

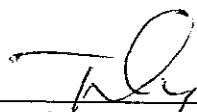
ORDINANCE NO. 306

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF SUTTER CREEK
ESTABLISHING MANDATORY DESIGN AND ARCHITECTURAL
REVIEW GUIDELINES FOR SPECIFIED TYPES OF
DEVELOPMENT PROJETS WITHIN THE CITY**

This Ordinance was duly adopted at a regular scheduled meeting of the City Council of the City of Sutter Creek, on June 6, 2005 by the following vote:

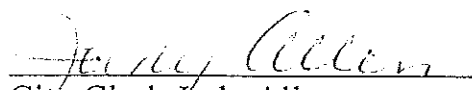
AYES: Council Members Crosby, Hepworth, Murphy and Wooten
NOES: None
ABSENT: Council Member Parsons
ABSTAIN: None

City of Sutter Creek



Mayor Tim Murphy

ATTEST:



City Clerk Judy Allen

Chapter 15.37

SITE PLANS AND ARCHITECTURAL DESIGN

15.37.010 Purpose. The purpose of this chapter is to provide the city with a mechanism for the review of site development and building design on established buildable lots that are vacant, partially developed, or currently developed.

15.37.020 Intent. It is the intent of this chapter to insure compliance with the policies of the Sutter Creek General Plan, to promote the orderly development of the city, to encourage public and private investment, to maintain and enhance the historic character of the City, and to protect the public health, safety, and welfare.

15.37.030 Applicability. A. Provisions of this chapter shall apply to all R-3, R-4, commercial and industrial zones and to sign permit applications.

B. No buildings or signs shall be constructed, reconstructed, rehabilitated or demolished on a parcel within those zones unless in compliance with all site plan and architectural review requirements of this chapter.

15.37.040 Committee Established. A. There is established a site plan and architectural review committee to make recommendations to the community development director and the planning commission in reviewing site plans and architectural drawings. The membership of the committee shall consist of five members appointed to three-year overlapping terms by the city council. All meetings of the committee shall be conducted in accordance with the open meeting laws of the State of California and such rules of procedure as the committee may establish for the conduct of its business.

15.37.050 Committee Recommendation. The site plan and architectural review committee may recommend approval or disapproval, or to recommend approval subject to compliance with such conditions necessary to carry out the purpose of this chapter, for all site plan and external building design aspects of a development application.

15.37.060 Guidelines Applied. When considering the site plan and building design aspects of a project, the site plan and architectural review committee, the community development director, or the planning commission shall utilize site plan and architectural review guidelines as adopted by resolution of the city council as may be amended from time to time.

15.37.070 Site plan--Layout design. A site plan drawn accurately to scale and showing the proposed development of the entire buildable lot shall be submitted, and shall include, but not be limited to, the following information:

- A. The location of all existing and proposed structures on the property together with their dimensions, distance between structures and setback distances from property lines;
- B. Approximate location of all streams, drainage channels, and/or bodies of water and an approximate indication of slope and elevations of the property;

- C. Names, locations, and widths of all existing and proposed streets and rights-of-way on or near the property;
- D. Proposed type and location of driveways, parking areas, curbs, gutters and sidewalks, solid waste enclosures, and signage consistent with applicable city ordinances or regulations;
- E. Landscaping areas, fencing of yards and setback areas, and the use of landscaping and/or walls or fencing for screening purposes.
- F. Location of water, sewer, electrical, natural gas and storm drainage facilities to serve the proposed structure(s);
- G. The relationship of the proposed structure(s) to the existing buildings and structures in the immediate vicinity; and
- H. Exterior front elevations of each proposed building along with building height dimensions, type, color and pitch of roof, and exterior building materials and colors.

15.37.080 Application--Filing. Application for site plan review shall be filed with the city office on a form furnished by said office, accompanied by twenty full scale copies of the site plan and related drawings along with one 8.5" x 11" reduction of the site plan, and a fee as adopted by resolution of the city council. The site plan and related drawings may be prepared by the applicant or the applicant's representative, and shall be made clear and legible, and drawn to scale. The Community Development Director shall establish a fee for the processing of such applications which shall be payable at time of filing.

15.37.090 Hearing--Time and place, notices. Site plans may be approved by the community development director following public notice and hearing as specified in Chapter 18.06, or may be referred to the planning commission for hearing.

15.37.100 Findings and decision. The community development director or planning commission, on the basis of the information submitted by the applicant, and evidence submitted at the hearing, may approve site plans as provided by this chapter when the following findings can be made:

- A. The proposed site development will insure that adequate public utilities and services are provided so that the project would not be detrimental to public health, safety, or general welfare;
- B. The proposed site improvements are consistent with all applicable city standards, regulations, and ordinance requirements; and
- C. The proposed site development is consistent with the goals and policies of the General Plan, and the purposes of this title.

15.37.110 Appeals. Decisions made by the community development director may be appealed to the planning commission pursuant to Chapter 18.06 of this title. Decision of the Planning Commission may be appealed to the City Council under the procedures established for that purpose.

15.37.20 Exceptions. It is not possible to anticipate all situations that may arise or to prescribe standards applicable to every situation. Therefore, the community development director shall have the authority to approve exceptions to the strict application of applicable city codes and standards where the following findings can be made:

- A. The proposed project substantially complies with applicable city standards; and
- B. Allowing such an exception will result in an environmentally and/or aesthetically superior project than would have otherwise been authorized.

ATTACHMENT A

COMMUNITY ARCHITECTURAL DESIGN GUIDELINES

Purpose. The purpose of these guidelines is to assist persons proposing commercial and industrial projects in Sutter Creek in meeting the goals and policies of the General Plan of the City and maintaining the historic character and esthetic of the City while allowing new development to proceed.

Applicability. These guidelines shall apply to development proposed all R-3, R-4, commercial and industrial zones and sign permit applications.

Committee Established. There is established an architectural review committee to assist the community development director, upon request, in reviewing development applications for consistency with these guidelines. The membership of the committee shall consist of five members appointed to three-year overlapping terms by the city council.

Committee Recommendation. The architectural review committee may recommend approval or disapproval, or to recommend approval subject to compliance with such modifications or conditions necessary to carry out the purpose of this chapter, for all site plan and external building design aspects of a proposed project.

Guidelines Applied. When considering architectural design aspects of a project, the community development director, shall utilize site plan and architectural review guidelines as approved by the city council.

Exceptions. It is not possible to anticipate all situations that may arise or to prescribe standards applicable to every situation. Therefore, the community development director shall have the authority to approve exceptions to the strict application of these guidelines where the following findings can be made:

- A. The proposed project substantially complies with applicable city standards; and
- B. Allowing such an exception will result in an environmentally and/or aesthetically superior project than would have otherwise been authorized.

SECTION A. AESTHETIC CHARACTER

1. Facades, Exterior Walls and Entryways:

Facades should provide visual interest, identity, character and scale that will be consistent with the community's rural "Gold Rush" style of architecture. The intent is to create an environment human in scale, where structures blend into the totality of the urban fabric. The entire site should have an overall pleasing effect with the structures blending into and complementing the environment.

Blank walls (walls without windows, showcases, displays and pedestrian entries) should not be allowed in any first-story building wall abutting public pathways, except as required for the structural integrity of the building.

Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. The following identify desirable entryway design features.

- a. Facades greater than 100 feet in length, measured horizontally, should incorporate wall plane projections or recesses. No uninterrupted length of any facade should exceed 100 horizontal feet.
- b. Facades that face public streets should have a variety of arcades, display windows, entry areas, or awnings, unless the structural integrity of the building is at stake.
- c. Each principal building on a site should have clearly defined, highly visible customer entrances featuring no less than three of the following:
 - o Awnings or canopies or porticos;
 - o Overhangs;
 - o Recesses/projections;
 - o Arcades;
 - o Raised corniced parapets over the door;
 - o Peaked roof forms;
 - o Display windows;
 - o Architectural details such as tile work and moldings which are integrated into the building structure and design;
 - o Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

- d. Facades, exterior walls and entryways should provide consistent architectural treatment.

2. Back and Side Facades:

All facades of a building, visible to residentially zoned properties and/or public streets, should contribute to the pleasing scale features of the building and encourage community integration by featuring characteristics similar to the front facade.

All building facades, visible to residentially-zoned properties and/or public streets, should comply with the requirements of Section A-1 (facades, exterior walls and entryways) or Section B-1 (landscaping and buffering).

3. Smaller Retail Stores:

The presence of smaller retail stores gives commercial areas a "friendlier" appearance by creating variety, breaking up large expanses, and exhibiting the variety of the community's retail opportunities. Windows and window displays (transparencies) of such stores should be used to contribute to the visual interest of exterior facades. The guidelines presented in this Section are directed toward those situations where smaller stores, with separate, exterior customer entrances are located in principal buildings.

Smaller retail stores less than 20,000 square feet and located within commercial areas as a separate building should incorporate into their design structural enhancements similar to adjacent structures. This would provide visual consistency and a greater sense of place within the commercial area.

Where principal buildings contain additional, separate stores which occupy less than 20,000 square feet of gross floor area, with separate, exterior customer entrances:

- a. The street level facade of such stores should be transparent between the height of 3 feet and 7 feet above the grade of the walkway for no less than 60% of the horizontal length of the building facade for each such store.
- b. No window should consist of reflective glass.

4. Detail Features:

Buildings should have architectural features and patterns that provide visual interest, at the scale of the pedestrian, reduce massive visual effects, and recognize local character.

Building facades should include a repeating pattern that should include no less than three of the elements listed below:

- a. At least one of these elements should repeat horizontally. Each selected element should repeat at intervals of no more than 30 feet.
 - o Color change
 - o Texture change
 - o Material module change
 - o Wall plane change
- b. Expression of architectural or structural bay should be created through a change in plane no less than 1 foot in width, such as an offset, column, reveal, or projecting rib.

5. Roofs and Parapets:

Variations in rooflines should be used to add interest to, and reduce the scale of proposed buildings. Roof features should complement the character of adjoining neighborhoods, and when possible, utilize sources of natural light (i.e. skylights) to increase energy efficiency and worker well being. Roof design should contribute to the reduction of stormwater runoff by managing the water where it falls. Roof gardens are one of many options.

Parapets should conceal flat roofs and rooftop equipment such as HVAC units from public view extending out to the site perimeter.

6. Materials and Colors:

Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they should be aesthetically pleasing and compatible with materials and colors used in adjoining properties. Blank walls (a wall without windows, showcases, displays, pedestrian entries) should not be allowed in any first-floor building wall abutting any form of public connectivity (walkways) except as required for the structural integrity of the building. Buildings should be provided with a distinct "base" through the use of materials, texture or massing.

Architectural style should maintain the small town rural character. Design elements to be considered include, but are not limited to, providing offsets or bays, strong base materials, varying storefront treatments, multi-pane windows, and varying the bulkhead treatment. Buildings should provide generous amounts of windows, skylights, or similar natural-light-producing products to create ground floors with a "transparent" quality and to enhance the use of natural light and reduce energy consumption. No window should consist of reflective glass.

Buildings should provide protection for pedestrians from adverse weather conditions and utilize overhangs, marquees, and awnings at entrances, along pedestrian pathways, and at transportation waiting areas.

- a. Predominant exterior building materials should be constructed with high quality materials such as:
 - o Painted wood trim and moldings;
 - o Painted horizontal siding;
 - o Brick masonry;
 - o Wood, large timbers;
 - o River rock and other native stone;
 - o Plaster;
 - o Cast iron detailing;
 - o Metal roofing;
 - o Recycled and ecologically friendly materials;
 - o Transparency elements such as windows, showcases, skylights, display windows;
 - o Other similar high-quality building material.
- b. Facade colors should have low reflectance, be subtle, and blend well with the environment and not cause abrupt changes.
- c. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing should not be an acceptable feature for building trim or accent areas.
- d. Front facades or facades visible from public streets that are not screened should not include the following:
 - o smooth-faced concrete block
 - o smooth-faced tilt-up concrete panels
 - o smooth-faced pre-fabricated steel panels

7. Building and Development Signage

The design and location of signs on new and existing structures is critical. Building facade signs and pole signs have a legitimate function in any commercial center. Their main role is to provide necessary information, specifically to identify the offering and location of shops, stores and related facilities such as parking. Other functions include the presentation of directions to important places or areas and the announcement of important commercial or civic/cultural events such as festivals and parades.

Small, well-designed signs attract the eye and are supportive of existing local architectural character. Large, garish obtrusive signs cause sensory overload. Well-

designed signs complement each other and attract attention to the buildings and services or products they advertise. Signs that compete with each other and visually confuse are to be prohibited.

Commercial signs in Sutter Creek should be simple and bold. They should be flush with the building wall since flat signs usually complement architectural elements more effectively than projecting signs. Paper signs attached to interiors and exteriors of store windows should be discouraged except where a temporary public notice is required or appropriate.

All signage shall conform to the Sign Ordinance, Chapter 15.16 of the City of Sutter Creek Municipal Code.

SECTION B. SITE DESIGN AND RELATIONSHIP TO THE SURROUNDING COMMUNITY

1. Landscaping and Buffering:

Development projects should ensure that the parking, lighting, circulation and landscaping aspects are well designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the development and to and from surrounding areas. Landscape and buffering should contribute to visual quality and continuity within and between developments, provide screening and mitigation of potential conflicts between activity areas and site elements, enhance outdoor spaces, reduce erosion and stormwater runoff and mitigate air pollution.

Landscaping that incorporates low impact development strategies for stormwater management should serve to meet the requirements of the City of Sutter Creek's currently adopted stormwater management plan!

The rear or sides of buildings often present an unattractive view of blank walls, loading areas, storage areas, HVAC units, garbage receptacles, and other such features. Architectural and landscaping features should mitigate these impacts.

Whenever possible, the Landscape Design should provide open spaces that preserve or take advantage of natural features such as the view, clusters of native oak trees, or waterways:

- a. Landscape areas should include all areas on the site that are not covered by buildings, structures, paving or impervious surface. The selection and location of turf, trees, ground cover (including shrubs, grasses, perennials, flowerbeds and slope retention), pedestrian paving and other landscaping elements should be used to prevent erosion and meet the functional and visual purposes such as defining spaces, accommodating and directing circulation patterns, managing hardscape impacts, attracting attention to building entrances and other focal points, and visually integrating buildings with the landscape area.
 - 1) Landscape Design Plans should complement the existing landscapes of adjacent sites within a development area and should enhance the personal scale of a development by clearly defining pathways, entrance areas, plazas or public gathering spaces, parking areas, and access roadways.
 - 2) Landscape Design Plans should mitigate the impact to neighboring properties. The rear elevations of buildings, loading docks, and refuse collection areas must also be addressed in the Landscape Design Plan. It

is required that rear elevations adjacent to non-commercial zoned parcels will be screened to the full height of the structure within seven (7) years of occupancy of the retail space.

- 3) Landscape Design Plans should incorporate a mix of indigenous and native plants that are hardy and drought tolerant, and should include a minimum of 40% evergreen plantings (trees, shrubs, groundcovers, ornamental grasses, and evergreen herbs). Permanently installed irrigation systems are required.
 - 4) Perimeter landscape buffer planting areas should be a minimum of ten (10) feet in depth from the edge of walkways, curbs or property lines, along all sides of the property. Parcels less than thirty (30) acres should have a perimeter landscape buffer depth of ten (10) feet. Parcels thirty (30) to less than fifty (50) acres should have a perimeter landscape buffer depth of fifteen (15) feet. Parcels fifty (50) acres or greater should have a perimeter landscape buffer of twenty (20) feet.
 - 5) Parking lots with more than fifty (50) parking spaces should have curbed planting areas. Planting areas should be placed at each end of a parking row. No parking row should contain 30 contiguous parking spaces without a curbed planting area.
 - 6) Landscape Design Plans should also address a variety of landscape lighting elements utilized both for safety and aesthetics.
- b. Any landscape element that dies, or is otherwise removed, should be promptly replaced with the same, if not similar to, height or texture element as originally intended.
 - c. Off-site access to pedestrian transit and bicycle facility improvements may be required in order to comply with the Circulation Element of the General Plan and the Sutter Creek Municipal Code.
 - d. To the maximum extent feasible, pedestrians and vehicles should be separated through provisions of a walkway. Where complete separations of pedestrian and vehicles are not feasible, hazards should be minimized by using landscaping, bollards, special paving, lighting and other means to clearly delineate pedestrian areas.
 - e. Landscaped parkways around parking lot perimeters should be consistent with minimum setback requirements. Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting

patterns and organization. Perimeter landscaping along a street and within the public right-of-way should utilize the street tree requirements of Chapter 13.24 of the Sutter Creek Municipal Code for community-wide consistency.

- f. Future maintenance should be in accordance with accepted maintenance practices.

2. Entrances:

Large retail buildings should feature entrances that coordinate with pedestrian networking and public connectivity to and through the entire site.

3. Parking Lot Design and Orientation:

Off-street parking for commercial, industrial, and public buildings should be designed to minimize visual impact. Parking areas should provide safe and efficient ingress and egress for vehicles and public transit. Parking lots should be configured and designed to reduce the overall mass of paved surfaces. No more than 50% of an off-street parking lot for the entire property should be located between the front facade of the principal building(s) and the adjacent public street.

Parking lots should be designed to avoid erosion damage to grading and surrounding landscaping. Whenever possible, permeable paving systems should be evaluated and utilized (especially for employee parking areas). To reduce impervious services, one-way drive aisles should be encouraged.

Parking lots should incorporate methods for stormwater management utilizing low impact development (LID) techniques. These include:

- o End-of-island bioretention cell(s) with underdrain(s) and landscaping;
- o Bioretention cells or biofiltration swales located around the parking perimeter;
- o Breached Curb drainage inlets (or curb cuts) in the end-of -island bioretention cells and bioretention strips to collect runoff.
- o Bioretention cells can be installed between lines of parking stalls to increase the total treatment surface area of these systems.

Large surface parking lots should be visually and functionally segmented into several smaller lots:

- a. Parking lot design must include detailed information on non-motorized pedestrian access to and through the development. Demarcation should be

required by utilizing a combination of: 1) change in paving surface materials, 2) landscaping, or 3) safety and directional lighting.

- b. All required internal walkways must be located and constructed as an integral part of existing walkways and must coordinate with the City's Circulation Element of the General Plan.
- c. Setbacks for parking lot layout should be provided at a minimum of 10 feet from any public right-of-way (except for alleys). This setback or buffer area between the street or access road and the parking lot should always include trees, drought-resistant natural groundcovers, and other native landscape materials.
- d. No parking row should contain 30 contiguous parking spaces without a curbed planting area or bioretention cell. These areas should include trees to a minimum height and diameter as specified in Section B-1 and these areas should contribute to small-scale control of stormwater runoff.
- e. Traffic calming techniques should be encouraged for pedestrian safety.
- f. Provide adequate and easily accessible cart corrals.
- g. If the Landscape Plan incorporates the retention of significant trees above the requirements of Section B-1, the City may approve a reduction of up to 10% of the required number of parking spaces if adequate parking is available for entire site build-out.

4. Lighting and Glare:

The extensive use of neon lighting is strongly discouraged. It is strongly recommended that neon graphics and signage be replaced with three-dimensional signage that is either backlit, illuminated with low voltage bracket lights, or emphasized with ground mounted lighting.

All lighting should meet California State Energy Codes and the following requirements:

- a. Illuminated signage and exterior building lighting should be compatible with the architecture of the project and should not detract from the visibility of surrounding buildings.
- b. Landscape and architectural lighting should be used to illuminate building facades, building entrances, and feature or courtyard spaces.

- c. Night lighting must be provided for all pedestrian walkways and where stairs, curbs, ramps, and crosswalks occur.
- d. All exterior lighting fixtures in parking areas and driveways should utilize cutoff shields or other appropriate measures to conceal the light source from adjoining uses and right-of ways.
- e. Other lights should be designed to avoid spillover glare beyond the site boundaries.
- f. For those parking lots that are adjacent to residentially-zoned land, the maximum height of light posts should not exceed 18 feet.
- g. Lighting reduction and energy-efficient timer systems should be required after normal business hours except for lighting that is mandated for general safety and security,

5. Pedestrian Flows:

This section sets forth standards for public walkways and internal pedestrian circulation systems that can provide user-friendly pedestrian access:

- a. Walkways at least 8 feet in width should be provided along all sides of the lot that abut a public street and should provide human-scale lighting to create a safe and attractive pedestrian atmosphere.
- b. Continuous internal pedestrian walkways, no less than 8 feet in width, should be provided from the public walkway or right-of-way to the customer entrance of all buildings on the site. Walkways should connect pedestrian activity such as, but not limited to, transit stops, street crossings, buildings and store entry points, and central features and community spaces. Walkways should feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50% of its length.
- c. Walkways, no less than 8 feet in width, should be provided the full length of the building featuring a customer entrance, and along any facade abutting public parking areas. Such walkways should abut a minimum 6-foot wide planting bed, except where features such as arcades or entryways are part of the facade.
- d. All internal pedestrian crosswalks should be distinguished by the use of durable, low maintenance surface materials such as pavers, bricks, stamped asphalt, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways so long as they met the ADA guidelines.

- e. Bicycle lanes should be provided, where appropriate, on ingress and egress routes and should be consistent with standards identified and adopted by the City of Sutter Creek.
- f. Commercial parking lots should provide trash receptacles and bicycle racks.
- g. All pedestrian amenities should meet ADA guidelines.

6. **Outdoor Storage, Trash Collection, and Loading Areas:**

Loading areas and outdoor storage areas exert visual and noise impacts on surrounding neighborhoods and should be designed so that delivery and loading operations do not disturb adjoining neighborhoods. These areas, when visible and audible from adjoining properties and/or public streets, should be screened, recessed or enclosed. When such areas are insulated, the enclosures should conform to those used by the predominant materials and colors on the building. While screens and recesses can effectively mitigate these impacts, the selection of inappropriate screening materials can exacerbate the problem. Appropriate locations for loading and outdoor storage areas include areas between buildings, where more than one building is located on a site and such buildings are not more than 40 feet apart, or on those sides of buildings that do not have customer entrances.

- a. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses should not be visible from abutting streets or properties.
- b. No areas for outdoor storage, trash collection or compaction, loading, or other such uses should be located within 20 feet of any public street or public walkway.
- c. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions should be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
- d. Non-enclosed areas for the storage and sale of seasonal inventory should be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences and the cover should conform to those used as predominant materials and colors on the building.

- e. No outdoor storage in designated parking spaces or exterior walkways which reduces the unobstructed walkway to less than 8 feet.
- f. Noise attenuation should be in conformance with Chapter 10.50 of the Sutter Creek Municipal Code.
- g. Customer loading and unloading zones should be provided.

7. **Central Features and Community Spaces:**
(Applies when three or more buildings are planned in a development)

Buildings should offer attractive and inviting human scale features, spaces, and amenities that reflect the traditional agricultural heritage of the community. Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations. Transit stops and drop-off/pick-up points should be considered as integral parts of the configuration.

A pedestrian walkway network should be anchored by special design features such as towers, arcades, cupolas, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces. Examples of outdoor spaces are plazas, patios, courtyards, and window-shopping areas. The features and spaces should enhance the building and the center as integral parts of the community fabric.

The overall design of this community space should strengthen our community's identity by referencing our mining heritage and/or natural history. Special design features are encouraged, such as a clock tower, water feature, or public art.

When three or more buildings are planned for a development, this Section is triggered.

A central community space should be constructed that is centrally located and connected to the pedestrian walkway. It will be constructed of materials that are not inferior to the principal materials of the building and landscape. It will have these components based on a case-by-case analysis and at the Planning Commission's discretion.

- o A landscape area that includes multiple trees.
- o A transportation drop off point.
- o A plaza with seating and a covered structure with a cupola or other such deliberately shaped focal feature or amenity that adequately enhances the community space.

8. Transportation Consistency Requirements:

Pursuant to the CalTrans, the Sutter Creek Municipal Code and other studies and applicable statutes and ordinances, the development should provide appropriate road, curb, gutter, walkway, signage, and signaling both on-site and off-site as necessary to accommodate traffic increase caused by the development.

9. Other Requirements:

These development standards are not inclusive of all requirements. Other ordinances and statutes govern stormwater drainage, traffic and other matters.

Vacant or abandoned properties, including but not limited to, buildings, stormwater, parking, landscaping, should be maintained for the safety of the community, the local environment, and the visual impacts to the surrounding properties. Maintenance includes watering, trimming and pruning landscaping, promptly repairing damage, and prompt removal of graffiti. Signage on such properties should be changed, if at all, in a visually attractive manner. Any covering of glass surfaces should be done in such a way as to blend in with the rest of the building and in a visually attractive manner. Chain-link fencing to exclude trespass should be permitted for not more than 120 days after which it should be removed or replaced with visually attractive fencing.

DEFINITIONS

Arcade: A covered passageway, especially one lined with shops. A line of arches and their supporting columns.

Buffer: A buffer zone is that intermediate or intervening space or area that serves to reduce or mitigate the interaction with adjacent properties or structures.

Community Space: An area devoted to the public as an amenity. The space can include covered areas, drinking fountains, sitting benches, etc. It should not include stored merchandise.

Facade: Any face of a building, usually the front, which is visible in its entirety by an observer.

Greenbelts: Any area dedicated to plantings that lessen the impact of structures or parking lot areas, and provide relief for the resultant impact.

Hardscape: Manmade or constructed elements, permanently in place, that are part of the completed project.

In-fill Development: Any existing, vacant structure within the city limits of Sutter Creek that is available to lease, rent, or buy.

Internal Walkway: Those pedestrian walkways entirely within the site, dedicated to the safety of pedestrians using the site.

Landscape Parkways: Same as Landscaping.

Landscaping: Landscaping means the combination of natural elements such as trees, shrubs, groundcovers, vines, or other living organic and inorganic materials which are installed for purposes of creating an attractive and pleasing environment, screening unsightly views, reducing environmental impacts, and filtering matter from the air.

Massing: Provision of architectural features giving a structure a sense of depth or 3-dimensional characteristic.

Transparent/Transparencies: A transparency is see-through and generally refers to glass. It can be windows, showcases, skylights doors.

Walkways: Walkways serve as pedestrian connectivity and interconnectivity to and through a development. Sidewalks are implied to be made of impervious materials. Pathways are implied to be made of pervious materials.

