City of Santa Maria

Objective Design Standards

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1. Introduction

1.1 Purpose

The development of residential and mixed-use projects in the City of Santa Maria is regulated by a variety of documents including the General Plan, Zoning Ordinance, Specific Plans, and other topic-specific ordinances. Following the passage of California State Senate Bill 330 (*SB 330*), the City of Santa Maria may only apply adopted objective design standards in reviewing housing development projects, to ensure high-quality design and facilitate the efficient delivery of new residential units.

Senate Bill 330 defines objective design standards as any standard that: "*[Involves] no personal or subjective judgment by a public official and is 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 of an application.*" (SB 330, Section 66300(a)(7)). These standards contain concise and quantifiable language that are designed for consistent interpretation by applicants, reviewers, and approval bodies alike.

The intent of these Objective Design Standards is to allow flexibility and creativity in design while providing a clear set of standards and expectations for qualifying streamlined and 'use by right' single-family (two or more units and/or lots), multi-family residential, and residential mixed-use projects that align with the following City objectives:

- Enable streamlined review and approval of housing, in accordance with State law.
- Ensure that buildings are appropriate to their surroundings and environment.
- Encourage a pedestrian-oriented environment.
- Emphasize high-quality, human-scaled building design and architectural elements.
- Promote thoughtful, context-sensitive site design.
- Maintain the livability of residential developments and enhance the character of the community.

Additionally, applicants are allowed and encouraged to provide higher-quality design elements if they are compliant with the baseline standards in this document.

The Community Development Department and its staff will use these Objective Design Standards to provide consistent reviews of proposed residential and mixed-use development projects and are committed to engaging in a collaborative review process with applicants. Changes in planning and design practices may arise in the future and result in the need to modify the design principles. The Community Development Director will re-evaluate the Objective Design Standards periodically, with input from members of the community, and may recommend modifications for consideration by the decision makers.

1.2 Organization of the Objective Design Standards

The Objective Design Standards are organized into three sections based on building type:

- Single-Family and Multi-plex,
- Garden Style Walk-ups and Rowhouses, and
- Apartments[1] and Residential Mixed-use Buildings.

[1] The term 'Apartment' as used in this document may refer to rental units or individually owned units.

Each section includes all the applicable objective design standards for that building type organized into the following subsections:

- **Site Design**: Sets the standards for connectivity, building orientation, parking location and design, landscaping, and lighting.
- **Building Exterior Design**: Provides specific standards for massing and façade design, entries, and open spaces.
- **Design Details**: Provides standards for the quality of materials and design details for doors, windows, and ground floor facades.

1.3 Applicability

The Objective Design Standards shall apply to all residential development projects, including those that qualify for streamlined, ministerial processing per State mandate, residential development permitted 'by right' a zoning district, and residential projects subject to discretionary approval under the Santa Maria Municipal Code. These include single-family developments (with two or more units and/or lots), multi-family developments, and residential mixed-use projects.

The Objective Design Standards shall not apply to projects that have received entitlements before the adoption date of these Objective Design Standards. Future applications for new specific plans may establish objective design standards unique to that site-specific area, which if adopted, will serve in lieu of the standards contained within this Objective Design Standards document.

For discretionary projects and those State qualified projects that choose to seek discretionary approval, the project's consistency with the objective standards does not preclude the City from applying other discretionary conditions, nor shall it divest the City of its final decision-making authority on the project.

The Objective Design Standards apply only to the design of private development, not the public right-of-way. Discretionary terms/guidelines are included in this document to convey intent and encourage design elements important to the community.

1.4 Interpretations

The following section provides direction on interpreting terms included within this document:

A. **Mandatory Terms.** Standards are written using mandatory terms. The words "shall," "will," and "must" are mandatory, establishing a duty or obligation to comply with the specific Standard.

B. **Discretionary Terms.** Guidelines are written with permissive terms. The words "may," and "should" are permissive. Projects should strive to meet the guidelines but are not strictly required to (e.g., "Existing trees should be preserved to the extent feasible.").

The Community Development Director may consider and render decisions on the interpretation of these standards as deemed necessary in connection with the efficient application of these Objective Design Standards.

1.5 Relationship with Other Documents

Residential development within Santa Maria is subject to additional regulations other than the standards detailed in this document. Because development projects are unique by use, character, needs and geographic location, no single document or process can address all aspects of project design. Please refer to these other City documents including, but not limited to, the General Plan, Santa Maria Municipal Code,

standard specifications and standard drawings, the Active Transportation Plan, and others for additional information and standards that may apply to specific or unique development contexts.

All development must comply with the City of Santa Maria's Zoning Ordinance (Title 12) regulations including the development standards corresponding to the project's site zoning designation. In addition, residential subdivisions must continue to comply with the city's Subdivision Design Standards presented in Title 11 of the City of Santa Maria Municipal Code. However, where a conflict exists between an objective design standard in this document and an objective design standard contained in the Zoning Ordinance (Title 12), the Objective Design Standard shall prevail.

Specific Plans will prevail over the Objective Design Standards. However, if a Specific Plan is silent on a standard, or the standard is not objective, the Objective Design Standards shall apply.

1.6 Discretionary Review Path

All applicable projects are expected to comply with the City's Objective Design Standards. Should a project which may have qualified for 'streamlined' or other ministerial processing (as established by State law) not adhere to the City's Objective Design Standards, that project shall then be subject to the Discretionary Review Path and process established in *SMMC Title 12- Zoning, Section 12-35 Use and Planned Development Permits*.

2. Single-Family Residential and Multi-plexes

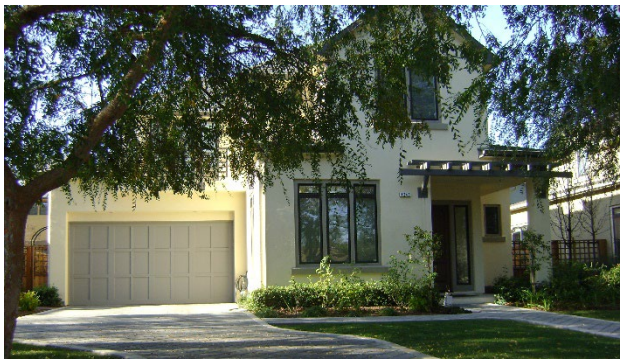
Single-Family

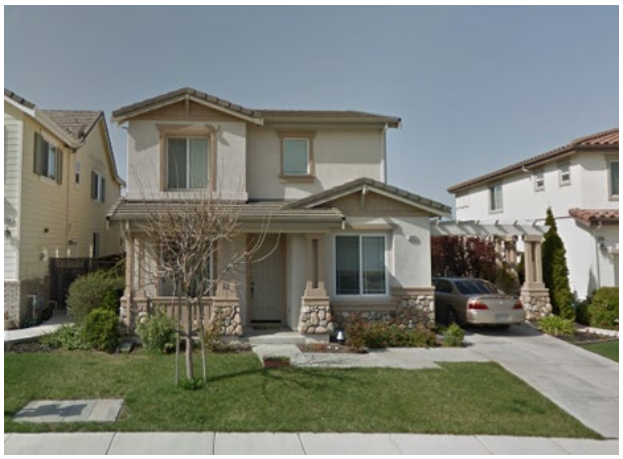
Single-family homes with or without ADU(s), or SB-9 units as allowed by state law.

Typical Zoning Districts:

R-1; R-2; PD; Master Planned/Specific Plan area

EXAMPLES OF SINGLE-FAMILY RESIDENCES





Multi-Plex

A single house-form building with more than one unit. Includes duplexes, triplexes, quadplexes, and multiplexes.

Multiplexes are located on lot sizes not exceeding 100 feet by 150 feet, with a maximum building frontage of 60 feet.

Multiplexes are typically 2-3 stories in height.

Typical Zoning Districts:

R-2; PD; Master Planned/Specific Plan areas.

EXAMPLES OF MULTIPLEX PROJECTS

2.1 Site Design

2.1.1 Pedestrian Site Access and Connectivity

Intent:

- *Ensure pedestrian connectivity to create a walkable environment.*

2.1.1.1 Access Types

A. Pedestrian Pathways

1. All projects with multiple lots and/or multiple units shall provide a pedestrian network of pathways, a minimum of five feet wide, connecting each individual unit entry and/or common entry to each on-site common area, parking area, recreational amenity, and centralized trash enclosure(s) (if provided), and to the public sidewalk and other planned or existing pedestrian routes and/or trails which abut the development site.
2. Individual Single Family Lots shall be provided with a pedestrian path leading from the unit entry to the adjacent community sidewalk.

2.1.2 Building Orientation and Character

Intent:

- *Orient buildings towards streets, open spaces, and pathways to create an inviting neighborhood ambiance and ensure visibility and active engagement ("eyes on the street").*
- *Establish desirable transitions between public sidewalks and developments while ensuring a heightened sense of safety.*

2.1.2.1 Building Orientation

A. Buildings located along public streets shall orient primary frontages and building entrances facing the street. Buildings located at the corner of public and private streets may have primary entrances facing private streets. Single-family lots abutting or adjacent to primary and secondary arterial streets or that require sound walls between the home and the street are exempt.

2.1.3 Parking Location and Design

Intent:

- *Ensure that living spaces are more prominent façade elements than garages and parking areas.*

2.1.3.1 Parking Design

A. Individual garages (attached or detached) for single-family and multiplex buildings shall follow the following standards:

1. For new detached single-family homes, front loaded garages or carports shall be set back a minimum of 5 feet behind the front façade (Figure 2).
2. Garage doors or carports that face the street shall not occupy more than 60% of the width of any street-facing building façade for new detached single-family homes (Figure 3).
3. Only one driveway curb cut shall be permitted for lots which have a street front width of 65 feet or less.

Figure 1. Locate Garages Behind Living Spaces

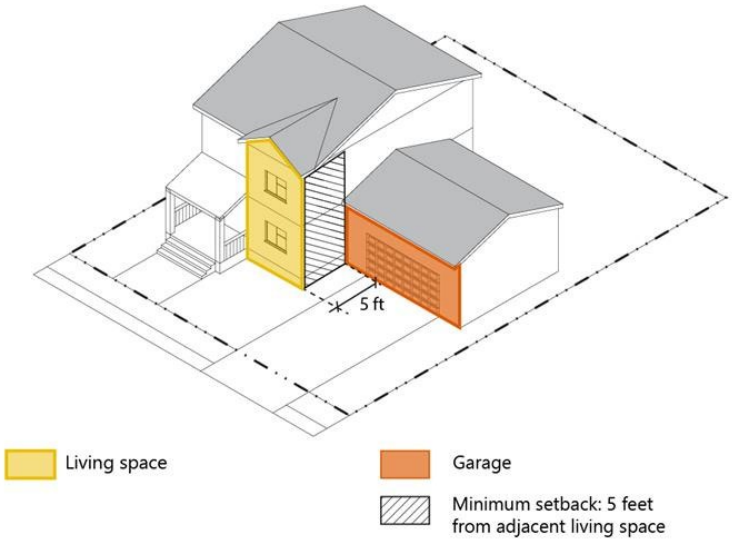
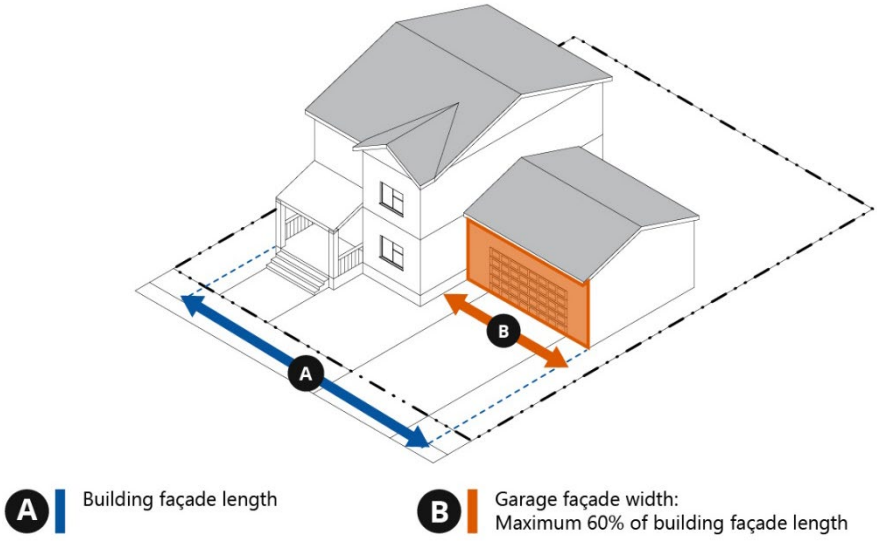


Figure 2. Garage Frontages



2.2 Building Exterior Design

Intent:

- *Promote high-quality design.*
- *Encourage diversity in architectural façade design.*
- *Create cohesive and well-crafted building facades with attention to detail.*
- *Minimize garage-dominated frontages facing streets.*
- *Enhance visual appeal for pedestrians by incorporating elements that capture their interest.*

2.2.1 Front Façade Design

Buildings shall have the following:

A. Modulation. Residential units shall employ at least two of the following building modulation strategies (implement at least 2):

1. Varied roof forms, including but not limited to changes in roof height of at least four feet, offsets, change in direction of roof slope, dormers, parapets, etc.
2. Use of balconies, front porches, overhangs, or covered patios.
3. Projections, offsets, and/or recesses of the building wall at least 2 feet in depth, such as bay windows.

Varied roof form and covered front porch.

B. Articulation. All building elevations that face a street or a shared driveway shall employ varied facade articulation of wall surfaces. Facades shall incorporate at least 3 of the following features, consistent with the design style, which provide articulation and design interest:

1. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling.
2. Building base (typically bottom 3 feet) that is faced with a stone or brick material or is delineated with a channel or projection.

3. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building.
4. Decorative trim elements that add detail and articulation, such as door surrounds with at least a 2-inch depth, decorative eave detailing, belt courses, etc.
5. Decorative window elements such as lintels, shutters, window boxes, etc.
6. Roof overhangs at least 18 inches deep.

C. Windows. All residential doors and windows shall meet the following standards:

1. Doors and windows shall make up a minimum of 15% of the front façade wall area.
2. Windows shall be recessed a minimum of 2 inches to provide a "punched" recessed character, or window trim shall be a minimum of 2 inches in width and depth. (Figure 3)
3. Windows that are flat or "flush" with the facade are prohibited unless applied to a portion of a building that is part of a recessed facade modulation with a minimum 4 inches in depth (Figure 4).

Figure 3. Window Design

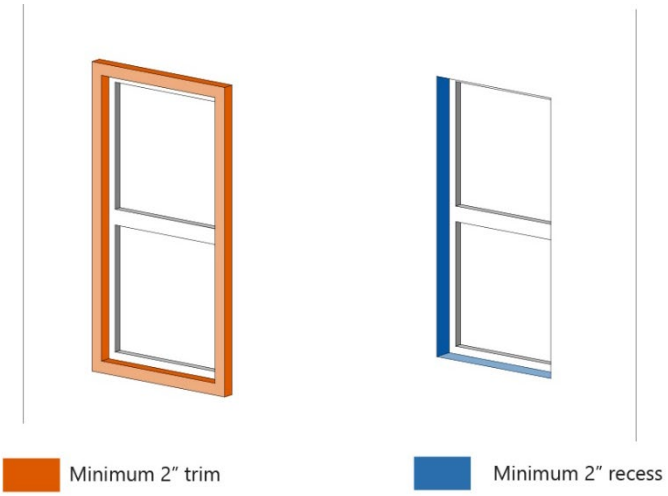
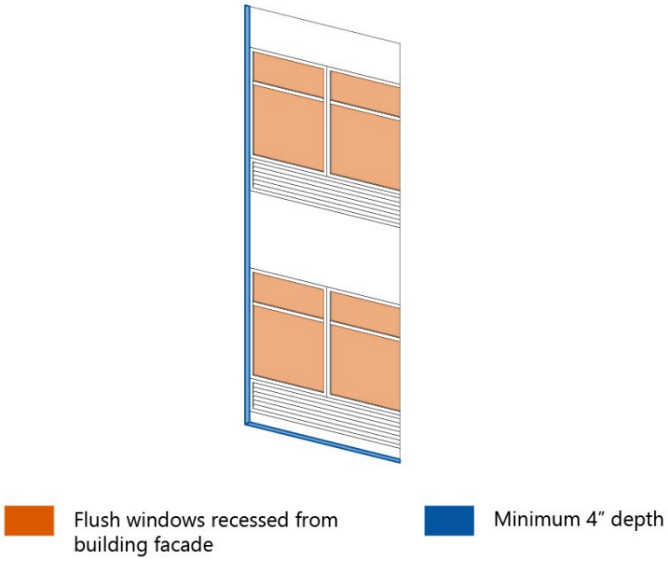


Figure 4. Windows in Recessed Façade Modulations



2.2.2 Entry Design

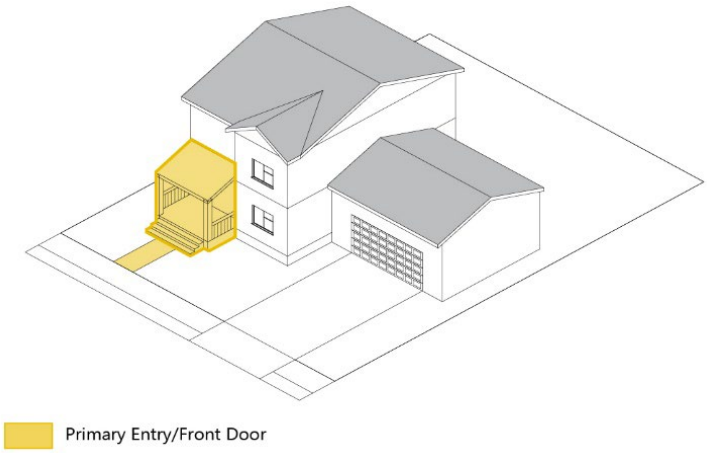
A. Visibility. The primary entry/front door shall be located on the front façade, oriented to the street (Figure 5).

B. Connectivity. A pedestrian pathway leading from the sidewalk to the primary entries/front doors shall be provided. When the path and driveway are parallel, they shall be separated by a minimum 5-foot landscaped strip. An additional path from the driveway to the entry may be included when compliance with front yard paving limitations is achieved.

C. Weather protection. The primary entry/front door shall include weather protection.

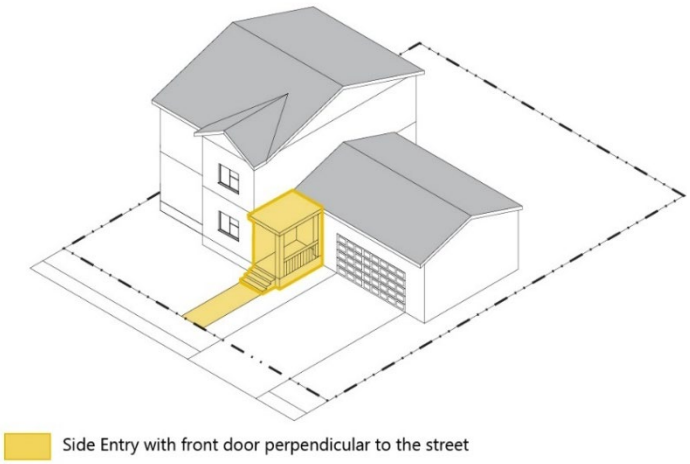
1. Weather protection shall be a minimum of 5 feet wide and a minimum of 30 square feet.
2. Weather protection shall be a building recess, roof projection, covered porch, or a combination of these methods. Weather protection projections shall be unique roof element from the primary roof overhang.
3. Canvas, vinyl, and plastic awnings are prohibited.

Figure 5. Primary Entry/Front Door



D. Side Entries. When primary entrances/front door are not located on the front façade, the side entry design shall provide a main entrance defined by a covered entrance porch of at least 30 square feet and a minimum depth of 5 feet. Side entries shall be closer to the front property line than a garage façade and connected to the sidewalk with a direct pedestrian path separate from the driveway and having a maximum width of 5 feet (Figure 6).

Figure 6. Side Entry Design



2.2.3 Architectural Variability for Subdivisions

A. Façade Designs. For all developments involving four or more contiguous lots, there shall be multiple "distinctly different" front facade designs. Façade designs may be of the same or different architectural styles.

1. Mirror images, reverse elevations, or alternating color palettes of the same configuration do not meet the intent of "distinctly different."
2. "Distinctly different" shall mean that a building's elevation must differ from other building elevations in all the following:
   a. Roof Form. A variation in roof type, variation in location of roof forms.
   b. Building Entry/Porches/Patios/Balconies. A variation in location, dimensions, or type of entry (Front Entry, Porch Entry, Side Entry, Entry through patio).
   c. Massing Projections. Variation in type, size, and/or depth of massing projection.
   d. Articulation. Variation in design pattern, material, dimension, or shape of railings, decorative trim, and decorative window elements.

   The number of required different front facade designs and spacing between units with matching facades shall be according to the standards outlined in Table 1.

B. Exterior Color Palettes. For all developments involving four or more contiguous lots, one distinct exterior color palette per a minimum of every four units shall be provided.

C. Side Facades. Side-facing facades shall be designed such that windows do not directly face into the windows of the neighboring building. Balconies shall be oriented to the front or rear of a building and are not permitted on side facades facing adjacent properties unless that façade is a minimum of 20 feet away from the shared property line.

Table 1. Minimum Number of Façade Designs

Total number of Dwelling Units	Minimum Number of Facade Designs	Minimum Number of Lots between Matching Façades
4 – 6	2	1
7 – 12	3	1
13 – 20	4	3
21 – 30	5	4
31 – 40	6	4
41 – 60	7	5
>60	8	5

2.2.4 Common Open Space for Multi-plex Projects

A. A minimum of one common open space shall be located on each Multi-plex lot.

1. Common open space shall have a minimum dimension of 20 feet by 15 feet, located outside of the required setbacks.
2. Common open spaces are private, for use only by residents and their visitors.

B. Common open spaces may include courtyards, gardens, play areas, outdoor dining areas, and recreational amenities.

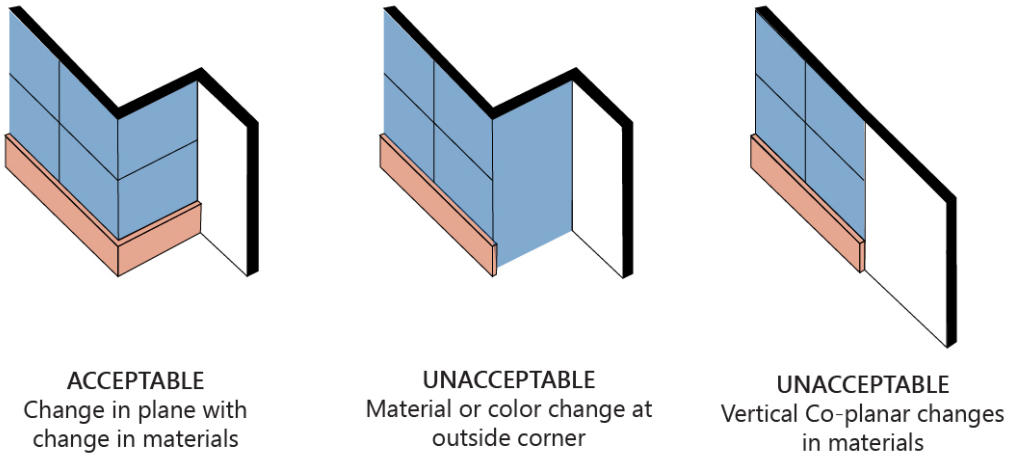
2.3 Design Details

Intent:

- *Encourage the use of high-quality, durable exterior materials and colors that create visual interest and are compatible with nearby structures.*
- *Achieve harmony and continuity of design by ensuring that exterior building design and details on all elevations are coordinated regarding color, types of materials, number of materials, architectural form, and detailing.*

1. **Variation in Materials.** At least two materials, excluding glazing, roofing materials, and railings, shall be used on any facade.
    a. **Exterior wall materials**. Exterior wall materials shall be either wood, stone, concrete, fiber cement, brick, burnished block, or stucco. Additionally, engineered wood units and manufactured stone products designed to resemble real wood or stone are permitted (see #3 below).
    b. **Secondary materials.** Secondary exterior wall materials (accent materials) shall be required on all structures and shall be visible on a minimum of 15 percent, but not more than a maximum of 30 percent, of any one elevation of a structure's façade.
    c. **Use of metal**. Metal material siding (metal panels, Corten steel panel, etc.) if used, shall only be used as a secondary material and shall not cover more than 20 percent of the surface area of any one elevation of a structure's façade.
2. **Material Changes at Corners.** A change in material shall occur offset of a minimum of 2 inches in depth between wall planes. If the break in wall plane is a building corner or angle, the materials shall continue around corners for a minimum distance of 4 feet. If feasible, the same material should continue to the next change in the wall plane. Vertical co-planar changes in material are prohibited (Figure 7).

Figure 7. Material Change at Corners



3. **Prohibited Siding Materials.** The use of plain or grooved plywood (e.g., T1-11), vinyl, plastic (and plastic laminate), polished reflective metal, and fiberglass is prohibited.

4. **Building Component Colors.** All vents, flashing, and electrical conduits shall be painted the same color as the adjacent surface. Gutters and downspouts shall either be painted the same color as the adjacent surface or shall consist entirely of unpainted, decorative gutter material (e.g., copper).
5. **Roofing Materials.** Roofing material types shall be consistent with the architectural style of the structure. Asphalt shingles, if used, shall be high-definition 'dimensional' shingles which provide texture and shadow. Rolled roofing materials are prohibited on all roofs except on flat roofs surrounded by parapets on all sides.
6. **Residential Accessory Structures.** Decks, carports, and other accessory structures shall incorporate the same finishes, exterior colors, and materials as the main residential structure(s) within the development. Additionally, accessory structures shall reflect the main structure's architectural style and details through the inclusion of at least one of the main structure's exterior architectural forms or detailing elements.

3. Garden Style Walk-ups and Rowhouses

Garden Style Walk-up + Rowhouses

Projects with multiple two- and three-story buildings that may include stacked flats or rowhouses. Garden style walk-ups typically consist of multiple buildings with shared open spaces and surface parking and upper level units accessed from shared stairs or corridors. Rowhouses typically consist of multiple buildings with attached or detached single-family residents organized around shared open spaces with alley loaded parking. Parking typically includes surface parking, tuck-under parking, or a combination. Projects often include internal streets, pedestrian pathways, and shared open spaces.

Typical Zoning Districts: R-3

Examples of Garden Style Residential Projects

Examples of Row houses

3.1 Site Design

3.1.1 Pedestrian Site Access and Connectivity

Intent:

- *Enhance connectivity and walkability through the creation of a project pedestrian network.*
- *Create easily identifiable, safe, shaded, and pleasant pedestrian-oriented access to all buildings.*

3.1.1.1 Connectivity

A. Pedestrian Access.

1. A continuous sidewalk or pathway shall connect each building to shared open spaces or community facilities, forming the project's pedestrian network.
2. Each residential shared entry or individual ground floor unit entry shall be connected to the development's sidewalk/pathway network.
3. Each development's pedestrian network shall provide connections to the adjacent public sidewalk and to existing or planned bike-way network adjacent to the site.

3.1.1.2 Access Types

A. Internal Pedestrian Pathway

1. Pedestrian Pathways shall have a minimum of 5 feet wide paved walkway.

B. Internal Streets and Parking Areas

1. Sidewalks shall be required along street frontages and/or surface parking area frontages where the adjacent residential building provides common building entries and/or individual unit entries. Sidewalks shall be provided along any entry driveway, street, or surface parking area leading to internal pedestrian and vehicle circulation.
    a. Sidewalks shall include a minimum 5 feet wide throughway, free from any obstructions such as streetlights or other furnishings.

3.1.2 Building Orientation and Character

Intent:

- *Orient buildings towards streets, open spaces, and pathways to create an inviting neighborhood ambiance and ensure visibility and active engagement ("eyes on the street").*
- *Establish desirable transitions between public sidewalks and developments while ensuring a heightened sense of safety.*

3.1.2.1 Building Orientation

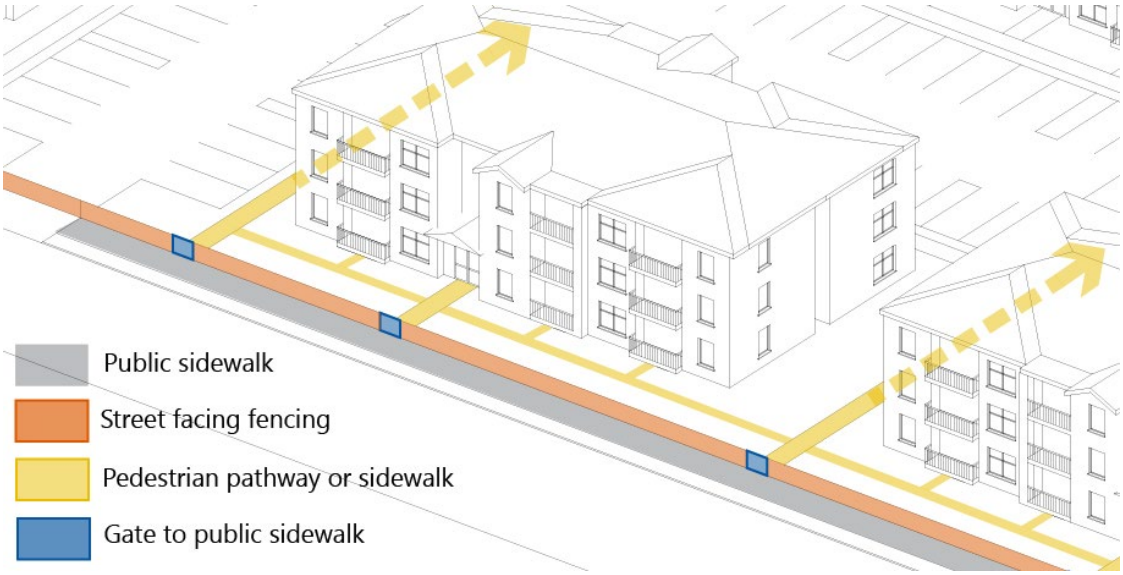
A. Buildings located along public streets shall orient primary frontages and building entrances to face the street. Secondary entrances may be located on private streets or open spaces. Buildings located at the corner of public and private streets may have primary entrances facing private streets.

3.1.2.2 Street Facing Fences and Walls

A. Street-facing fencing and walls where provided:

1. Front and other street-facing fencing and walls are prohibited for developments facing Main Street and Broadway.
2. For other locations, fencing shall be at least 50% transparent (i.e., wrought iron, etc.) and a maximum of 6 feet in height.
3. Front and other street-facing fencing, when provided, shall be setback from back of sidewalk a minimum of 3 feet to provide space for landscaping along the property line.
4. Front and other street-facing walls, or fencing that is less than 50% transparent, shall not exceed 3 feet in height.
5. Chain-link fence materials are prohibited.
6. Front and other street-facing fencing, when provided, shall have a gate to a public sidewalk located within 50 feet of each street-facing building entry and at each pedestrian pathway or sidewalk (Figure 8).

Figure 8. PEDESTRIAN CONNECTIONS TO PUBLIC SIDEWALKS



3.1.3 Parking

Intent:

- *Accommodate anticipated parking demand, while promoting a pedestrian-friendly environment through appropriate parking design and location.*
- *Reduce the visual impact of garages, carports, and parking areas by ensuring they do not dominate street frontages.*
- *Provide safe and convenient bike parking for tenants and guests.*

3.1.3.1 Parking Location

A. Off-street parking, off-street vehicle loading, and on-site vehicular circulation improvements are prohibited between the primary building frontage and the street. (Driveways and parking on a driveway serving a single or double garage of a single-family, duplex, or rowhouse unit are exempt)

3.1.3.2 Parking Design

A. **Surface Parking** shall meet the following standards:

1. Surface parking areas shall not extend across more than 50 percent or 65 feet (whichever is greater) of any street frontage of the project site. This requirement shall apply to each frontage, corner lot, or multi-frontage properties.
2. Where parking areas are within 15 feet of an adjacent public street right of way, the parking areas shall be screened from view from the adjacent street with a textured or patterned block wall with decorative wall cap, a landscape hedge, landscape berm or combination of the three to provide screening 3 foot high. If a wall is used, the wall shall be treated with a graffiti-resistant coating. Chain link or vinyl fencing shall not be permitted as screening for parking.
3. Uncovered common area parking areas shall meet parking area landscaping standards included under Santa Maria Municipal Code (*SMMC) Title 12- Zoning Chapter 12-44*.

B. **Carports** shall meet the following standards:

1. To create more pedestrian friendly internal streets and increase tree canopy, carports shall not be located directly adjacent to an on-site recreational open space amenity or positioned in such a way that does not permit for adequate width of landscape area for tree planting between two buildings on a site. Carports shall be located at the perimeter of residential buildings and away from shared open spaces and amenities.
2. Solar carports and carports with future solar conversion potential shall be positioned on the site so they are not shaded by the mature size and height of existing and proposed trees.

C. **Grouped Tuck-under Parking**, if proposed, shall meet the following standards:

1. Tuck-under parking shall be accessed from an alley, internal driveway, or internal surface parking lot.
2. When facing a street, the width of the tuck-under garage façade or parking frontage shall not exceed 60% of the length of the building façade.
3. Where the side of a garage space is facing a street, publicly accessible pathway or open space, the tuck-under garage facade or parking frontage shall be located a minimum of 5 feet behind the primary façade facing the public street, publicly accessible pathway, or open space (Figure 9). If the width of the garage façade is less than 40% of the building façade length, the recess may be reduced to a minimum of 2 feet from the primary building façade facing the public street, publicly accessible pathway, or open space (Figure 10).

Figure 9. TUCK-UNDER PARKING WIDTH BETWEEN 40% -60% OF BUILDING FACADE LENGTH

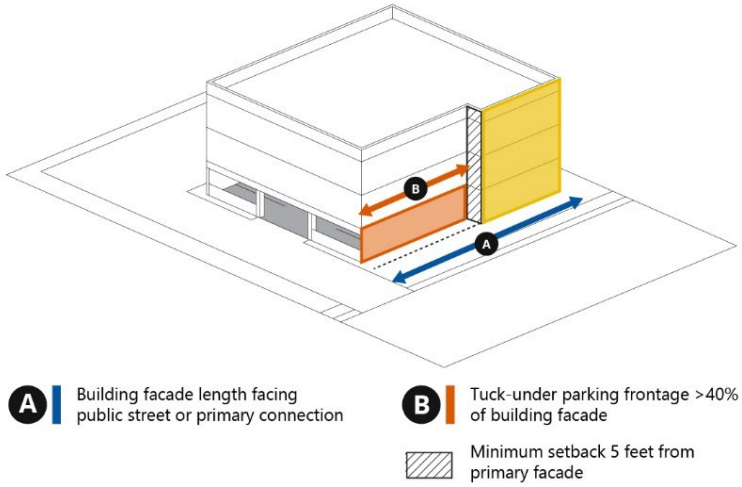
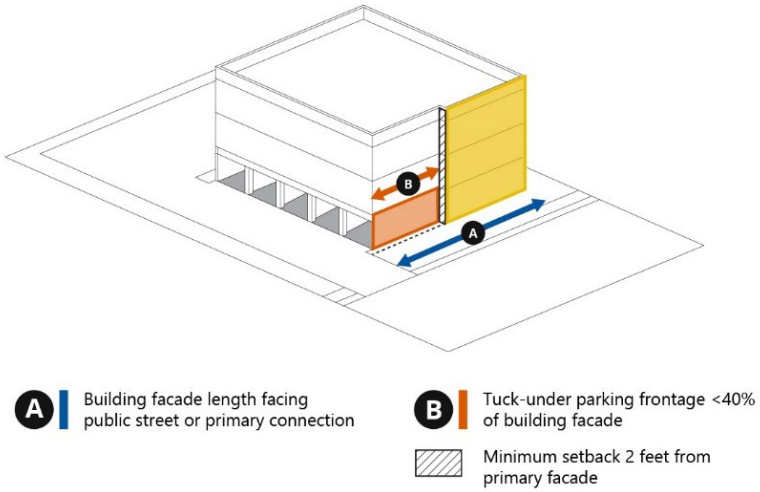


Figure 10. TUCK-UNDER PARKING WIDTH LESS THAN 40% OF BUILDING FACADE LENGTH



D. Individual Unit Tuck-under Parking shall meet the following standards:

1. Rowhouse garages shall be accessed from an alley, otherwise the garage façade width shall not exceed 70% of the length of the rowhouse frontage.
2. A two-car garage door shall not exceed 20 feet in width.
3. Garage doors shall be located a minimum of 2 feet from one another.

Location and design of rowhouse garage doors for tuck-under parking along alleys.

3.1.3.3 Bicycle Parking

A. For units with a private garage:

1. **Short-term (Guest) Bicycle Parking.** Short-term bicycle parking spaces shall be provided at a ratio of 0.05 bicycle parking spaces per bedroom (studio units counting as one bedroom), with a minimum of two spaces provided for the development.

B. For units without private garages:

1. **Short-term (Guest) Bicycle Parking.** Short-term bicycle parking space shall be provided at a ratio of 0.05 bicycle parking spaces per bedroom (studio units counting as one bedroom).
2. **Long-term (Resident) Bicycle Parking.** Long-term bicycle parking shall be provided at a ratio of 0.25 bicycle spaces per bedroom. (studio units counting as one bedroom).
    a. Long-term parking is for the use of tenants and can include bicycle lockers and/or secure parking areas.
    b. Secure parking areas may be an exterior area that is fenced and gated with overhead weather protection, or may be provided as interior rooms, where bicycles can be securely stored.
    c. The secure parking area shall include restricted access with a key or electronic access pad and shall include racks for individual bicycles.

C. Location. Short-term bicycle parking and exterior long-term secure parking areas shall be located adjacent to an internal pedestrian path and shall be illuminated.

3.1.4 Stormwater Improvements

A. Stormwater management catchment areas and basins shall be distributed throughout project sites to avoid developments with one single large and/or deep drainage area.

B. Stormwater management basins shall not be enclosed with a fence or wall. Decorative fencing matching that used in other portions of the project may be incorporated adjacent to basin retaining walls as necessary to meet safety standards.

C. Stormwater management basins shall not include retaining walls greater than 2 feet in height. If basins are required to be greater than 2 feet in depth, sides of the basin shall be stepped or sloped with planting. Planting should be selected to increase local habitat.

3.1.5 Lighting

Intent:

- *Design lighting on private property to improve the pedestrian experience, prioritize safety, and minimize light trespass on neighboring properties, while supporting "Dark Sky" initiatives.*

A. **Site Lighting.** All residential developments, except for single-family dwellings on individual lots, shall provide exterior site lighting throughout the common areas of the development site including adjacent to all pedestrian paths and amenity areas.

B. **Fixture Height.** Fixture mounting height shall be appropriate for the project and the setting, as follows:

1. **Projects abutting Single-Family Residential Homes or Zones**. Within 15 feet of an abutting single-family residential zone boundary, the maximum height of freestanding or wall mounted outdoor light fixtures shall be 12 feet.

2. **Pedestrian Areas**. The maximum height of light fixtures for pathways, private outdoor spaces, publicly accessible outdoor spaces, and other areas of high pedestrian activity is 16 feet.
3. **Site and Parking Lots**. The maximum height for freestanding outdoor light fixtures throughout the site, including in and around parking lots, is 20 feet.

B. Attachment. Lighting fixtures on buildings shall be attached only to walls or under eaves. The fixture placement shall not exceed the height of the parapet, roof, or eave of the roof. The height of the exterior wall-mounted lighting shall not exceed 16 feet from the adjacent finished ground elevation.

C. Light Trespass. All light fixtures shall be directed downward, oriented, and shielded to prevent light trespass or glare onto adjacent properties. All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaires.

D. Carport Lighting. Carport light fixtures shall be recessed within the structure of the canopy and not extend below the fascia. Fixtures shall include integral shields and horizontal lens (full cut off) and shall be mounted to be perpendicular to the ground plane.

3.1.6 Utilities/Refuse Collection

Intent:

- *Ensure the strategic placement and accessibility of essential services, equipment, and infrastructure while minimizing any adverse visual impacts.*

3.1.6.1 Utilities + Mechanical Equipment

A. Location of Above-ground Utilities and Service Areas. All above-ground utility equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), and service areas shall be integrated into building and landscape design and located to minimize the impact on the pedestrian experience and neighboring properties by following the standards below (except as required by building and fire codes):

1. Utilities, equipment, and service areas shall be located inside of buildings (e.g., electrical rooms).
2. If not located internal to the building, utilities, equipment, and service areas shall be located on non-public street frontages, alleys, parking areas, and/or at the rear or side of buildings and shall be fully screened.
3. All service areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:
    a. Screening shall be equal to or higher than the height of the equipment to be screened unless specified otherwise.
    b. Screening shall match the materials and style of the primary building.
    c. Landscape screening shall form a continuous opaque barrier at maturity.
4. All vents and electrical conduits shall be painted to match the color of the adjacent surface.

B. Mechanical Equipment (Wall-Mounted). Exterior wall-mounted mechanical units and vents for individual units on multi-story buildings shall be integrated into the design and rhythm of the building's exterior design by:

1. Aligning the mechanical units and vents vertically and horizontally on each façade.
2. All mechanical units and vents shall be painted to match the color of the adjacent surface.

C. Mechanical Equipment (Roof and Ground). All mechanical equipment on the roof or ground, including air conditioning or other HVAC equipment, vents, antennas, and ventilation stacks shall be screened from public view.

1. The screening shall match the materials and style of the primary building.
2. The screening shall be at least equal to the height of the equipment.

Screened mechanical equipment and vents painted the same color as the adjacent building facade.

3.1.6.2 Refuse Collection

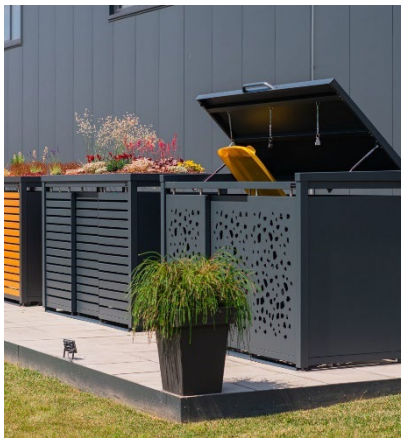
A. Building-Integrated Refuse Rooms. The exterior doors of refuse collection storage rooms internal to the building shall face internal drives or parking areas. If facing a public street, refuse container access doors shall not exceed 30 feet of building frontage. Refuse rooms shall match the building's architecture and materials. Refuse doors, when open or closed, shall not encroach on public right-of-way.

B. Location and Screening of Refuse Enclosures. Refuse collection areas shall be integrated into the site, building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below:

1. Refuse collection areas shall be located inside buildings or inside of covered enclosures located along alleys or in parking areas.
2. Refuse collection areas are prohibited within the front yard or street side yard area.
3. Screening may include shrubs, clinging vines, and walls.

C. Exterior Refuse Enclosure Design. Solid waste enclosures and collection areas shall be constructed in conformance with City of Santa Maria standards and approved by the City, and meet the following standards.

1. **Access.** Separate pedestrian-gate access for residents, in addition to the primary collection gates, shall be provided.
2. Minimum Height. Enclosures shall be adequate in height to fully screen containers and materials.
3. **Design and Materials.** Refuse enclosures shall be constructed of a primary exterior finish material used on other portions of the building, or masonry, or decorative block, and may be accented with metal.
4. **Roofing.** A solid roof treatment, if provided, shall match the architecture and materials used on the primary



Refuse enclosure matches style and materials used on the primary buildings.

buildings on-site and shall be designed in a manner to prevent wind-blown trash from leaving the enclosure and rain from entering the enclosure.

5. **Gates.** Solid metal self-closing gates painted to match the enclosure are required. All gates shall be post-mounted. Gates shall be maintained in working order and shall remain closed except when in use.

3.1.6.3 Grouped Mailboxes

A. Mailbox(es) within individual multifamily buildings shall be located within shared lobbies. If a shared lobby is not provided, mailboxes shall be located adjacent to a primary pedestrian pathway.

Exterior structures for mailboxes shall be constructed of a primary exterior finish material used on other portions of the building, or masonry, or decorative block, and may be accented with metal. A solid roof treatment that matches the primary buildings on-site may be provided.

3.2 Building Exterior Design

Intent:

- *Promote high-quality design.*
- *Promote variation, depth, and change in façade planes to reduce the perceived mass of buildings.*
- *Create cohesive and well-crafted building facades with human-scaled details.*
- *Enhance visual appeal for pedestrians by incorporating elements that capture their interest.*

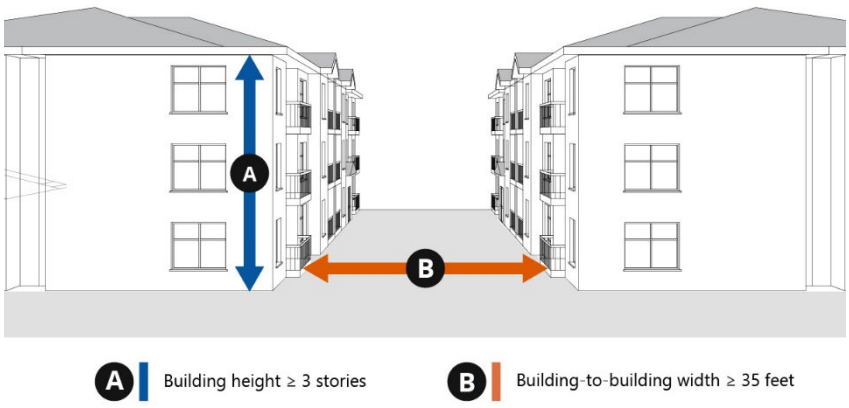
3.2.1 Front Façade Design

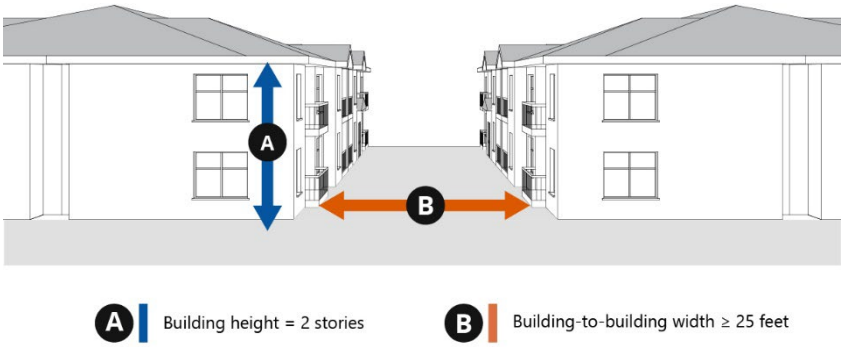
A. **Maximum Building Length.** Building length shall be no more than 250 feet for walk-up apartments or 200 feet for rowhouses.

B. **Building Separations.**

1. **Front/back façade:** Building-to-building separation shall be a minimum of 35 feet for 3-story buildings or taller and a minimum of 25 feet for 2-story buildings. Balconies may project up to 5 feet within the separation, however at no point the separation should be less than 20 feet (Figure 11).

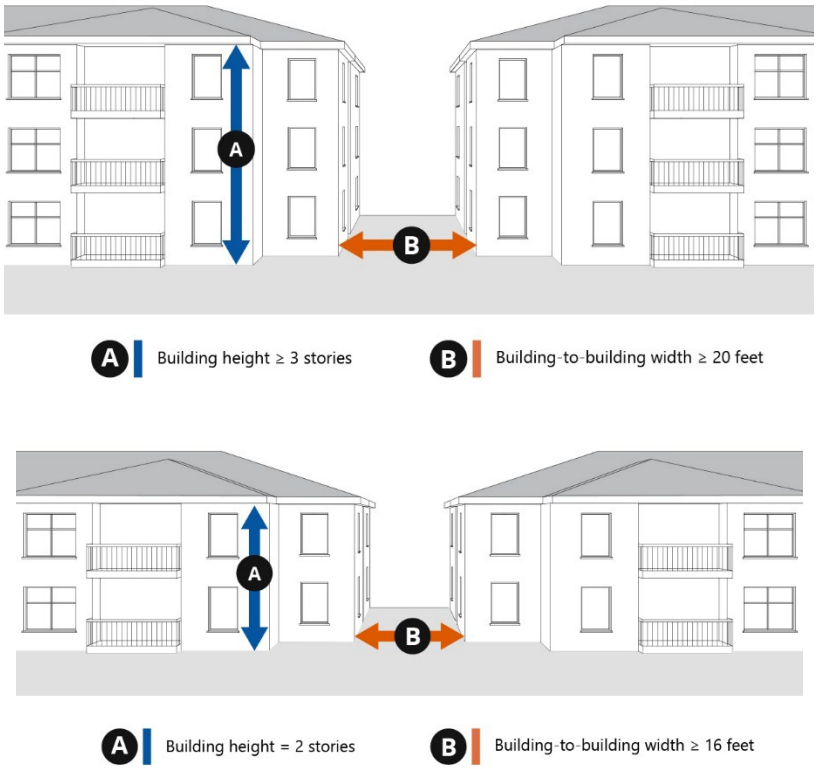
Figure 11. FRONT FACADE BUILDING-TO-BUILDING SEPARATION





2. **Side Facade:** Building-to-building separation shall be a minimum of 20 feet for 3-story or taller buildings and a minimum of 16 feet for 2-story buildings. Balconies may not project within the minimum building-to-building separation (Figure 12).

Figure 12. Side Façade Building-to-building Separation



C. Major Break. For façade lengths greater than 100 feet, buildings shall have at least one major break. Rowhouses are exempt from major break standards (Figure 13).

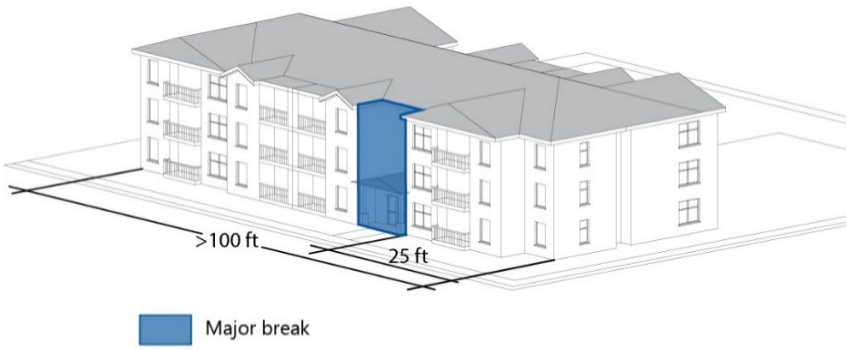
a. Major breaks shall have a minimum width of 16 feet and a minimum depth of 8 feet from the adjoining façade.

b. Major breaks shall extend from the ground through the roof plane. If the major break is co-located with a building entry, the building entry element may interrupt the major break

up to a maximum height of 15 feet and shall be a minimum 2 feet recessed or projected from the adjoining façade.

c. Major breaks shall be located a minimum of 25 feet from either facade edge.

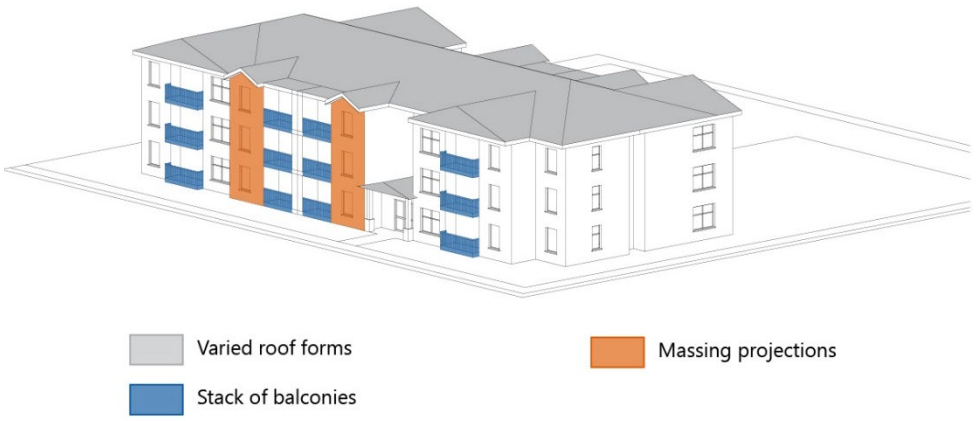
Figure 13. Major Break



D. Building Modulation. To create a residential rhythm and pattern to the building façades, building modulation shall reflect the size of a unit or pair of units. The following standards shall be met separately for each stack of units, pair of units or at least every 40 feet of façade length (Figure 14).

1. For facades facing the street, internal sidewalk/pathway, or open space, each façade segment shall include a minimum of two of the following:
   a. **Varied Roof Form.** At least two types of roof forms are required, and may be achieved through a change in height, a change in direction of roof slope, or a change in roof type.
   b. **Vertical Stack of Porches/Patios/Balconies**. A patio, porch or balcony shall have a minimum dimension of 6 feet in any direction and a minimum floor area of 40 square feet.
   c. **Massing Projections**. Offsets, recesses, bay windows, etc. with a minimum change in façade plane of 2 feet and minimum width of 8 feet are required. Changes in plane for porches/patios/balconies or entry ways shall not be double counted as a Massing Projection.

Figure 14. Building Modulation



E. Articulation. Buildings shall have the following:

1. Decorative Elements

a. Balcony railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building.

b. Decorative trim elements that add detail and articulation, such as door surrounds with at least a 2-inch depth, decorative eave detailing, belt courses, etc.

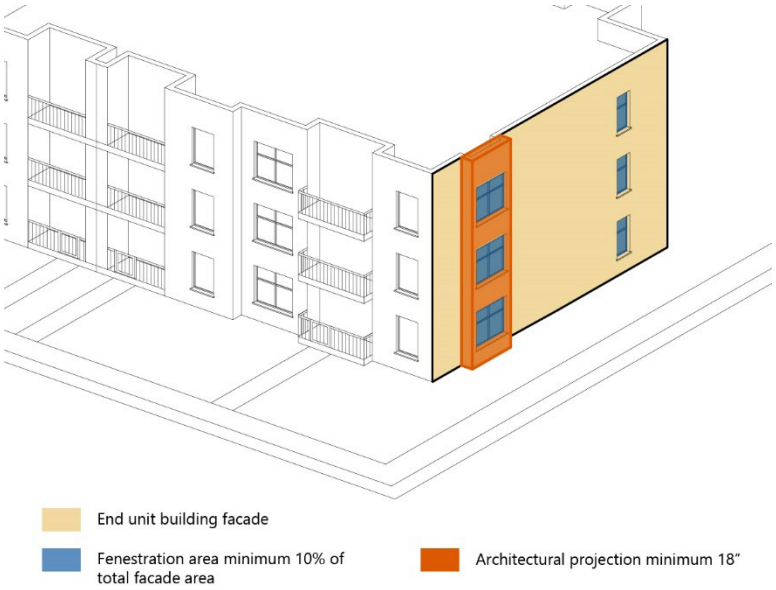
c. Decorative window elements such as, lintels, shutters, window boxes, etc.

2. **Roof Overhangs.** Roof overhangs, where provided, shall be at least 18 inches deep.

F. End Unit Building Facades. Any building with the primary frontage and building entry facing a street or pathway perpendicular to a public street right-of-way, private street, or publicly accessible pathway shall meet the following standards:

1. The End Unit building façade shall have a combined door or window area greater than 10% of the façade area.
2. The End Unit building façade facing a street shall have at least one architectural projection that projects a minimum of 18 inches from the street facing façade (example: bay windows) with a minimum width of 2 feet (Figure 15).

Figure 15. End Unit Building Facade



3.2.2 Entry Design

A. Shared Entries

1. Shared building entries shall be distinguished from the façade of the building with a massing projection or recess, with a minimum depth of 2 feet.
2. Shared entries shall include weather protection that is a minimum 8 feet wide and a minimum 5 feet deep by recessing the entry, providing an awning or canopy, or using a combination of these methods (not including primary roof overhang). Entries shall be constructed using exterior materials consistent with the building. Canvas, vinyl, and plastic awnings are prohibited.

B. Ground Floor Units

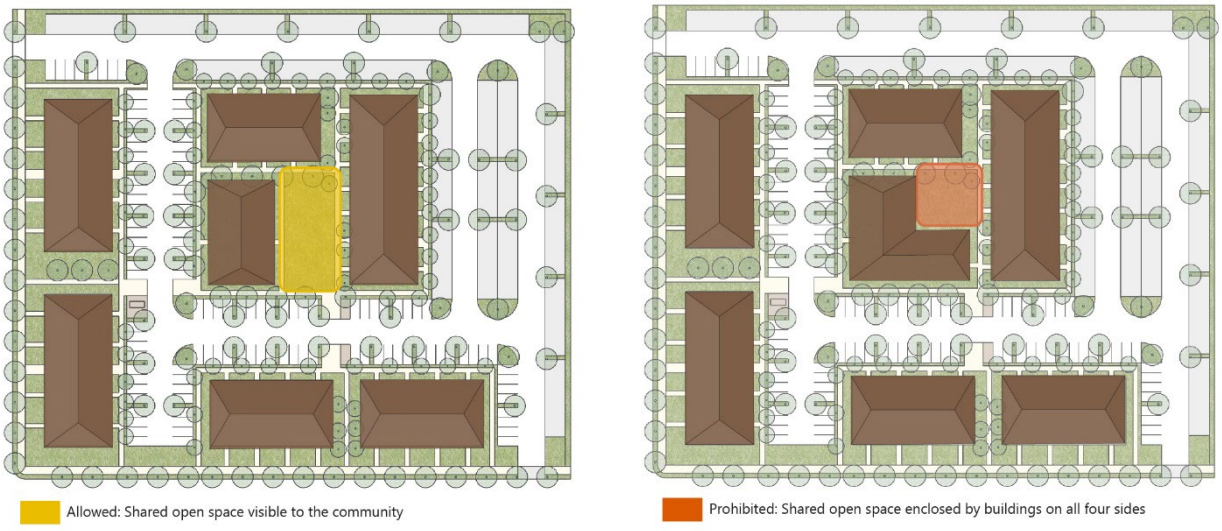
1. A minimum of 60% of ground floor units of each building shall have an entry directly to a sidewalk or pedestrian path.
2. Entries shall include weather protection that is minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or canopy, or using a combination of these methods (not including primary roof overhang). Canvas, vinyl, and plastic awnings are prohibited.
3. Each entry shall include a porch or patio with a minimum area of 48 square feet.
4. Porch or patio shall be enclosed with a fence, landscaped hedge, or wall and shall include a gate to access the adjacent sidewalk/path. The height shall not exceed 42 inches for fences/hedges and 36 inches for solid walls.

3.2.3 Shared Usable Open Space

Shared usable open spaces shall be integrated into the residential community, be easily visible and accessible to everyone. The following standards ensure that the largest and primary shared open space meets the goals for visibility and openness. The amount of open space required is governed by the Santa Maria Municipal Code.

1. The primary shared open space shall be the largest open space within a project and shall consist of more than 20% of the required landscaped open area for the project.
2. The primary shared open space shall be open to an internal street or pedestrian pathway and shall not be immediately enclosed on all sides by buildings (Figure 16).
3. The primary shared open space shall have a minimum dimension of 40 feet parallel to an internal street or pedestrian pathway and a minimum depth of 20 feet.
4. Residential buildings shall be set back a minimum of 8 feet from the edge of any shared open spaces or adjacent pedestrian pathways.
5. A minimum of 20% of the shared open space area shall be planted with trees, ground cover, and/or shrubs.
6. Shared open spaces shall have permanent seating.

Figure 16. Shared Open Space Design



3.2.4 Private Open Space

Private Open Spaces shall meet the following standards:

1. Be directly accessible from a residential unit.
2. Balconies shall have a minimum dimension of 6 feet in either dimension (depth or width) and a minimum floor area of 40 square feet.
3. Patios shall have a minimum dimension of 8 feet in depth and width and a minimum floor area of 64 square feet.
4. The floor-to-ceiling height of covered balconies or patios shall be a minimum of 8.5 feet.
5. Balconies or patios may be uncovered or covered but shall not be fully enclosed.
6. Ground-level private open space shall be screened or buffered from adjacent private or common open space and dwellings by landscaping, fencing, low walls, trellises, or other screening elements.
7. The minimum floor area for balconies and patios does not include areas dedicated to storage, utilities, or mechanical equipment.

3.3 Design Details

3.3.1 Building Elements

Intent:

- *Create an engaging façade that enhances transparency and interaction with the public street through door and window design on the ground and upper floors.*
- *Enhance the façade plane by introducing distinct elements to create definition and dynamic shadow lines.*

3.3.1.1 Doors and Windows

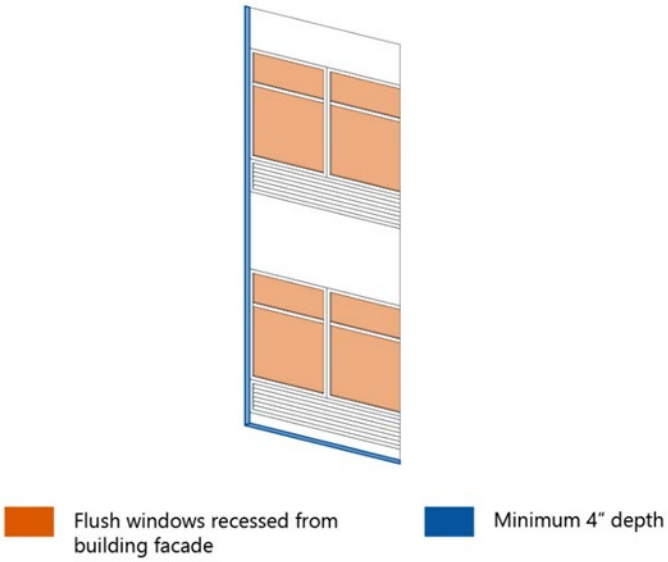
A. **Residential Facades**. Main entrance facades and facades facing a public street shall contain windows covering a minimum of 20 percent of the facade on the ground floor level and a minimum of 15 percent of the façade on upper levels.

B. **Residential Doors and Windows**. All residential doors and windows shall meet the following standards:

1. Doors and windows shall reinforce vertical proportions and patterns with vertically oriented windows that shall not exceed a 2:1 horizontal-to-vertical ratio.
2. Windows shall be recessed a minimum of 2 inches to provide a "punched" recessed character, or window trim shall be a minimum of 2 inches in width and depth (Figure 17).
3. Windows that are flat or "flush" with the facade are prohibited unless applied to a portion of a building that is part of a recessed facade modulation with a minimum 4 inches in depth (Figure 18).

Figure 17. Window Design

Figure 18. Windows in Recessed Façade Modulations



C. Ground Floor Non-residential and Accessory Space Façades.

1. Façades shall have a minimum of 40% transparent glazing between 3 and 7.5 feet in height above the finished floor.
2. Transparent glazing shall be maximum 50% reflective, visible light transmittance greater than 80%, and without tint or coloration in the glass substrate. Windows shall not be blocked by display cabinets, curtains, screens, or shades, or by opaque or semi-transparent signage.

3.3.2 Materials and Colors

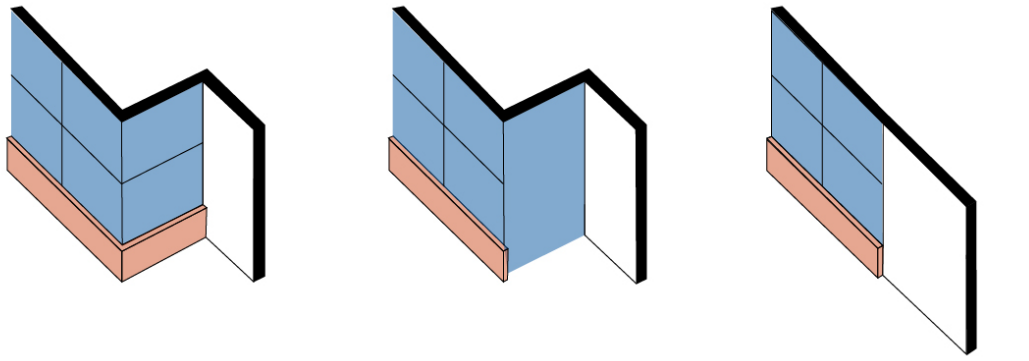
Intent:

- *Encourage the use of high-quality, durable exterior materials and colors that create visual interest and that are compatible with nearby structures.*
- *Achieve harmony and continuity of design by ensuring that exterior building design and details on all elevations are coordinated regarding color, types of materials, number of materials, architectural form, and detailing.*

1. **Materials.** At least two materials shall be used on any facade, excluding glazing, roofing materials, and railings.
2. **Exterior wall materials**. Exterior wall materials shall be either wood, stone, concrete, fiber cement, brick, burnished block, or stucco. Additionally, engineered wood and manufactured stone products designed to resemble real wood or stone are permitted.
3. **Secondary exterior wall materials**. Secondary exterior wall materials (accent materials) shall be required on all structures and shall be visible on a minimum of 15 percent and a maximum of 30 percent of any one elevation of a structure's façade. Metal material siding (metal panels, Corten steel panel, etc.), if used, shall only be used as a secondary material and shall not cover more than 20 percent of the surface area of any one elevation of a structure's façade.

4. **Prohibited Siding Materials.** The use of plain or grooved plywood (e.g., T1-11), vinyl, plastic (and plastic laminate), polished reflective metal, and fiberglass is prohibited.
5. **Material Changes at Corners.** A change in material shall be offset by a minimum of 2 inches in depth. Materials shall continue around corners for a minimum distance of 4 feet. If feasible, the same material should continue to the next change in the wall plane. Vertical co-planar changes in material are prohibited (Figure 19).
6. **Building Component Colors.** All vents, flashing, and electrical conduits shall be painted the same color as the adjacent surface. Gutters and downspouts shall either be painted the same color as the adjacent surface or shall consist entirely of unpainted decorative gutter material (e.g., copper).
7. **Roofing Materials.** Roofing material types shall be consistent with the architectural style of the structure. Asphalt shingles, if used, shall be high-definition 'dimensional' shingles which provide texture and shadow. Rolled roofing materials are prohibited on all roofs except on flat roofs surrounded by parapets on all sides.
8. **Residential Accessory Structures.** Decks, detached garages, carports, and other accessory structures shall incorporate the same finishes, exterior colors, and materials as the main residential structure(s) within the development. Additionally, accessory structures shall reflect the main structure's architectural style and details through the inclusion of at least one of the main structure's exterior architectural forms or detailing elements.
9. **Carports.** Carports shall have a fascia on all sides of the roof element which shall completely cover all portions of the roof panel edges and all purlins. The carport fascia dimensions shall match that of the building fascia. All beam ends shall be covered with a same-size decorative plate so that 'H' and 'I' beam shapes are not exposed. No unpainted, raw, or galvanized metal, including conduit, controls, and similar appurtenances associated with solar shall be permitted.

Figure 19. MATERIAL CHANGE AT CORNERS



ACCEPTABLE
Change in plane with change in materials

UNACCEPTABLE
Material or color change at outside corner

UNACCEPTABLE
Vertical Co-planar changes in materials

4. Apartments/Residential Mixed-use

Apartment + Residential Mixed-Use

Multi-family buildings, typically four stories or more with shared building entry and vertical circulation. May include vertical or horizontal mix of uses.

Typical Zoning Districts: R-3; Downtown Specific Plan

EXAMPLES OF APARTMENTS AND MIXED USE BUILDINGS

4.1 Site Design

4.1.1 Pedestrian Site Access and Connectivity

Intent:

- *Enhance connectivity and create a well-connected pedestrian network.*
- *Create easily identifiable, safe, shaded, and pleasant pedestrian-oriented access to all buildings.*

4.1.1.1 Connectivity

A. Pedestrian Access.

1. A continuous sidewalk or pathway shall connect each building to shared open spaces or community facilities.
2. Each residential shared entry or individual ground floor unit entry shall be connected to the development's sidewalk/pathway network.
3. Each development's pedestrian network shall connect to the adjacent public sidewalk and to an existing or planned bike-way network adjacent to the site.
4. To improve walkability and minimize walking distances, a minimum of one pedestrian pathway providing tenant access to and from the public street shall occur for every 400 feet of public street frontage.

4.1.1.2 Access Types

A. Internal Pedestrian Pathway

1. Pedestrian pathways shall have a minimum of 5 feet wide paved walkway.

B. Internal Streets and Parking Areas

1. Sidewalks shall be required along street frontages and/or surface parking area frontages where the adjacent residential building provides common building entries and/or individual unit entries. Sidewalks shall be provided along any entry driveway, street, or surface parking area leading to internal pedestrian and vehicle circulation.
    a. Sidewalks shall include a minimum 5 feet wide throughway, free from any obstructions such as streetlights or other furnishings.

4.1.2 Building Orientation and Character

Intent:

- *Orient buildings towards streets, open spaces, and pathways to create an inviting neighborhood ambiance and ensure visibility and active engagement ("eyes on the street").*
- *Establish desirable transitions between public sidewalks and developments while ensuring a heightened sense of safety.*

4.1.2.1 Building Orientation

A. Buildings located along public streets shall orient primary frontages and primary building entrances to face the street. Buildings located at the corner of public and private streets may have primary entrances facing private streets (Figure 20).

B. Buildings located along Main Street and Broadway shall face the street or if a building is turned perpendicular to the street, building entrances shall be directly visible from the street and shall have a direct pedestrian pathway from the sidewalk to the entry (Figure 21).

C. Outside of the Downtown Specific Plan, ground floor residential units facing Main Street and Broadway shall be set back a minimum 15 feet from back-of-sidewalk. Applicable residential mixed use projects outside the Downtown Specific plan shall comply with the setbacks presented in SMMC Chapter 12-49, Mixed Use Projects.

Figure 20. Building orientation parallel to Main Street and Broadway

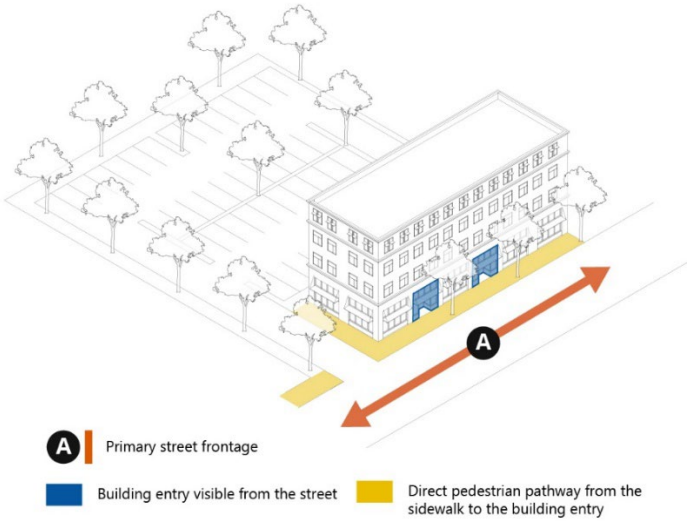
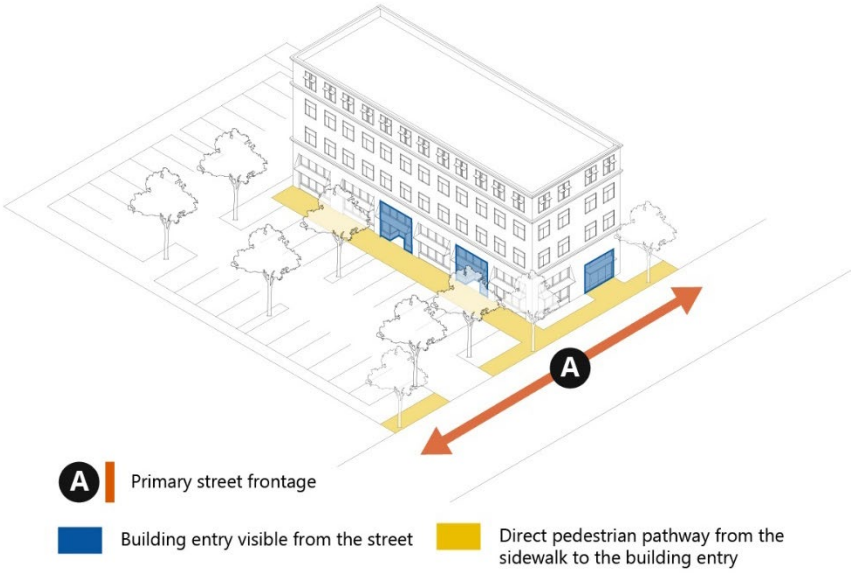


Figure 21. Building orientation perpendicular to Main Street and Broadway



4.1.2.2 Street Facing Fences and Walls

A. Front and other street-facing fencing and walls are prohibited for developments facing Main Street and Broadway.

B. For other locations, fencing shall be at least 50% transparent (i.e., wrought iron, etc.) and a maximum of 6 feet in height.

C. Front and other street-facing fencing, when provided, shall be setback from back of walk a minimum of 3 feet to provide space for landscaping along the property line.

D. Front and other street-facing walls, or fencing that is less than 50% transparent, shall not exceed 3 feet in height.

E. Chain-link fence materials are prohibited.

F. Front and other street-facing fencing, provided, shall have a gate located within 50 feet of each street-facing building entry and at each pedestrian pathway or sidewalk.

4.1.3 Parking

Intent:

- *Accommodate anticipated parking demand, while promoting a pedestrian-friendly environment through appropriate parking design and location.*
- *Reduce the visual impact of garages, carports, and parking areas by ensuring they do not dominate street frontages.*
- *Provide safe and convenient bike parking for tenants and guests.*

4.1.3.1 Parking Location

A. Off-street parking, off-street vehicle loading, and on-site vehicular circulation improvements are prohibited between the primary building frontage and the street. (Driveways providing direct access between parking areas and the street are exempt).

4.1.3.2 Parking Design

A. Surface Parking

1. Surface parking areas shall not extend across more than 50 percent or 65 feet (whichever is greater) of any street frontage of the project site. This requirement shall apply to each frontage corner lot or multi-frontage properties.
2. Where parking areas are within 15 feet of an adjacent public street right of way, the parking areas shall be screened from view from the adjacent street with a textured or patterned block wall with decorative wall cap, a landscape hedge, landscape berm or any combination of two of these elements to provide screening 3 foot high. If a wall is used, the wall shall be treated with a graffiti-resistant coating. Chain link or vinyl fencing shall not be permitted as screening for parking.
3. Uncovered common parking areas shall meet parking area landscaping standards included under *SMMC Title 12- Zoning Section 12-44*.
4. Carports shall not be located directly adjacent to an open space or positioned in such a way that does not permit for adequate width of landscape area for tree planting between two buildings on a site. Carports shall be located at the perimeter of residential buildings and away from shared open spaces and amenities. Solar carports and carports with future solar conversion

potential shall be positioned on the site so they are not shaded by the mature size and height of existing and proposed trees.

B. Tuck-under Parking shall follow the following standards:

1. Tuck-under parking shall be accessed from an alley, internal driveway, or internal surface parking lot.
2. The garage façade facing a street shall not exceed 60% of the length of the façade.
3. Where the side of a garage space is facing a street, the garage facade area shall be located a minimum of 5 feet behind the primary façade facing the publicly accessible pathway, street, or open space (Figure 22). If the percentage of the garage façade is less than 40% of the façade length, the recess may be reduced to a minimum of 2 feet from the primary building façade facing the publicly accessible pathway, street, or open space (Figure 23).

Figure 22. Tuck-under Parking Greater Than 40% of Facade Length

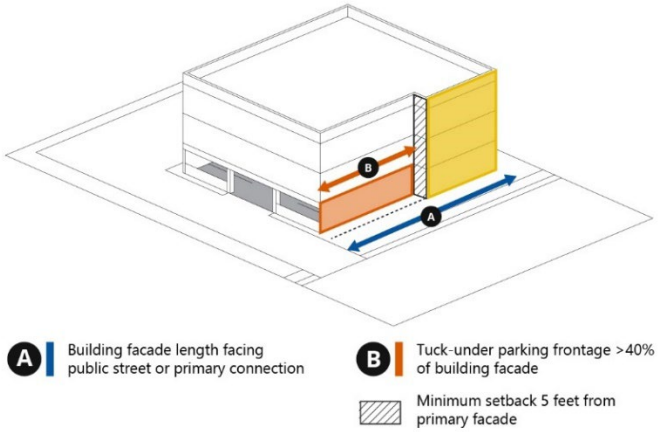
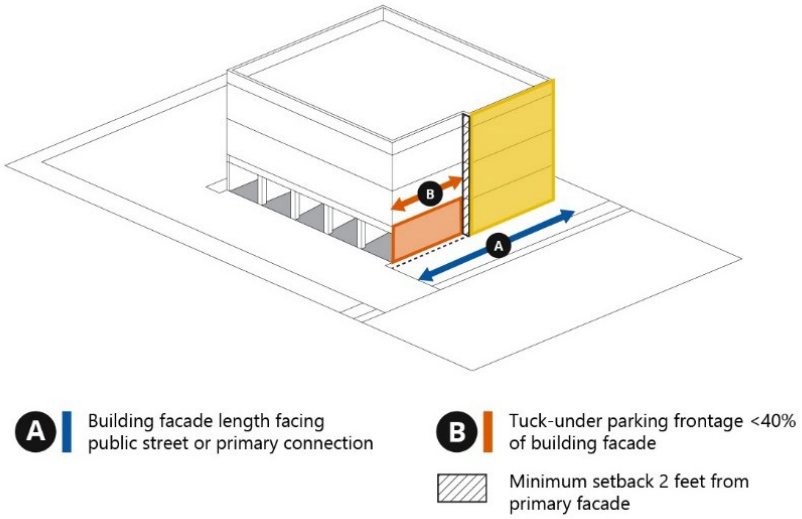


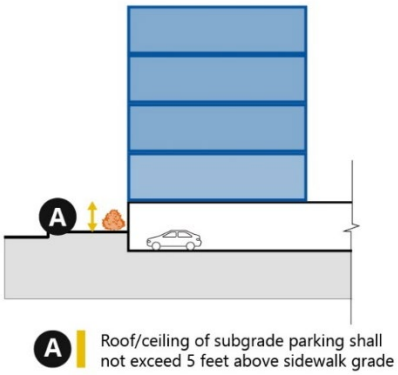
Figure 23. Tuck-under Parking Less Than 40% of Facade Length



C. Structured Parking shall follow the following standards:

1. Ground floor structured parking shall not face public streets except for entrances. Other than the garage vehicular entrances, the primary street-facing building façade shall consist of a minimum 16 feet deep floor area for residential, residential accessory, or commercial uses.
2. Vehicular Entry Size: For garage openings, loading entries, or utilities access on site frontages facing a street, the following standards shall apply:
   a. On sites with less than or equal to 100 feet of frontage, the entry width shall not exceed 25 feet regardless of site width.
   b. On sites with greater than 100 feet of frontage and less than 200 feet, no more than 25 feet shall be devoted to an entrance.
   c. On sites greater than 200 feet of frontage, no more than 50 feet shall be devoted to entries with no single-entry width exceeding 25 feet.
3. Partially sub-grade parking structures shall be screened with woody evergreen hedgerow planting in a minimum of 3 feet wide planting area.
4. The roof/ceiling line of partially sub-grade parking structures shall not exceed 5 feet above sidewalk grade (Figure 24).

Figure 24. Partially Subgrade Parking



4.1.3.3 Bike Parking

1. **Short-term (Guest) Bicycle Parking.** Short-term bicycle parking space shall be provided at a ratio of 0.05 bicycle parking spaces per bedroom (studio units counting as one bedroom),
2. **Long-term (Resident) Bicycle Parking.** Long-term bicycle parking shall be provided at a ratio of 0.5 long term bicycle spaces per bedroom. (studio units counting as one bedroom).
   a. Long-term parking is for the use of tenants and can include bicycle lockers and/or secure parking areas.
   b. Secure parking areas may be an exterior area that is fenced and gated with overhead weather protection, may be a component within a structured parking area, or may be provided as interior rooms, where bicycles can be securely stored and accessed only by tenants.
   c. The secure parking area shall include restricted access with a key or electronic access pad and shall consist of racks for individual bicycles.

B. **Location**. Short-term bicycle parking and exterior long-term secure parking areas shall be located adjacent to an internal pedestrian path and shall be illuminated.

4.1.4 Landscaping

Intent:

- *Create desirable transitions between public sidewalks and private developments through landscaping.*
- *Mitigate the heat island effect.*
- *Ensure newly planted vegetation meets minimum size requirements to make a positive ecological and visual impact upon installation.*
- *Encourage the use of diverse plant species to promote biodiversity, ecological resilience, and visual variety.*

The standards for private properties found in the *SMMC Title 12 Zoning, Chapter 12-44 Landscape Standards* apply to all projects.

4.1.4.1 Building Setback Area

A. **Building Frontages** for multifamily, and mixed-use developments outside the Downtown Specific Plan:

1. Building setbacks abutting ground floor residential uses shall have a minimum of 75% of the required setback area as landscaped or with planters excluding areas for patios, porches, stoops, and required walkways.
2. Mixed-use residential buildings with ground floor storefront retail floor area shall have a minimum of 25% of the required setback area abutting the retail space as landscaped or with planters.
3. Building setbacks abutting other ground floor non-residential uses (other than retail uses) shall have a minimum of 60% of the required setback area as landscaped or with planters.

4.1.4.2 Stormwater Retention

A. Stormwater management catchment areas and basins shall be distributed throughout project sites to avoid large or deep centralized areas.

B. Stormwater management basins shall not be enclosed with a fence or wall. Decorative fencing matching that used in other portions of the project may be incorporated adjacent to basin retaining walls as necessary to meet safety standards.

C. Stormwater management basins shall not include retaining walls greater than 2 feet in height. If basins are required to be greater than 2 feet in depth, sides of the basin shall be stepped or sloped with planting. Planting should be selected to increase local habitats.

4.1.4.3 Lighting

Intent:

- *Design lighting on private property to improve the pedestrian experience, prioritize safety, and minimize light trespass on neighboring properties, while supporting "Dark Sky" initiatives.*

A. **Site Lighting.** All residential developments, except for single-family dwellings on individual lots, shall provide exterior site lighting throughout the common areas of the development site including adjacent to all pedestrian paths and amenity areas.

B. **Fixture Height.** Fixture mounting height shall be appropriate for the project and the setting, as follows:

1. **Projects abutting Single-Family Residential Homes or Zones**.
2. Within 15 feet of an abutting single-family residential zone boundary, the maximum height of freestanding or wall mounted outdoor light fixtures shall be 12 feet.
3.
4. Pedestrian Areas. The maximum height of light fixtures for pathways, private outdoor spaces, publicly accessible outdoor spaces, and other areas of high pedestrian activity is 16 feet.
5. Site and Parking Lot Lighting. The maximum height for freestanding outdoor light fixtures throughout the site, including in and around parking lots, is 20 feet.

B. **Attachment.** Lighting fixtures on buildings shall be attached only to walls or under eaves. The fixture placement shall not exceed the height of the parapet, roof, or eave of the roof. The height of the exterior wall-mounted lighting shall not exceed 16 feet from the adjacent finished ground elevation.

C. **Light Trespass.** All light fixtures shall be directed downward, oriented, and shielded to prevent light trespass or glare onto adjacent properties. All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaires.

D. **Structured and Carport Parking Lighting.** Light fixtures shall be recessed within the parking structure or recessed within the carport structure as to not extend below the fascia. Fixtures shall include integral shields and horizontal lens (full cut off) and shall be mounted to be perpendicular to the ground plane.

4.1.5 Utilities/Refuse Collection

Intent:

- *Ensure the strategic placement and accessibility of essential services, equipment, and infrastructure while minimizing any adverse visual impacts.*

4.1.5.1 Utilities + Mechanical Equipment

A. **Location of Above-ground Utilities and Service Areas.** All above-ground utility equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), and service areas shall be integrated into building and landscape design and located to minimize the impact on the pedestrian experience and neighboring properties by following the standards below (except as required by building and fire codes):

1. Utilities, equipment, and service areas shall be located inside of buildings (e.g., electrical rooms).
2. If not located internal to the building, utilities, equipment, and service areas shall be located on non-public street frontages, alleys, parking areas, and/or at the rear or side of buildings and shall be fully screened.
3. All service areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:
    a. Screening shall be equal to or higher than the height of the equipment to be screened unless specified otherwise.
    b. Screening shall match the materials and style of the primary building.

c. Landscape screening shall form an opaque barrier when planted with a minimum of one plant per 3 linear feet.

4. All vents and electrical conduits shall be painted to match the color of the adjacent surface.

B. Mechanical Equipment (Wall-Mounted). Exterior wall-mounted mechanical units and vents for individual units on multi-story buildings shall be integrated into the design and rhythm of the building's exterior design by:

1. Aligning the mechanical units and vents vertically and horizontally on each façade.
2. All mechanical units and vents shall be painted to match the color of the adjacent surface.

C. Mechanical Equipment (Roof and Ground). All mechanical equipment on the roof or ground, including air conditioning or other HVAC equipment, vents, antennas, and ventilation stacks shall be screened from public view.

1. The screening shall match the materials and style of the primary building.
2. The screening shall be at least equal to the height of the equipment.

Screened mechanical equipment and vents painted the same color as the adjacent building facade.

4.1.5.2 Refuse Collection

A. Building Integrated Refuse Rooms. The exterior doors of refuse collection storage areas internal to the building shall face internal drives or parking areas. If facing a public street, refuse container access doors shall not exceed 30 feet of building frontage. Refuse rooms shall match the building's architecture and materials. Refuse doors, when open or closed, shall not encroach on public right-of-way.

B. Location and Screening of Refuse Enclosures. Refuse collection areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below:

1. Refuse collection areas shall be located inside buildings or inside of covered enclosures located along alleys or in parking areas.
2. Refuse collection areas are prohibited within the front yard or street side yard area.
3. Screening may include shrubs, clinging vines, and walls.

C. Exterior Refuse Enclosure Design. Solid waste enclosures shall be constructed in conformance with City of Santa Maria standards and approved by the City and meet the following standards.

1. Access. Separate pedestrian gate access for residents, in addition to the primary collection gates, shall be provided.
2. Design and Materials. Refuse enclosures shall be constructed of a primary exterior finish material used on other portions of the building, or masonry, or decorative block, and may be accented with metal.

Refuse enclosure matches style and materials used on the primary buildings.

3. Roofing. A solid roof treatment, if provided, shall match the architecture and materials used on the primary buildings on-site and shall be designed in a manner to prevent wind-blown trash from leaving the enclosure and rain from entering the enclosure.
4. Gates. Solid metal self-closing gates painted to match the enclosure are required. All gates shall be post-mounted. Gates shall be maintained in working order and shall remain closed except when in use.

4.2 Building Exterior Design

Intent:

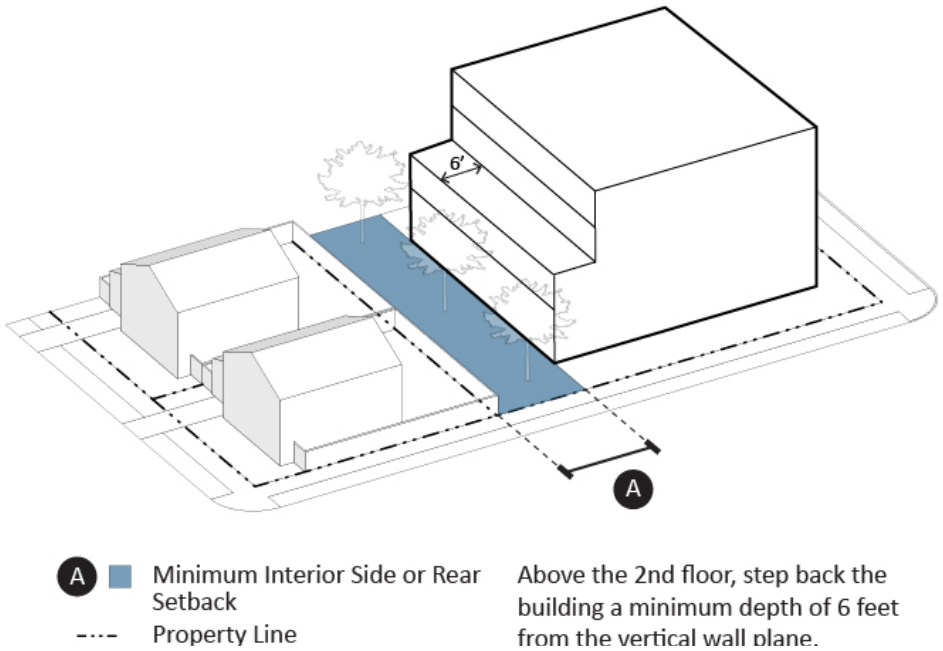
- *Promote high-quality design.*
- *Transition the scale of building massing to respond to the context.*
- *Promote variation, depth, and change in façade planes to reduce the perceived mass of buildings.*
- *Create cohesive and well-crafted building facades with human-scaled details.*
- *Enhance visual appeal for pedestrians by incorporating elements that capture their interest.*

4.2.1 Neighborhood Transitions

A. Transition to R-1 zone. Buildings 3 or more stories in height and located within 80 feet of a shared property line with an R-1 zone shall meet the following standards:

1. Along the shared rear-yard property line, buildings shall incorporate an upper floor step back above the 2nd floor with a minimum depth of 6 feet from the vertical wall plane or shall set back the entire building frontage a minimum of 25 feet from the shared property line. (Figure 25)
2. For parcels adjacent to an alley, buildings shall incorporate an upper floor step back above the 3rd floor with a minimum depth of 6 feet from the vertical wall plane fronting the alley.
3. Balconies shall be a minimum distance of 15 feet from the shared property line.

Figure 25. Transition to R-1 Zone



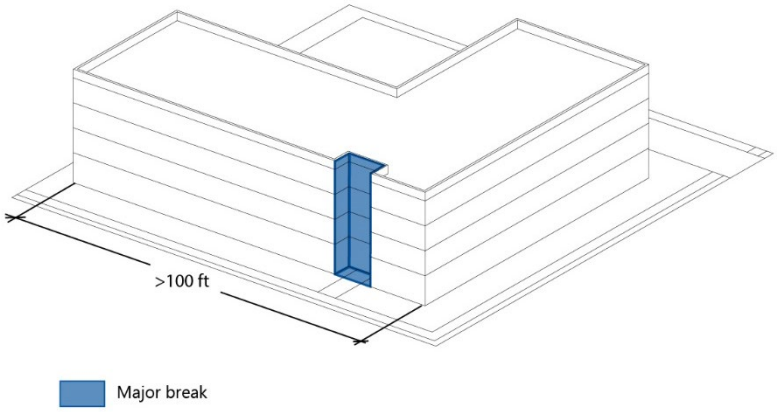
4.2.2 Building Massing

A. Maximum Building Length. Building length shall be no more than 250 feet.

B. Major Breaks. For street-facing façade lengths greater than 100 feet, buildings shall have at least one major break in massing (Figure 26).

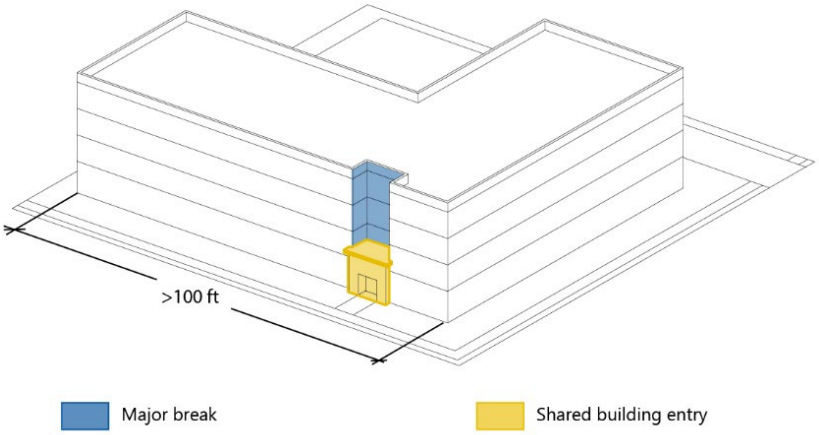
1. A major break in massing shall extend from the ground through the roof plane and have a minimum change in depth of 8 feet from the primary façade and a minimum width of 16 feet.

Figure 26. Major Break



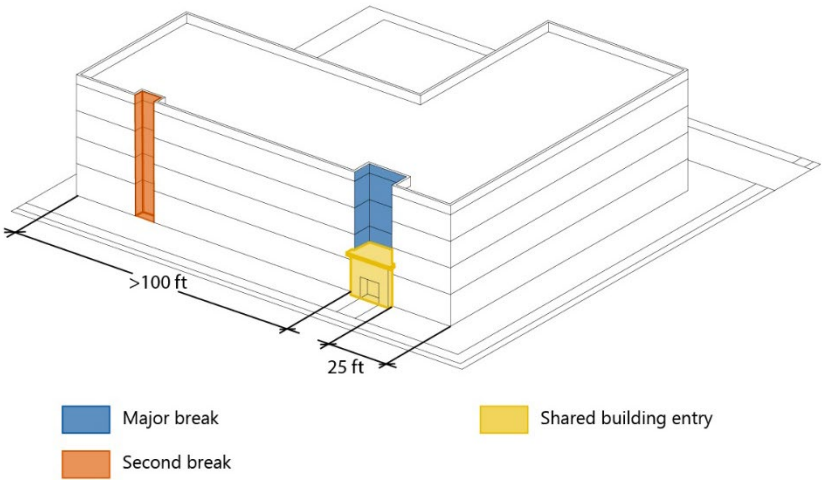
2. If the major break is co-located with a shared building entry, the building entry element may interrupt the major break for a maximum height of 15 feet and shall be a minimum 2 feet recessed or projected from the adjoining façade (Figure 27).

Figure 27. Major Break with Building Entry



3. Major breaks shall be located a minimum of 25 feet from the facade edge. If the resulting longest continuous façade length is still greater than 100 feet, a second break is required with a minimum change in depth of 4 feet from the primary façade and a minimum width of 8 feet (Figure 28).

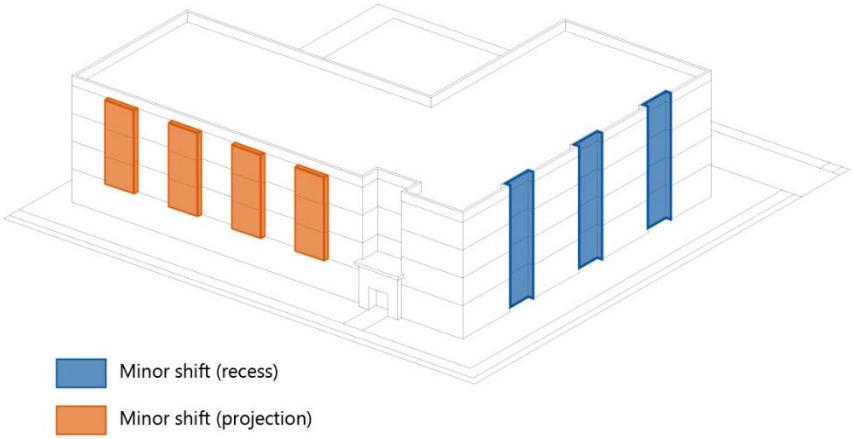
Figure 28. Additional Breaks



C. Building Modulation (Minor Shifts). To create a residential rhythm and pattern to the building façades, building modulation shall reflect the size of a unit or pair of units. For each stack of units, pair of units, or at least every 40 feet of façade length, facades shall have a minimum of one minor shift or major break in the façade plane (Figure 29).

1. A minor shift shall be a recess or projection from the façade plane with a minimum depth of 2 feet and minimum width of 8 feet.
2. A minor shift shall not exceed 25 feet in width.
3. A minor shift shall have a minimum vertical dimension greater than 50% of the building height. Recesses shall extend through the roof plane.

Figure 29. Building Modulation (Minor Shifts)



D. Building Articulation. Buildings greater than 3 stories in height and greater than 50 feet in length shall be designed to differentiate a defined ground floor or base [typically 1-2 floors], a middle/body, and a top.

1. **Building Base.** A building's base shall be defined or differentiated from the middle/body and top by using at least two of the following techniques (implement at least 2):
   a. A change in material from the middle/body of the facade.
   b. A change in door or window size, type, or pattern from the middle/body of the facade.
   c. Datum line or cornice between the base floor(s) and the middle/body floors such that:
      i. Datum line/cornice shall be a different material from the middle/body floors.
      ii. Datum line/cornice shall have a minimum height of 4 inches and a minimum depth of 4 inches.
   d. The height of the ground floor (measured floor-to-floor) shall be a minimum 2 feet greater than the middle/base floor-to-floor heights.
2. **Building Top**. For facades less than 5 stories in height, the façade shall have a distinct roof form or roof line (see i. below). For facades 5 stories or more, a building's top shall be defined or differentiated from the middle/body and base by using at least two or more of the following techniques (implement at least 2):
   a. Distinct roof form or roof line. (apply one)
      i. Cornice or parapet cap that includes:
         a. a change in material from the façade.
         b. a minimum height of 8 inches and a minimum depth of 4 inches.
         c. parapets shall be designed with sufficient height to screen roof-top mechanical equipment.
      ii. Eave/roof overhang with a minimum depth of 18 inches
      iii. A variation in roof/building height through building modulation: (examples: Bays that extend above primary façade height)
      iv. Variation in roof/building height shall occur for a minimum 30% of the building façade length.
      v. Change in roof/building height shall be a minimum of 2 feet of change from the primary façade.
   b. A change in material from the middle/body of the facade.
   c. A change in door or window size, type, or pattern from the middle/body of the facade.
   d. Datum line or cornice between the middle and top floor(s) that include:
      i. A change in material from the façade
      ii. A minimum height of 4 inches and a minimum depth of 4 inches
   e. Upper floor(s) step back with a minimum depth of 2 feet and a maximum depth of 15 feet for a minimum 70% of the façade length.

Defined building base and top.

4.2.3 Entry Design

A. Shared Entries

1. Shared building entries shall be distinguished from the façade of the building with a massing projection or recess with a minimum depth of 2 feet and a minimum width of 10 feet.
2. Shared entries shall include weather protection that is a minimum 8 feet wide and a minimum 5 feet deep by recessing the entry, providing an awning or canopy, or using a combination of these methods (not including primary roof overhang). Canvas, vinyl, and plastic awnings are prohibited.

B. Ground Floor Unit Entries.

1. A minimum of 60% of ground floor units shall have an entry directly accessible from a sidewalk or pedestrian path.
2. Entries shall include weather protection that is a minimum of 4 feet wide and a minimum of 4 feet deep by recessing the entry, providing an awning or canopy, or using a combination of these methods (not including primary roof overhang). Canvas, vinyl, and plastic awnings are prohibited.
3. Entry shall include a porch or patio with a minimum area of 48 square feet.
4. Porch or patio shall be enclosed with a fence, landscaped hedge, or wall and shall include a gate to access the adjacent sidewalk/path. The height shall not exceed 42 inches for fences/hedges and 36 inches for solid walls.

4.2.4 Shared Usable Open Space

All shared usable open spaces shall meet the following standards. The amount of open space required is governed by the Santa Maria Municipal Code:

1. Shall be immediately adjacent to interior common spaces, hallways, or residential units.
2. Shall be accessible to all residents.
3. Shall have a minimum width and length of 20 feet.
4. A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments, except for trees. Trellises and similar open-air features are permitted.
5. A minimum of 20% of the open space area shall be planted with trees, ground cover, and/or shrubs.
6. Shall have permanent seating.

4.2.5 Private Open Space

Private Open Spaces shall meet the following standards:

1. Shall be directly accessible from a residential unit.
2. Balconies shall have a minimum dimension of 6 feet in depth and width and a minimum floor area of 40 square feet.
3. Patios shall have a minimum dimension of 8 feet in depth and width and a minimum floor area of 64 square feet.
4. The floor-to-ceiling height of covered balconies or patios shall be a minimum of 8.5 feet.
5. Balconies or patios may be uncovered or covered but shall not be fully enclosed.

6. Ground-level private open space shall be screened or buffered from adjacent private or common open space and dwellings by landscaping, fencing, walls, trellises, or other screening elements.
7. The minimum floor areas for balconies and patios do not include areas dedicated to storage, utilities, or mechanical equipment.

4.3 Design Details

4.3.1 Building Elements

Intent:

- *Create an engaging façade that enhances transparency and interaction with the public street through door and window design on the ground and upper floors.*
- *Enhance the façade plane by introducing distinct elements to create definition and dynamic shadow lines.*

4.3.1.1 Doors and Windows

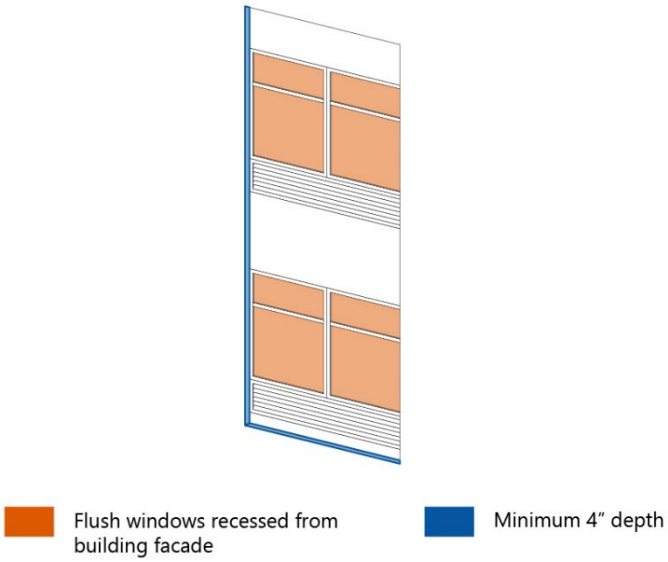
A. Residential Facades. Main entrance facades and facades facing a public street shall contain windows covering a minimum of 20 percent of the facade on the ground floor level and a minimum of 15 percent of the façade on upper levels.

B. Residential Doors and Windows. All residential doors and windows shall meet the following standards:

1. Doors and windows shall reinforce vertical proportions and patterns with vertically oriented windows that shall not exceed a 2:1 horizontal-to-vertical ratio.
2. Windows shall be recessed a minimum of 2 inches to provide a "punched" recessed character, or window trim shall be a minimum of 2 inches in width and depth. (Figure 30)
3. Windows that are flat or "flush" with the facade are prohibited unless applied to a portion of a building that is part of a recessed facade modulation with a minimum 4 inches in depth. (Figure 31)

Figure 30. Window Design

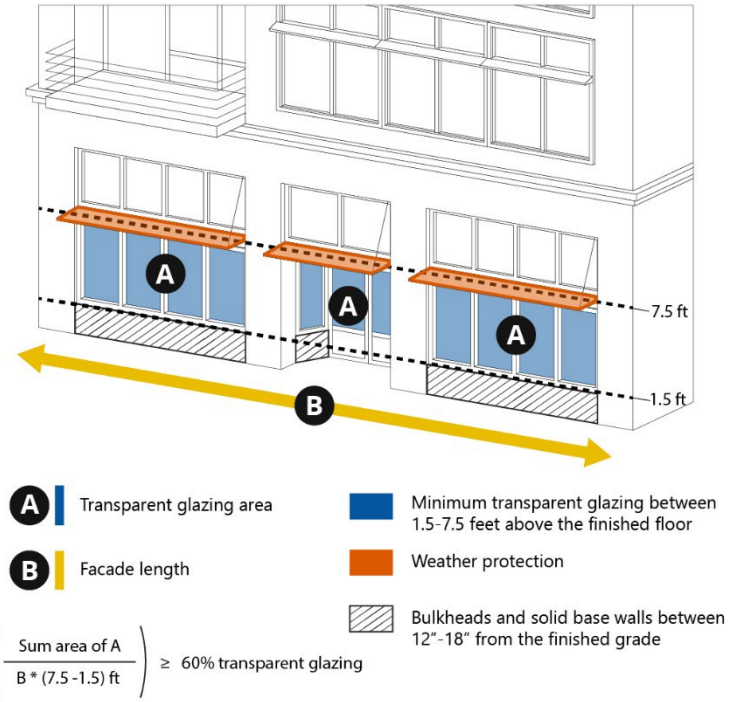
Figure 31. Windows in Recessed Façade Modulations



C. Ground Floor Storefront/Retail Façades.

1. Storefront/retail façades shall have a minimum of 60% transparent glazing between 1.5 feet and 7.5 feet in height above the finished floor.
2. Transparent glazing shall be maximum 15% reflective, visible light transmittance greater than 80%, and without tint or coloration in the glass substrate. Windows shall not be blocked by display cabinets, curtains, screens, or shades, or by opaque or semi-transparent signage.
3. Bulkheads and solid base walls. If provided, bulkheads and solid base walls shall measure between 12 and 18 inches from the finished grade (Figure 32).
4. Weather protection, awnings, and canopies.
    a. Weather protection shall be located at each storefront entry.
    b. Weather protection at storefront entries shall be a minimum of 6 feet wide and a minimum of 4 feet deep. Weather protection may include a canopy and/or a recess in the building façade.
    c. When transom windows are above display windows, awnings, canopies, or similar weather protection elements shall be installed between the transom and display windows. These elements allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window.
    d. Canvas, vinyl, and plastic awnings are prohibited.

Figure 32. GROUND FLOOR STOREFRONT/ RETAIL FACADE



D. Ground Floor Non-residential Façades.

1. Façades shall have a minimum of 50% transparent glazing between 3 and 7.5 feet in height above the finished floor.
2. Transparent glazing shall be maximum 50% reflective, visible light transmittance greater than 80%, and without tint or coloration in the glass substrate. Windows shall not be blocked by display cabinets, curtains, screens, or shades, or by opaque or semi-transparent signage.

4.3.2 Materials and Colors

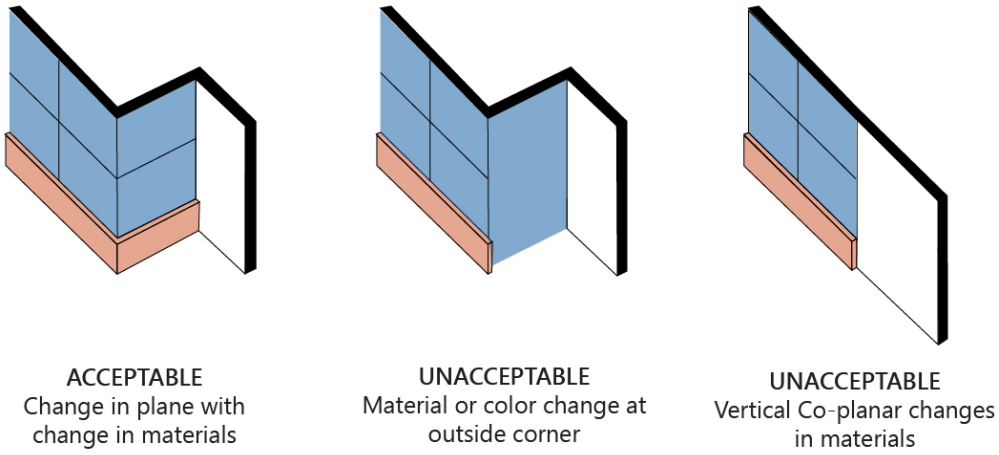
Intent:

- *Encourage the use of high-quality, durable exterior materials and colors that create visual interest.*
- *Achieve harmony and continuity of design by ensuring that exterior building design and details on all elevations are coordinated regarding color, types of materials, number of materials, architectural form, and detailing.*

1. **Materials.** At least two materials, excluding glazing, roofing materials, and railings, shall be used on any facade.
2. **Exterior wall materials**. Exterior wall materials shall be either wood, stone, concrete, fiber cement, brick, burnished block, or stucco. Additionally, engineered wood and manufactured stone products designed to resemble real wood or stone are permitted.
3. **Secondary exterior wall materials**. Secondary exterior wall materials (accent materials) shall be required on all structures and shall be visible on a minimum of 15 percent and a maximum of 30 percent of any one elevation of a structure's façade. Metal material siding (metal panels, Corten steel panel, etc.), if used, shall only be used as a secondary material and shall not cover more than 20 percent of the surface area of any one elevation of a structure's façade.

4. **Prohibited Siding Materials.** The use of plain or grooved plywood (e.g., T1-11), vinyl, plastic (and plastic laminate), polished reflective metal, and fiberglass is prohibited.
5. **Material Changes at Corners.** A change in material shall be offset by a minimum of 2 inches in depth. Materials shall continue around corners for a minimum distance of 4 feet. If feasible, the same material should continue to the next change in the wall plane. Vertical co-planar changes in material are prohibited (Figure 33).

Figure 33. Material Change at Corners



6. **Building Component Colors.** All vents, flashing, and electrical conduits shall be painted the same color as the adjacent surface. Gutters and downspouts shall either be painted the same color as the adjacent surface or shall consist entirely of unpainted decorative gutter material (e.g., copper).
7. **Roofing Materials.** Roofing material types shall be consistent with the architectural style of the structure. Asphalt shingles, if used, shall be high-definition 'dimensional' shingles which provide texture and shadow. Rolled roofing materials are prohibited on all roofs except on flat roofs surrounded by parapets on all sides.
8. **Residential Accessory Structures.** Decks, carports, and other accessory structures shall incorporate the same finishes, exterior colors, and materials as the main residential structure(s) within the development. Additionally, accessory structures shall reflect the main structure's architectural style and details through the inclusion of at least one of the main structure's exterior architectural forms or detailing elements.
9. **Carports.** Carports shall have a fascia on all sides of the roof element which shall completely cover all portions of the roof panel edges and all purlins. The carport fascia dimensions shall match that of the building fascia. All beam ends shall be covered with a same-size decorative plate so that 'H' and 'I' beam shapes are not exposed. No unpainted, raw, or galvanized metal, including conduit, controls, and similar appurtenances associated with solar shall be permitted.

5. Definitions

Architectural Style

A set of characteristics and features that make a building or other structure notable or historically identifiable. Examples of architectural styles include Craftsman, Mid-Century/Ranch, Monterey, Contemporary/Industrial, Prairie, and Pueblo.

Articulation

The three-dimensional detailing of the external walls of a building. Facade articulation may include bay windows, weather protection, projecting bays, balconies, screening devices, changes in façade plane, etc.

Block Size

The length and width of a parcel or series of parcels measuring from the edge of one public right-of-way or public access easement to another.

Building Modulation

Stepping back or projecting forward of a building façade or part of a building facade as a means of breaking up the apparent bulk of the building.

Connectivity

The ease of getting from one place to another. Connectivity is related to the characteristics of street design, such as the number, distance, and type of connections between two places.

Continuous Building Facade Length

The length of a facade is measured from the corner of a building to the opposite corner of the building, a change in angle of the façade that is greater than 35 degrees, or a major break with a minimum width and depth of 20 feet.

Datum Line

Horizontal lines that continue the full length of the building, such as cornices.

Facade

The exterior wall or face of a building, usually fronting a public street.

High Definition 'Dimensional' Shingles

A type of asphalt shingle that has a three-dimensional appearance due to being layered and notched at different points. The depth and contour of the shingle's profile is often described as "high-definition."

Housing Accountability Act

The Housing Accountability Act (HAA), Government Code section 65589.5, establishes limitations to a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need. The California Legislature first enacted the HAA in 1982 and recently amended the HAA to expand and strengthen its provisions as part of the overall recognition of the critically low volumes of housing stock in California.

Major Break

A massing break or facade modulation that is wide and deep enough that it divides up the facade of a building to create the sense of multiple separate building masses. Minimum dimensions for a major break are provided in the design standards.

Minor Shifts/Modulations

Horizontal changes to the facade plane that provide articulation to the building facade. Minor shifts/modulations typically occur to distinguish a residential rhythm and pattern to a building facade with modulations spaced to the width of a room, unit, or group of units. Minor shifts and modulations may be recesses or projections like bay windows.

Multi-plex

A detached (typically 2- to 3-story) house-form structure that consists of 2 or more dwelling units arranged side-by-side and/or stacked, sharing walls, and typically provide a shared entry from the street. These are typically situated on lot sizes not exceeding 100 feet by 130 feet, with a maximum building frontage of 60 feet.

Non-residential Façade (excluding retail)

The front of any building with a non-residential use which includes commercial, industrial, institutional, and office use.

Pedestrian Network

The sidewalks within the project site developed primarily for the use of the project's residents, and connecting each individual unit to all the project's common areas, parking areas, recreational amenity, and other features within the development. The project's pedestrian network shall provide connections to the public sidewalk and other planned or existing pedestrian routes and/or trails which abut the development site. (Also see 'Walkability')

Primary Frontage

Portions of a building with the main entrance. The "front" façade of a building.

Primary Roof

Primary roof refers to the portion of a building's roof structure that most contributes to the mass of a building due to its predominance in height, width, length, bulk, and/or volume of area covered.

Storefront/ Retail Facade

The front of a retail use that provides goods or services to customers on the premises. This includes stores, shops, restaurants, bars, and eating and drinking businesses.

Refuse

Refuse includes trash, recycling, and compost/green waste.

Setback

Setback means a horizontal distance between a property line (or back-of-sidewalk where specified) and the nearest building line or façade.

Step back

The horizontal shifting of building mass towards the center of a building through a recession of a building wall of upper stories on a multi-story building. Step backs shall be measured inward from the exterior face of building wall(s) of the story below.

Structured Parking

Structured Parking refers to podium parking located within a multi-family or mixed-use building that is either below-grade, partially sub-grade, at-grade, or above-grade. Podium parking is typically built as Type I or II construction.

Tuck-under Parking

Tuck-under Parking refers to individual garages, shared garages, and surface parking located below residential uses. Tuck-under parking is typically accessed from alleys or surface parking areas. Tuck-under parking is typically associated with wood construction projects.

Walkability

Walkability refers to the ability to walk to services and amenities safely and comfortably within a reasonable distance. It is shaped by several factors such as well-maintained sidewalks, visible street crossings, the overall built environment, landscaping, shade, lighting, and other elements.