property).*
- *Walls, fences and berms included in landscaping should incorporate materials and design that blend harmoniously with the surrounding landscape.*
- *Existing orchards and stands of mature trees shall be maintained or replaced with similar vegetation.*
- *Unique natural features shall be preserved and remain visible.*
- *The appearance of historic buildings visible from public streets shall be preserved.*
- *New buildings should reflect small-scale, low-rise design characteristics with an understated visual appearance, and should maintain existing small-town rural and open space qualities.*

Land Use Element Goal LU-2 includes the following policy:

- P1. All new development on sites with overlay designations shall follow the overlay designation regulations in Section D of this Land Use Element to ensure that their development is in harmony with the surrounding environment.*