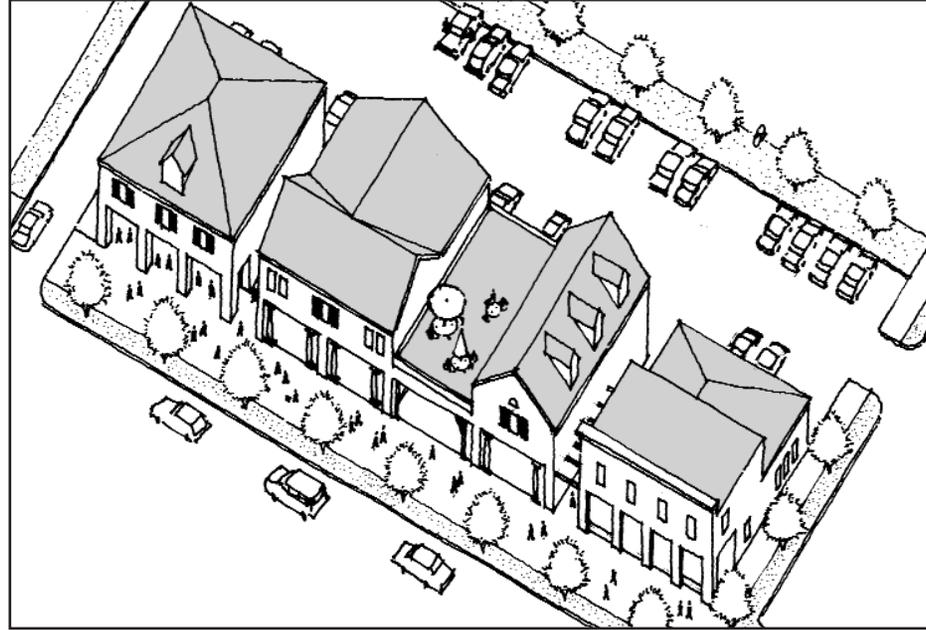
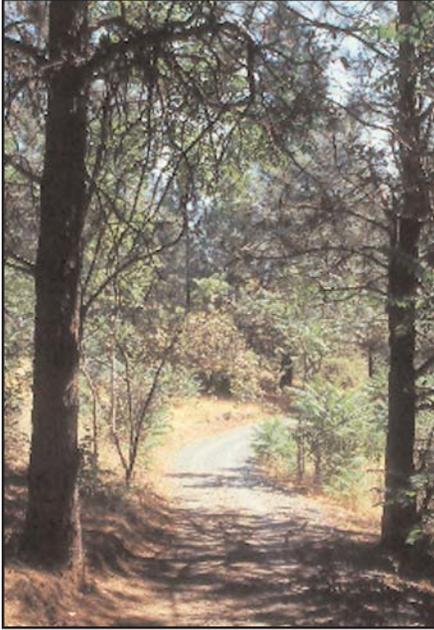


WESTERN NEVADA COUNTY DESIGN GUIDELINES



**WESTERN NEVADA COUNTY
DESIGN GUIDELINES**

**Prepared for: The County of Nevada,
California**

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INTRODUCTION

Nevada County is an area of extraordinary scenic quality. The beauty of the natural landscape and the built environment combine to define the unique aesthetic quality of the County. As the County continues to grow, and development continues to expand from the Sacramento Valley into the Foothills, local residents express concern that the County is losing its sense of uniqueness.

Careful attention to attractive and citizen-friendly design is in the economic interests of any community. Good design can raise property values, attract new businesses, increase employment, and stimulate tourism. Good design can also reduce conflicts between varying land uses, allowing for mixed-use development that can create a vibrant and diverse community.

These Guidelines do not dictate mandatory design elements, but rather, they are intended as a guide to assist property owners and project designers in understanding the County's goals for attaining high quality development that is sensitive to the County's character.

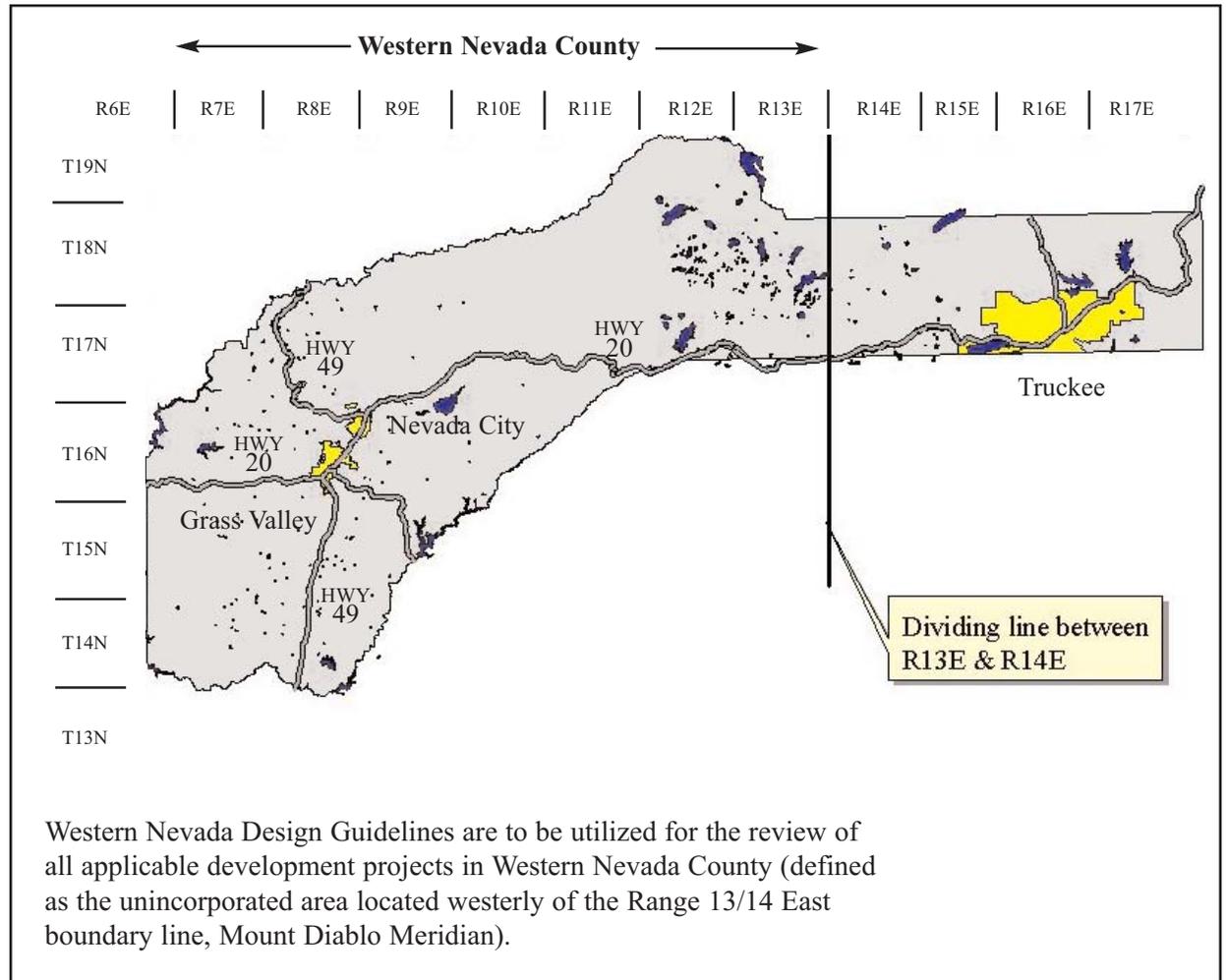
These Guidelines will be used during the review of land use permit applications as additional criteria for project review. County staff will refer to these Guidelines for direction and evaluation of project design. These Guidelines implement General Plan Policies and supplement the Comprehensive Design Standards contained within County Zoning Regulations; they encourage the maintenance of community identity and the preservation of historical and cultural sites, buildings, and features; and they provide

guidance to developers and decision makers to ensure consistent review of the design related components of development.

APPLICABILITY

These Western Nevada County Design Guidelines are applicable to all Development Permits and Use

Permits for all public, commercial, industrial, and multi-family projects in Western Nevada County. For those communities that are subject to an adopted Area or Specific Plan, the Area or Specific Plan Guidelines are also applicable. In addition, projects within either Grass Valley or Nevada City's sphere of influence will be referred for a review of consistency with that city's Design Guidelines.



GOALS

These Guidelines encourage the highest level of design quality while at the same time provide the flexibility necessary to promote economic viability. They seek to advance the principle that good design does make a difference; contributing to a more cohesive community and enhanced customer activity. They promote new development that encourages a "sense of place" which provides a level of comfort for local residents and visitors. These Guidelines promote development that adds to community identity by inviting pedestrian activity, i.e., placing buildings closer to roads, limiting building size to a human scale, clustering buildings, placing parking behind buildings, breaking up parking lots with trees and walkways, and creating clearly visible entries and public places. These Guidelines assist designers in recognizing that new development can enhance the unique character of Nevada County.

Specifically, these Guidelines seek to:

- Protect and preserve the scenic resources of Nevada County;
- Maintain the rural, small-town character of the County reflecting the distinctions between *Rural Regions* and *Community Regions*;
- Maintain community identity by promoting compact, mixed-use development;
- Establish a consistent set of criteria that allows flexibility for demonstrating compliance with the purpose of these guidelines.
- Complement the rich historic fabric of the County.

HOW TO USE THIS DOCUMENT

These Design Guidelines provide a menu of design concepts and techniques to assist project developers. They are intended to provide a range of design options that satisfy policy objectives rather than prescribe specific design solutions. These Guidelines should be used and interpreted with some flexibility in their application to specific sites and projects. Constrained lots will require careful planning to ensure a viable use and good design. Each element of project design should be considered within the context of the individual project, but with the overall objective of meeting the goals of the Guidelines.

This document is designed to allow the user to go directly to the Guidelines for the type of development that is most closely suited to his/her project. It is recommended that the user first review Chapter 1 for General Development Guidelines, and then review the Guidelines for the appropriate type of development in Chapter II. Within Chapter II are checklists to assist the user in developing a project that meets the County's goals and objectives.

These Guidelines illustrate ways to meet design objectives but do not supercede adopted regulations or standards. Specific development standards are contained within Section L-II, Chapter 4, of the Nevada County Land Use and Development Code. The authority for Design Review is contained within Chapter 18 of the Nevada County General Plan and within Section L-II 5.3 of County Zoning Regulations. It is always recommended that the developer or property owner consult with a Planner early in the process to verify applicable code requirements.

CHAPTER ONE: GENERAL DEVELOPMENT GUIDELINES

Guidelines in Chapter One focus on recommendations that apply to all types of development within Western Nevada County. It is recommended that this Chapter be reviewed first. Guidelines pertaining to specific uses and types are discussed in Chapter Two.

A. LAND USE AND SITE PLANNING

1. Preferred Development Patterns

Objective: Encourage development that minimizes the impact on the natural environment and the character of the region.

Guidelines(Checklist):

- Concentrate growth within *Community Regions and Rural Centers*
- Locate new development near or adjacent to existing developed areas in order to preserve corridors of natural undisturbed areas
- Utilize compact and less land-intensive patterns of growth and mixed use development
- Site new development to take advantage of solar access, i.e., to provide solar gain in winter months, or orienting buildings to provide south-facing exposure for solar panels
- Minimize wildland fire hazard by avoiding construction at the top of steep slopes, and by allowing adequate area for defensible space around structures
- Design development to reflect the unique character of the community in which the project is located, including:
 - Retaining and restoring historic structures and features in the communities of North San Juan, Washington and Rough & Ready
 - Highlighting the agricultural history of Chicago Park, Peardale and Penn Valley
 - Reflecting the rich mining past of North Columbia, French Corral, and the Red Dog-You Bet area
 - Maintaining the small town, 1930's cottage-style, residential development of Cedar Ridge.



(Above) Development is focused around the Wildwood neighborhood center. (Below) The Cedar Ridge Fire Station is integrated into the existing landscape.



A. LAND USE AND SITE PLANNING

2. Environmentally Sensitive Design

Objective: Preserve natural areas through appropriate site design providing an amenity for the project while enhancing the overall natural environment.

Guidelines (Checklist):

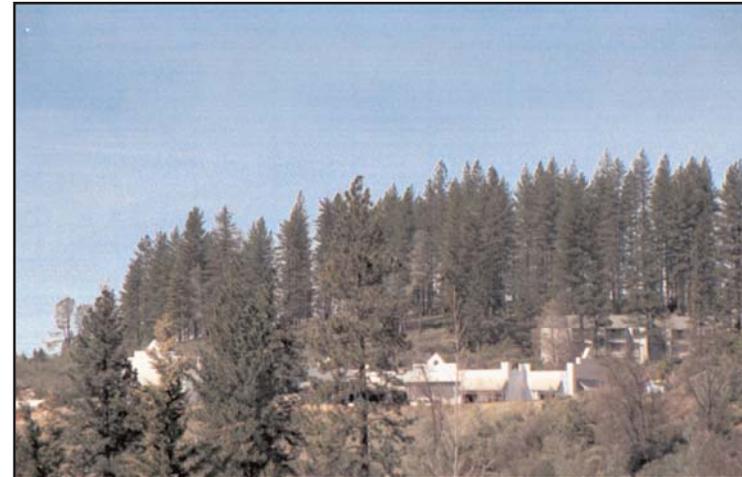
- Qualitatively assess vegetated areas before preparing site plans in order to preserve significant amenities such as waterways, mature tree stands, and sensitive habitats
- Encourage the clustering of developed areas in lower, flat areas of a site to preserve slopes and ridge lines
- Orient development to take advantage of view corridors, mountain peaks, ridge lines, mature tree stands, and other scenic resources
- Locate structures within previously disturbed areas when possible
- Design building and parking areas to conform to the natural terrain of the land to minimize grading and to ensure the least amount of site disturbance
- Align roadways and driveways to follow the contours of the site.
- Incorporate and protect environmentally sensitive resources in the site design
- Vary roof lines within view corridors to preserve ridge lines and views
- Preserve significant natural features, particularly trees, water bodies, and rock formations

3. Landmarks and Vistas

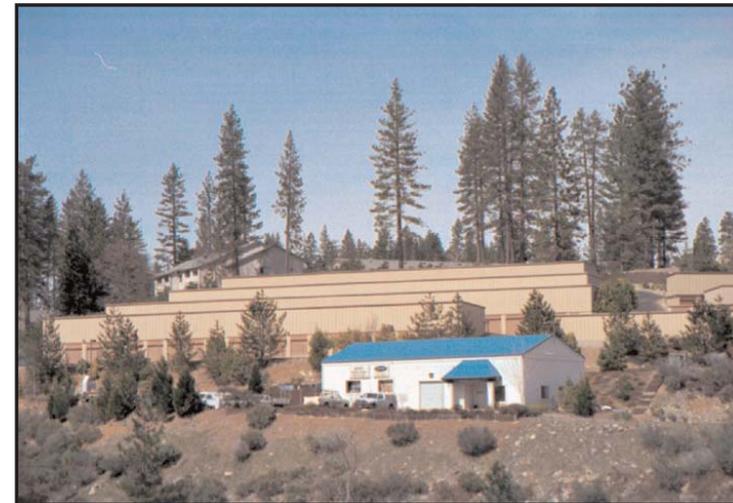
Objective: Create neighborhood landmarks in prominent locations and create views and vistas through careful street design and placement.

Guidelines (Checklist):

- Use massing and architectural detailing to create a landmark structure in locations that terminate significant views
- Provide special attention to buildings that occupy prominent sites
- Create pedestrian-scaled public space for resting and informal gatherings
- Define prominent intersections by locating buildings or other significant structures close to the roadway



GOOD SITE PLANNING



POOR SITE PLANNING

(Top) This group of buildings has minimal visual impact because it is integrated into the hillside. (Bottom) This group of buildings dominates the view of the hillside.

A. LAND USE AND SITE PLANNING

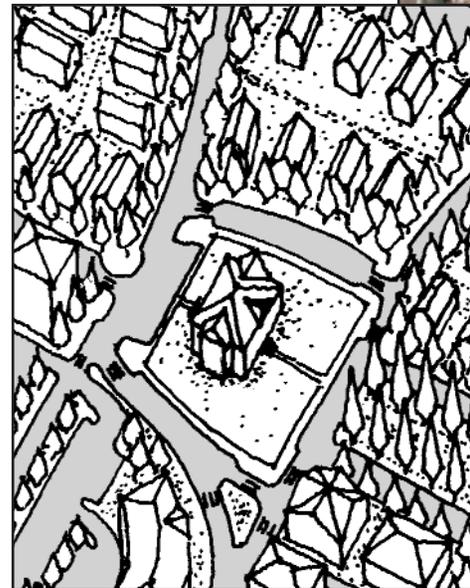
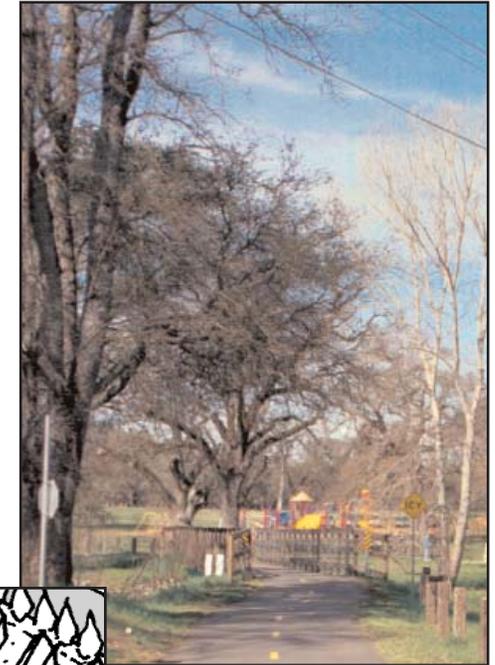
4. Public Open Spaces and Common Areas

Objective: Provide public open space amenities that range from undeveloped natural corridors and formal spaces to regional, local, and pocket parks within neighborhoods and centers.

Guidelines (Checklist):

- Encourage the creation of continuous regional open space networks
- Preserve natural amenities such as streambeds, wildlife habitats, and tree groves by incorporating them into park systems
- For commercial and mixed use projects, provide a clearly defined public open space to serve as a design “center-piece” for the site
 - Public spaces should be a focal point and not left over space
 - Building entrances and windows should be oriented toward the public space to provide a sense of security for users
 - Where possible, uses such as restaurants, and cafes should activate these spaces
- Open space may be preserved by reducing the width of street improvements, using common driveways, and by clustering units.
- Identify the primary users of the open spaces and provide the necessary design and amenities to meet their needs

(Right) Parks should have strong connections to all neighborhoods. A connection could be provided by a bicycle trail as shown in this photograph. (Below) Mixed use Center oriented around a village square with a public building located prominently in the center.



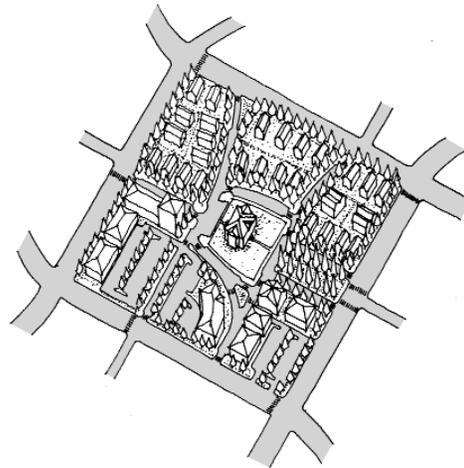
B. PEDESTRIAN AND ALTERNATIVE TRANSPORTATION MODES

1. Alternative Travel Modes

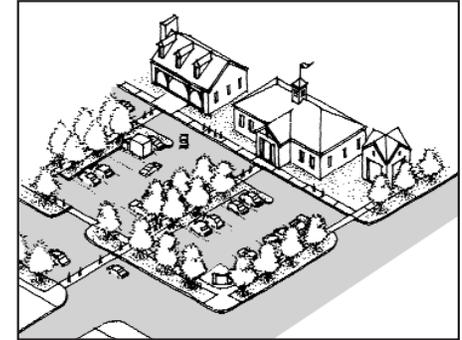
Objective: Encourage development patterns and projects that support alternative travel modes of transportation which include walking, bicycling, and public transportation.

Guidelines (Checklist):

- In *Community Regions* and *Rural Centers* provide clusters of dense development and activities that will support transit and walkability
- Provide bicycle racks in all new development
- Make pedestrian orientation a primary objective of all projects
- Design streets to comfortably accommodate pedestrians as well as automobiles through adequate sidewalks and landscaped edges to separate pedestrians from vehicular traffic. Paths and trails are encouraged instead of sidewalks in more rural areas.
- Incorporate appropriate street design and/or other traffic calming devices to encourage slower traffic in pedestrian areas and local neighborhoods
- Provide comfortable bus shelters that are screened from traffic and weather
- Provide signal lights or other crossing techniques where major pedestrian routes cross major streets or otherwise mitigate bicycle/vehicle conflicts
- Provide adequate lighting for safety on major pedestrian routes



Clustering of densities and integration of uses promotes walkability, reduces dependency on the automobile, and supports transit.



(Above) Integrating bicycle trails is a good way to provide connectivity and alternatives to driving. (Above right) Providing a comfortable walking environment promotes walkability. (Right) Development should support public transit.

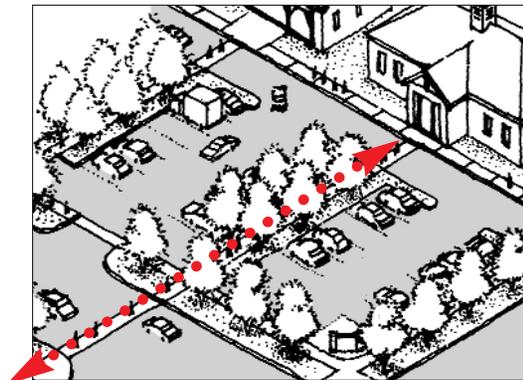
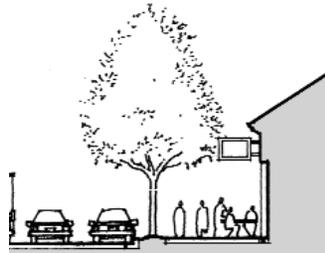
B. PEDESTRIAN AND ALTERNATIVE TRANSPORTATION MODES

2. Pedestrian Access

Objective: Encourage comfortable pedestrian access to new development, incorporating safe, unobstructed pedestrian circulation through projects

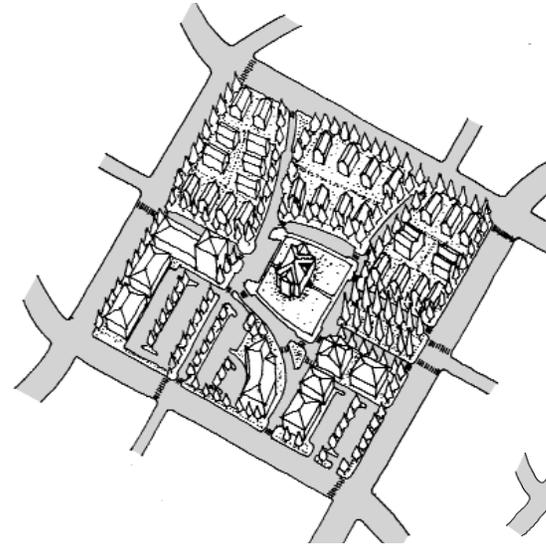
Guidelines (Checklist):

- Encourage street oriented projects that define the street edge and create a safe pedestrian environment
- Minimize curb cuts along street edges
- Integrate uses within the same project
- Provide direct pedestrian walks and pathways through projects that are separated from vehicular traffic and parking areas
- Provide an integrated street network within the project and to adjacent projects
- Provide protected pedestrian circulation routes through vehicular traffic and parking areas
- Locate bicycle racks in a convenient and comfortable location

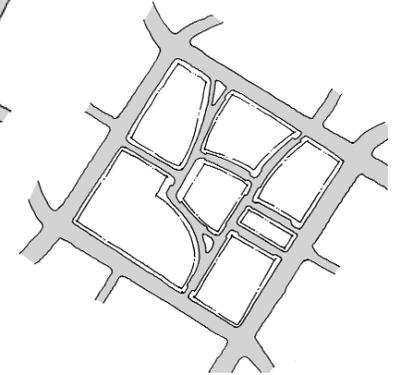


(Above) Building uses oriented toward the street provide a comfortable experience for pedestrians. In addition, wide sidewalks, street trees, window awnings, and on-street parking provide additional comfort. (Right) Direct pedestrian connections should be provided within projects.

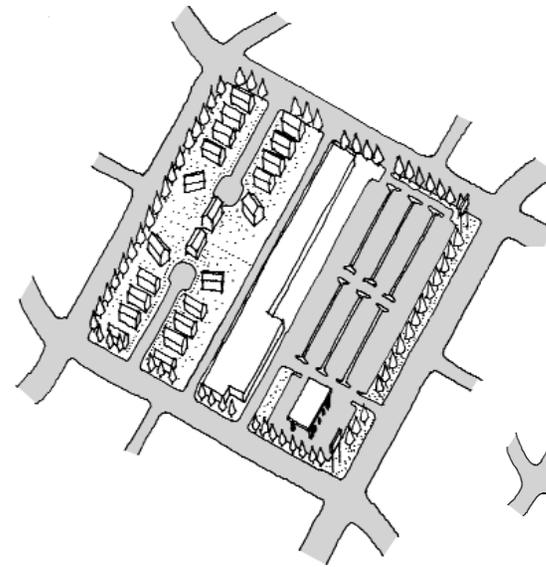
GOOD SITE PLANNING



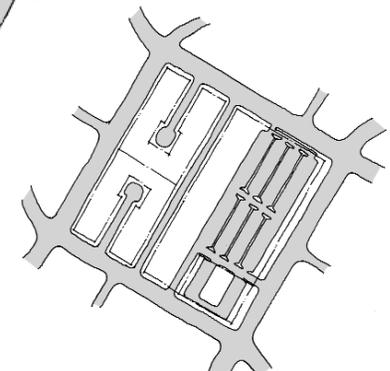
A mixed-use Center built out (at left) integrates an interconnected street network (at right) that provides maximum connections and encourages a pedestrian-friendly environment.



POOR SITE PLANNING



Conventional development built out (at left) incorporates a street pattern (at right) that segregates uses and creates an auto-dominated environment.



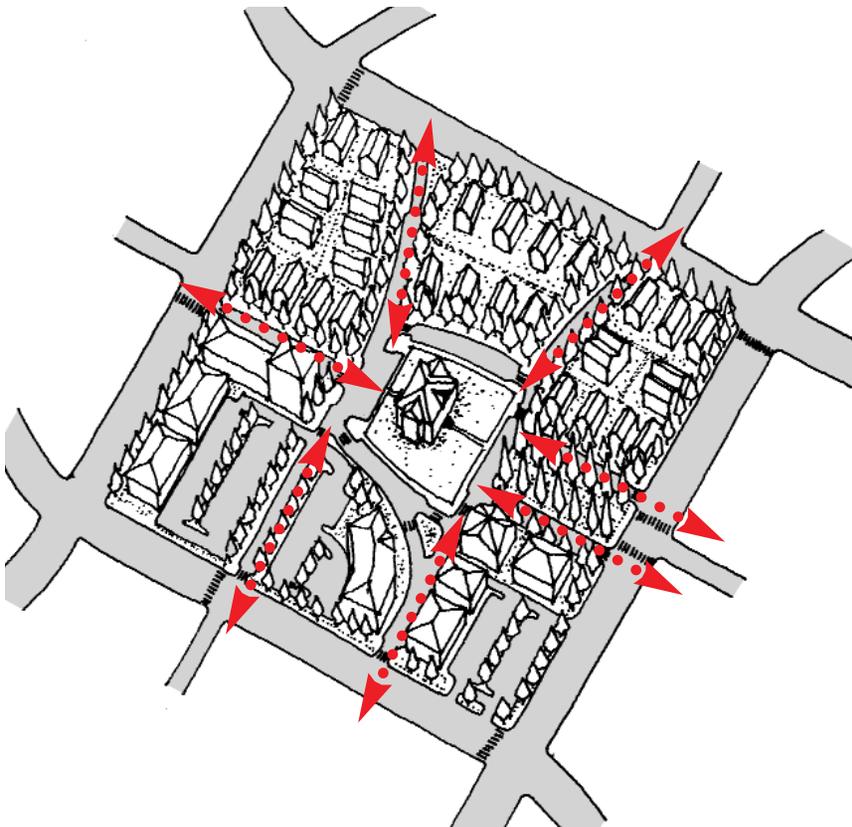
C. CIRCULATION

1. Integrated Street Network

Objective: Provide an integrated street network within all applicable projects in order to improve pedestrian and automobile connectivity.

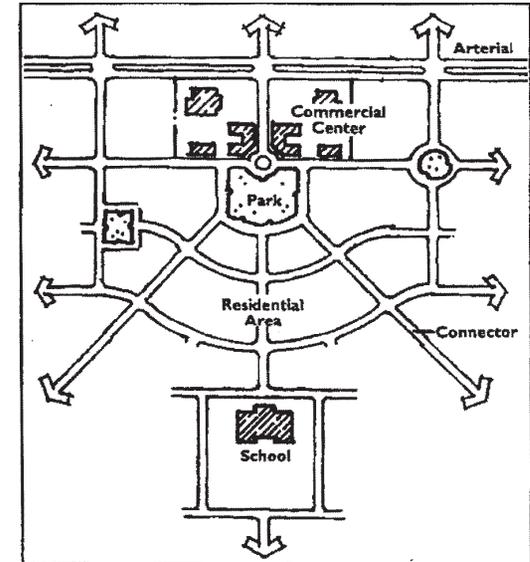
Guidelines (Checklist):

- Provide street connections through a project and circulation plan
- Integrate as many connections as possible to adjacent parcels
- Design streets as public spaces as well as movers of automobiles and pedestrians



GOOD PLANNING

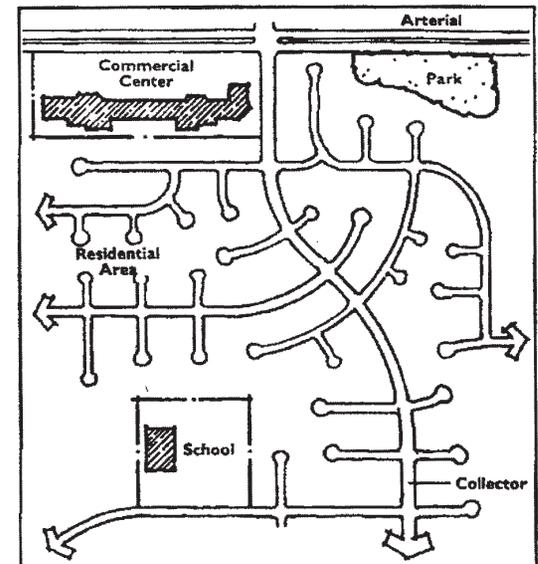
Integrated Street Network
An integrated street network provides connections for both pedestrians and automobiles



Illustrations from Town of Windsor Design Standards Document

POOR PLANNING

Conventional Development Pattern
A conventional development pattern provides poor connections for pedestrians and automobiles.



C. CIRCULATION

2. Traffic Calming Measures

Objective: Discourage fast, through-traffic on neighborhood and local streets by including provisions that mitigate traffic impacts.

Guidelines (Checklist):

- Recommended traffic management measures include:

Appropriate street widths. Streets should be designed to respond to specific uses at regional, community, and neighborhood scales.

”T” intersections. Road alignments are offset at least 150 feet, forcing turning movements. If carefully sited, these “T” intersections can also create prominent vistas to civic features, natural vistas, or parks.

Traffic circles. Small circular islands are placed at the center of intersections. These islands are typically landscaped, and can be made more effective when used in a series spaced 600-800 feet apart.

Median Islands. These islands are installed in the center of a street, and can serve to narrow a street and thus slow traffic.

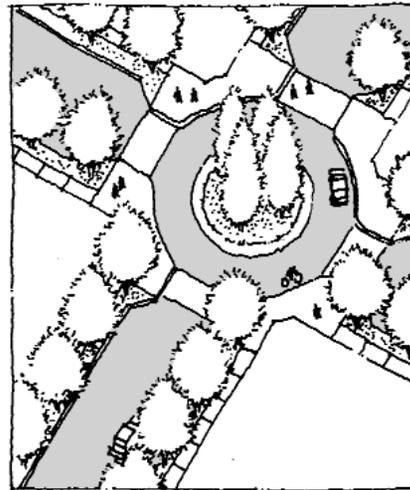
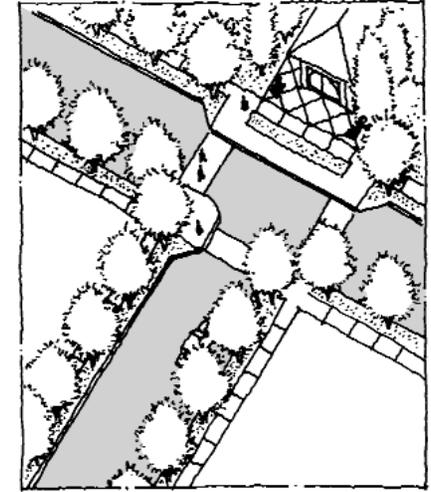
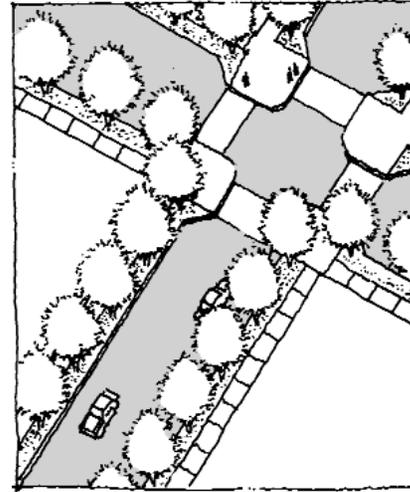
Bulbouts and raised intersections. Bulbouts slow traffic and reduce pedestrian crossing distances by narrowing the curb-to-curb dimension of the street at the intersection. Crosswalks can be raised or textured by a few inches to make drivers aware of pedestrians.

- Traffic calming measures not recommended:

Road undulations

Stop Signs

Street closures and forced turns



Bulbouts and raised crosswalks (above left) create a pedestrian-friendly environment.

”T” intersections (above) create opportunities for placement of important civic and institutional uses. Median Islands (left) can provide green vistas within neighborhoods and help to slow traffic along lengthy stretches of street.

D. PARKING

1. Parking Lot Design and Placement

Objective: Decrease the negative visual impact of parking and reduce the conflict between automobiles and pedestrians

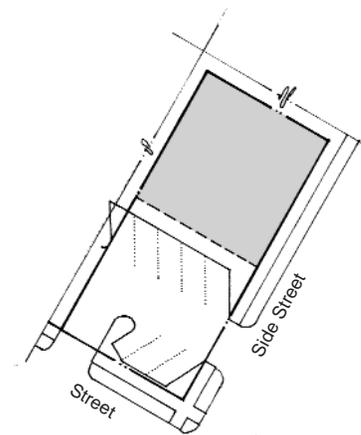
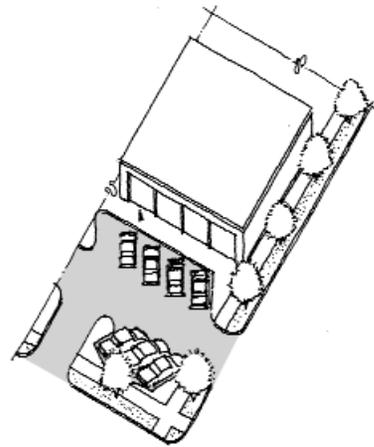
Guidelines (Checklist):

- Provide parking to the rear of lots behind buildings so that the buildings face the streets and create a more active pedestrian environment
- Break larger parking lots into several smaller lots
- Consider permeable surfaces for parking provided in excess of required parking
- Provide parking lot connections between adjacent properties
- Reduce automobile entrances from primary streets that should be pedestrian oriented
- Minimize number and width of curb cuts and automobile entrances

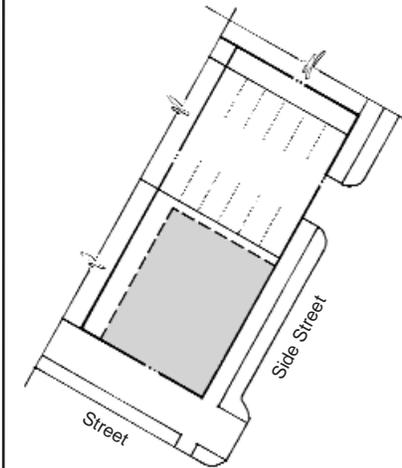
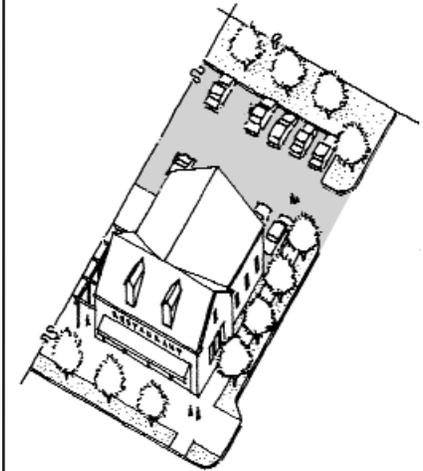


(Above) Breaking down parking areas into smaller individual lots decreases the visual impact of parking lots. (Right) Parking placed in front of buildings does not promote a pedestrian-friendly environment. Parking placed to the rear of buildings (far right) encourages a pedestrian-friendly environment.

POOR SITE PLANNING



GOOD SITE PLANNING



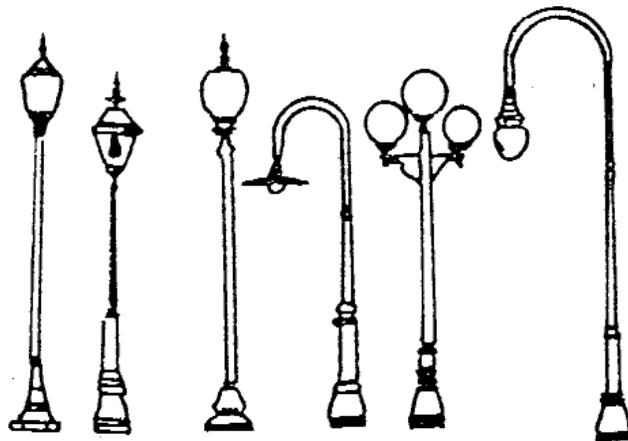
E. LIGHTING

Character and Function of Lighting

Objective: Encourage appropriate lighting that strengthens the character of the built environment and provides safety for pedestrians and automobiles.

Guidelines(Checklist):

- Street lighting should be consistent with Western Nevada County’s small town and rural character. “Acorn” type fixtures and other, well articulated fixtures are appropriate
- Street lighting should be designed for pedestrian comfort and safety as well as automobile safety
- Good lighting uses only the amount of light needed for the intended task, whether it is intended to illuminate a parking lot, pedestrian walkway, signage, for security, or to highlight specific architectural features
- New lighting should be compatible with the level and style of lighting in the project area
- Use efficient, high quality light fixtures to control light output and to reduce energy waste
- Photovoltaic light fixtures are encouraged and should be utilized where feasible



(Above) “Acorn” type fixtures or other highly detailed lighting is appropriate. (Above left) Lighting should enhance the character of a project or district. (Left) Larger automobile-oriented lighting should be compatible with other lighting. More simplified lighting is appropriate for industrial and light industrial areas.

F. STREET FURNITURE

Character and Function of Street Furniture

Objective: Increase the quality of the built environment with the integration of appropriate street furniture, which includes benches, bollards, bicycle racks, and tree grates in styles that are consistent with the architectural character of the County.

Guidelines (Checklist):

- Street furniture design should be compatible with the character of nearby architecture
- Items should be chosen that are made of durable materials in order to reduce maintenance
- The selected design should be compatible with selected lighting and other street furniture
- Each trash receptacle should have an adjacent recycling receptacle

Benches, tree grates, garbage cans, recycling cans, and bicycle racks should have compatible designs. Benches should be made of resilient materials to reduce maintenance.



G. SIGNAGE

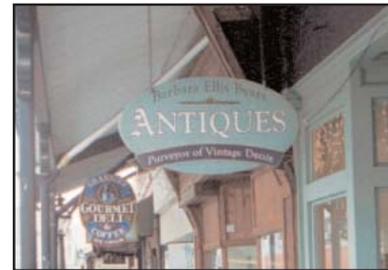
Character and Function of Signage

Objective: Ensure that every project is designed with a precise concept for adequate signage and encourage signage within new development that is functional and compatible with the overall architectural character of the project and community.

Guidelines (Checklist):

- Signs should be consistent with other signs and structures within the project in size, color, materials and placement
- Signage should be clearly visible and legible. Highway-oriented signs should be designed for automobile traffic while others should be oriented to the pedestrian
- The sign should be located so that it is easily located and read
- The size and scale should allow the sign to be easily read without it dominating the character of the project
 - Sign messages should be brief
 - Avoid hard-to-read, overly intricate typefaces
 - Carefully consider the proportion of the letter area to overall sign background
- Signs should be placed at or near the entrance to a structure or site to indicate the most direct access
- Specially designated areas such as visitor parking, structure entrances, and loading and receiving should be designated with signage
- The design of signage for new projects should be coordinated with street furniture design
- Light levels should be carefully chosen to provide optimum illumination and energy efficiency without casting light upward or into lanes of traffic
- The use of backlit or can-type box signs with translucent panels is strongly discouraged
- Monument signs made of natural materials and that use external lighting are the preferred alternative for business identification whenever possible.

Signage design should incorporate appropriate color, materials and scale and should be well integrated into the site. (Bottom) Innovative use of materials such as corrugated metal should be limited to industrial and light industrial areas. (Middle Left) Signage in pedestrian oriented areas should be designed to engage the pedestrian.



H. LANDSCAPING

General Landscaping Features

Objective: Increase the quality of the built environment with the appropriate integration of landscaping

Guidelines (Checklist):

- Landscaping should define specific areas by helping focus on entrances to structures and parking areas, creating edges, and providing screening for loading and equipment areas
- Encourage water conservation through the retention of existing, on-site vegetation as well as the responsible integration of native or drought tolerant species of plants
- Utilize landscaping to enhance public spaces in order to create an environment that is comfortable and pleasing for pedestrians and motorists
- Pedestrian access to sidewalks or structures should be considered in the design of all landscaped areas
- Planting next to walkways, within plazas, and adjacent to other pedestrian spaces should include smaller species of shrubs and trees to maintain an intimate human scale and canopied trees to provide shade during the summer



Projects should utilize existing and newly planted native plants to integrate the project into the site.



I. ARCHITECTURAL DESIGN

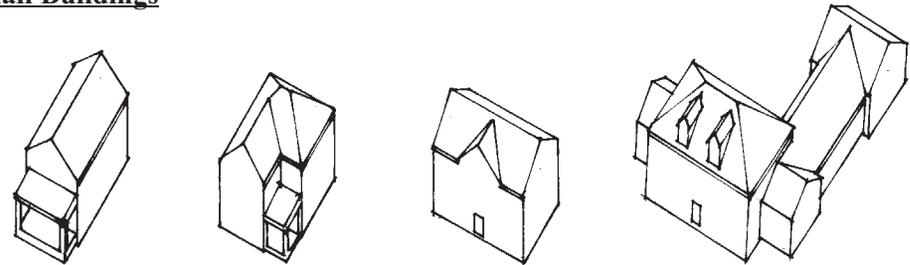
1. Massing

Objective: Integrate forms that are appropriate for Western Nevada County in scale and character

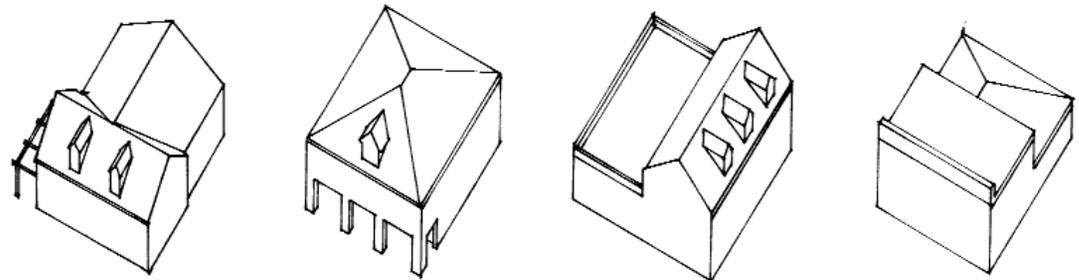
Guidelines (Checklist):

- New or modified development within important historic areas should be consistent with existing historic structures and features
- Design building heights to relate to adjacent open spaces to allow maximum sun and ventilation, and to minimize obstruction of views.
- Use a height and scale for new development that is compatible with that of surrounding development.
- Incorporate simple forms that will provide an appropriate scale and character for the building type (as shown in diagrams)
- Use dormers to break down large roof forms and to create a rhythm along large facades
- Encourage mixed uses, such as residential or office above commercial, to ensure appropriate scale and character
- Combine simple forms to reduce bulk on larger buildings
- Articulate buildings with flat roofs with cornices to provide appropriate and consistent scale between buildings
- Incorporate special features such as lanterns, cupolas, and monitors to mark entries and to screen mechanical equipment
- Transition new development height from the height of adjacent development to the maximum height of the proposed structure
- Minimize the visual impact of large buildings with the proper use of windows, structural bays, roof overhangs, awnings, and other details
- Avoid flat roofs, piecemeal mansard roofs (used on a portion of the building perimeter only), and nearly vertical roofs (A-frames).

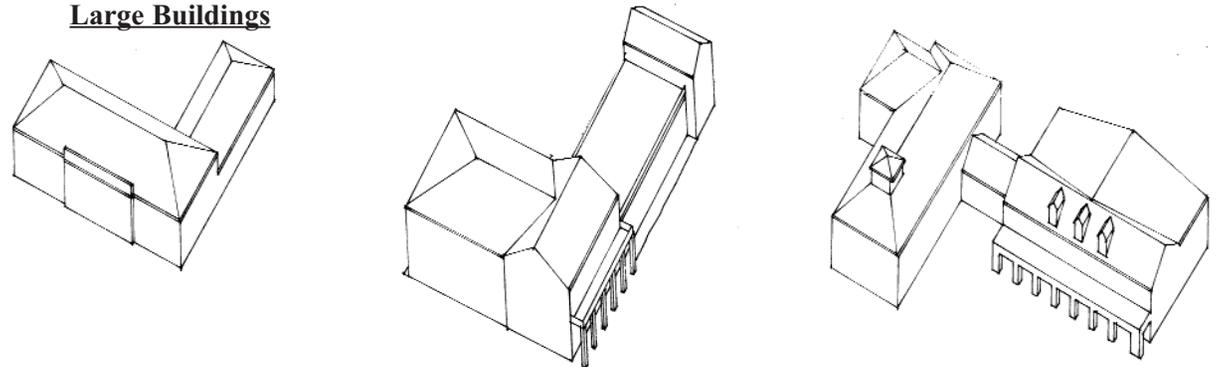
Small Buildings



Medium Buildings



Large Buildings



I. ARCHITECTURAL DESIGN

2. Color

Objective: Integrate new buildings into the natural landscape and the existing built environment

Guidelines (Checklist):

- Provide earth tones that are similar to the tones found in the area and on adjacent buildings
- Use muted soft colors on large wall expanses
- The use of bright jarring colors and intense white color are discouraged
- Use subdued colors as the primary color and brighter, contrasting trim when appropriate
- Incorporate the color from primary building materials, such as stone, brick, and hardwood, as the base colors for new development

3. Windows and Doors

Objective: Create new buildings that fit the character of Nevada County

Guidelines (Checklist):

- Windows and doors should be proportionate and should relate to one another in character
- Windows should be vertically proportioned with height greater than width
- Windows and doors should be divided as is appropriate for the style and use of the building, and should retain vertically-proportioned divisions
- Operable windows should be integrated into all buildings to allow for natural ventilation and the reduction of energy consumption
- Operable shutters are preferred, but inoperable shutters should be sized and placed to appear operable
- Unfinished aluminum windows should be avoided



I. ARCHITECTURAL DESIGN

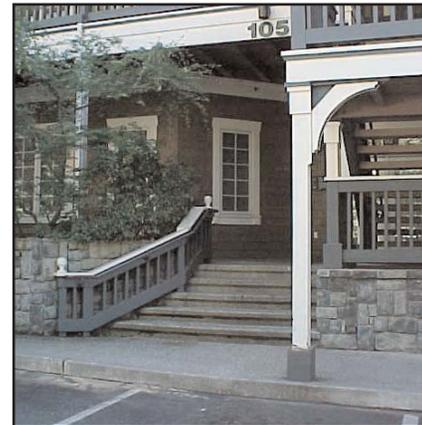
5. Details

Objective: Retain the architectural character of Western Nevada County

Guidelines (Checklist):

- Learn from the long rich architectural history of Western Nevada County
 - Use local architecture, both historic and recently built, as an example for design and details
- Appropriate details include:
 - Porches, balconies, and covered walkways where appropriate
 - Window shutters, primarily on brick buildings and where appropriate
 - Brick detailing
 - Refined millwork and finished carpentry on wood structures
 - Wrought iron detailing: i.e. brackets at roof eaves and under balconies and porches where appropriate

(Below) Details such as brick cornices, covered walkways and wrought iron brackets and railings are also appropriate outside of the historic districts.



Appropriate details enhance the character of Western Nevada County. With any style of architecture a fine level of attention should be paid to the design of the small scale details.



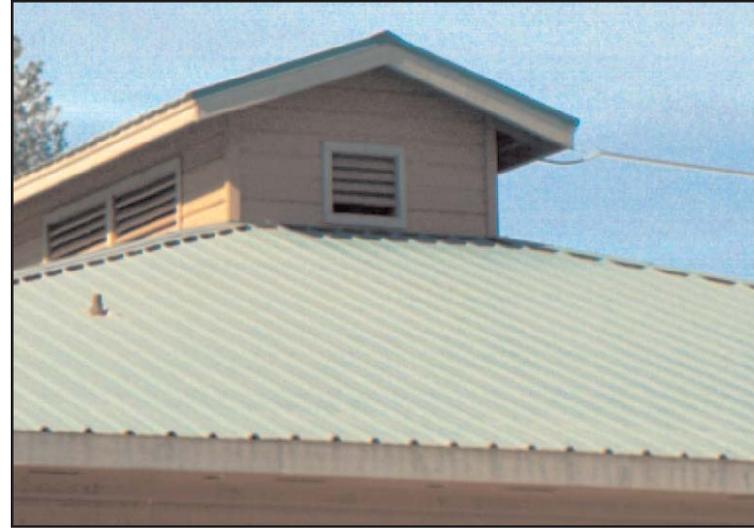
I. ARCHITECTURAL DESIGN

6. Service Areas and Mechanical Equipment

Objective: Conceal all exterior equipment and service areas

Guidelines (Checklist):

- Enclose dumpsters with architectural features that are compatible with adjacent architecture
- Integrate roof-mounted mechanical equipment into appropriate roof forms, such as dormers, cupolas, and monitors
- Locate utility meters and equipment out of view from the street or suitably enclose them
- When solar panels are used, integrate them into roof design, flush with the roof slope. Frame colors should match roof colors and mechanical equipment should be screened
- Place all antennas in attics or building interiors. All new units should be pre-wired to accommodate cable reception. Satellite dish antennas are discouraged on roofs and should be considered early in the design process for location and screening.
- Provide adequate areas for recycling facilities within dumpster areas or provide separate facilities that can be easily accessed.
- Locate recycling drop off areas away from public view
- Locate recycling drop off areas to avoid negative impacts on pedestrian and vehicular circulation routes.



*(Above) Mechanical equipment integrated into roof form.
(Right) Dumpsters incorporate architecture compatible with adjacent buildings*



J. ENERGY CONSERVATION

Integrated Design and Efficiency

Objective: Encourage an integrated building design in the initial planning process to design more comfortable, energy efficient, and cost effective buildings. Coordinate the work of architects, mechanical and lighting engineers, landscape architects, and other professionals in the initial design process.

Guidelines (Checklist):

- Orient buildings, when appropriate, to take advantage of solar access for passive lighting, heating, and cooling options.
- Utilize shade trees where appropriate
- Utilize solar reflective roofs where appropriate within the parameters of the architectural standards established in this document
- Insulate walls, roofs, floors, and foundations to optimum levels
- Specify energy efficient mechanical systems and energy management control systems (programmable thermostats, etc.) for heating, cooling, and ventilation systems; encourage passive heating and cooling systems that utilize operable windows and take advantage of natural ventilation
- Encourage the use of compact fluorescent compatible fixtures in place of standard incandescent fixtures to meet lighting needs; specify energy efficient fluorescent lighting when fluorescent lights are used
- Incorporate daylighting and proper placement of windows and skylights to take advantage of natural light
- Install room lighting occupancy sensors, dimmers, timers, and light-sensitive switches (for outdoor lighting) where appropriate
- Incorporate high efficiency, low emissivity windows and “superwindows”
- Specify energy efficient appliances, including refrigerators, freezers, dishwashers, clothes washers and dryers, ovens and cooktops; specify the highest efficiency water heaters and incorporate solar water heaters where appropriate
- Install high quality (water saving) faucets, showerheads, and toilets
- Include water efficient landscaping utilizing native, drought-resistant plants
- Use renewable energy technologies where cost-effective (solar water heaters, photovoltaic panels, wind generators, etc.) where appropriate

CHAPTER TWO: GUIDELINES BY DESIGNATED USE AND TYPE

This Chapter introduces appropriate characteristics of a project both architecturally and in its relationship to the site. It is organized by use and building type, not necessarily by zoning designation. For each use, an Objective and a set of Guidelines are provided. Examples, or Model Typologies, and a checklist are provided, followed by a series of photographs or drawings that illustrate appropriate architectural characteristics for the particular use or building type.

A. LOW AND MEDIUM DENSITY RESIDENTIAL

1. Guidelines

Objective: Provide a wide range of housing opportunities by incorporating appropriate medium density housing into proposed neighborhoods, *Village and Rural Centers*, and *Community Regions*.

Guidelines (Checklist):

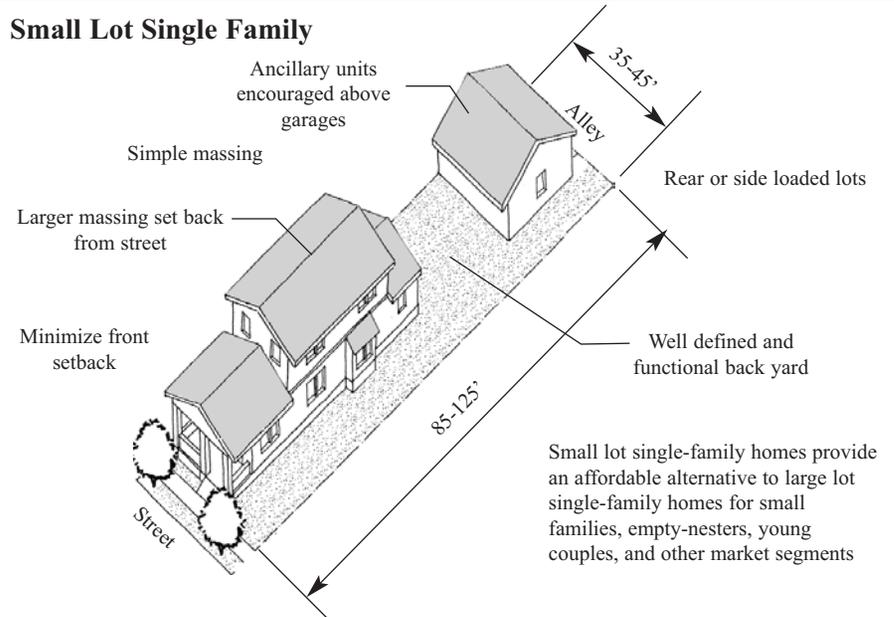
- Doorways should be oriented toward the street
- Garages should be placed to the rear or side of lots (out of view from street)
- Massing should be stepped back from the street edge to avoid visual impact from the street
- Minimize the building footprints in order to relate to the scale and character of existing development
- Minimize curb cuts for entrances
- Incorporate ancillary units above garages where appropriate
- Integrate duplex/fourplex units into single family neighborhoods where appropriate
- Minimize front set backs to help define a street as an outdoor room

In order to provide a variety of housing within a neighborhood, duplexes, and duets can be integrated into primarily single family blocks where appropriate. The ideal location is at block ends along the primary streets.

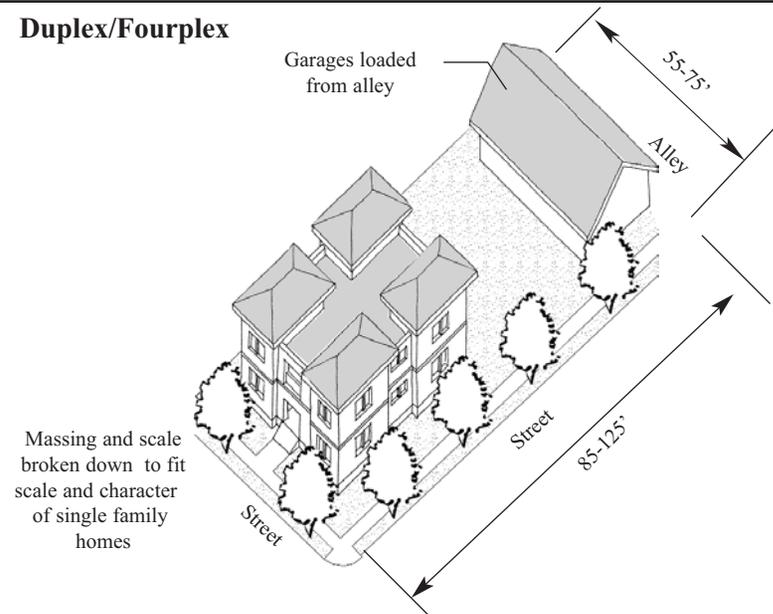
Ancillary units such as guest houses and secondary units are encouraged above garages where appropriate.

2. Model Typology

Small Lot Single Family



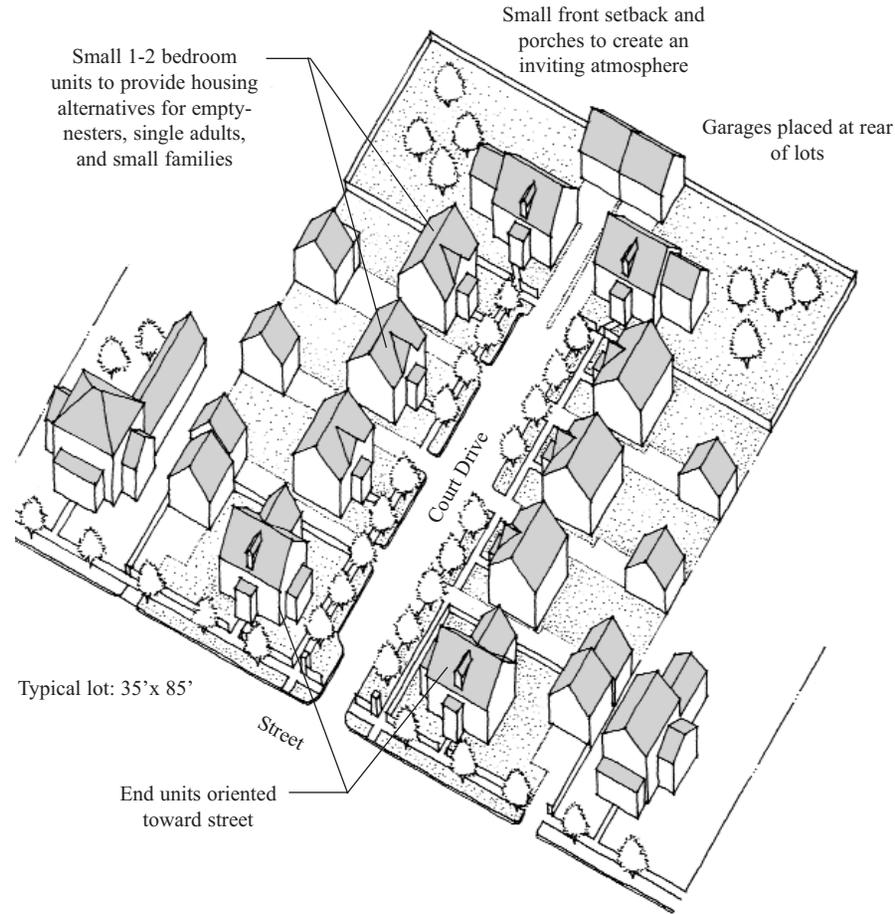
Duplex/Fourplex



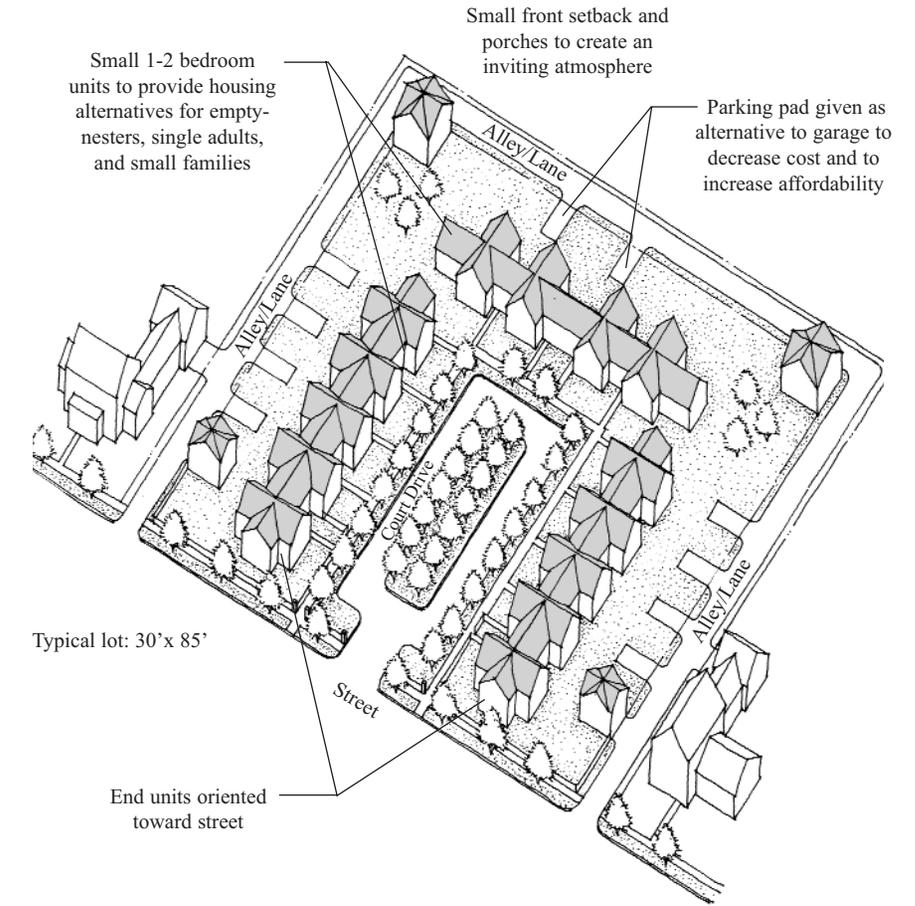
A. LOW AND MEDIUM DENSITY RESIDENTIAL

2. Model Typology

Detached Bungalow Court



Attached Bungalow Court



A. LOW AND MEDIUM DENSITY RESIDENTIAL

3. Rural Site Planning: Residential Clustering to Preserve Open Space

Objective: Encourage site planning to create compatible cluster patterns of new development whenever appropriate

Guidelines (Checklist):

- Concentrate building sites and land disturbance activities in portions of site better suited for development
- Minimize disruption of environmentally sensitive areas
- Retain rural atmosphere consistent with existing, adjoining, and nearby properties
- Ensure the scale and character of adjacent uses is compatible
- Identify building envelopes to mitigate noise, light, glare, runoff, and visual impacts to existing, adjoining, and nearby properties
- Orient open space areas to ensure inter-connected corridors for deer and other wildlife onsite in a manner that is consistent with existing and adjoining properties
- Incorporate “trail systems” where appropriate
- Locate entry and exit roads to minimize traffic impacts on existing, adjoining and nearby properties

Conventional New Development



This conventional development scheme illustrates typical inefficient housing patterns

“Cluster” Development



An alternative scheme organizes the housing into clusters of small development in a manner that preserves significant natural open space amenities.

A. LOW AND MEDIUM DENSITY RESIDENTIAL

4. Local Examples

1



Small Lot Single Family

Comments:



- Comfortable pedestrian oriented streetscape
- Provides security for pedestrians through casual observation
- Affordability to larger market
- Character that is unique to the region

2



Small Lot Single Family

Comments:



- Appropriate materials and scale to fit within neighborhood
- Ideal for variety of residents including young adults, unmarried couples, and empty nesters

3



Bungalow Court-Detached Units



Comments:



- Appropriate materials and scale to fit within neighborhood
- Ideal for variety of residents including young adults, unmarried couples, and empty nesters who do not need larger homes

4



Bungalow Court-Attached Units

Comments:



- Private courtyard
- Appropriate materials and scale to fit within neighborhood
- Ideal for variety of residents including young adults, unmarried couples, and empty nesters

B. HIGH DENSITY RESIDENTIAL

1. Guidelines

Objective: Incorporate a wide range of high density housing types to provide housing choices and opportunities within *Rural Centers* or *Community Regions*.

Guidelines (Checklist):

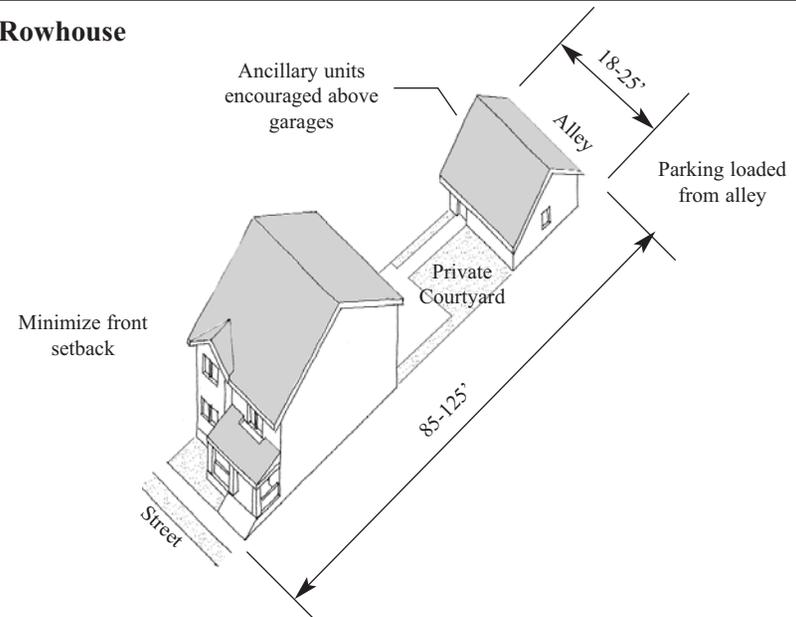
- Orient doorways toward street
- Conceal parking behind the building and provide alley entrances where possible
- Minimize curb cuts for entrances
- Incorporate ancillary units above garages where appropriate
- Minimize front set backs to help define street as an outdoor room
- Incorporate ancillary units above garages where appropriate

Alternatives to the conventional suburban garden-style high density apartment complexes should be explored. Some examples include rowhouses or townhouses, and the small historic hotel typology. Local photographic examples are on the following page.

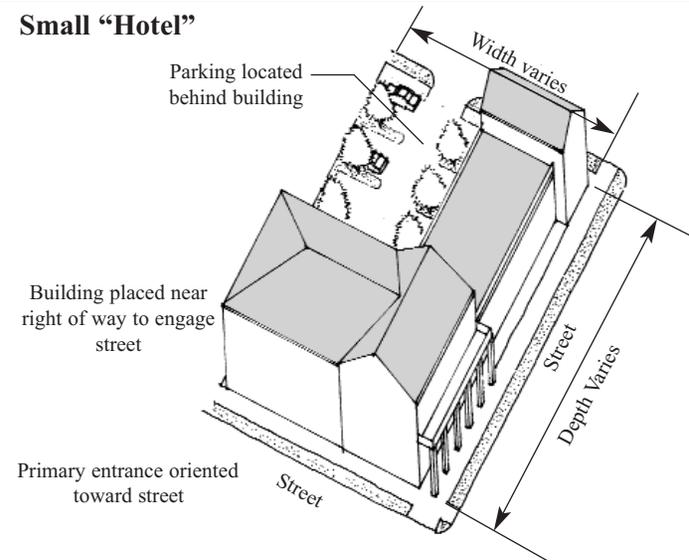
The mixed use typology is an ideal model for designated *Centers*. This model uses the upper floors of a mixed use building (with retail on the street level) for higher density residential which provides housing within walking distance to amenities.

2. Model Typology

Rowhouse



Small "Hotel"



B. HIGH DENSITY RESIDENTIAL

3. Local Examples

1



Mixed Use

Comments:



- Oriented toward street
- Simple massing
- Appropriate materials
- Housing above retail: Provides lifestyle choice alternatives within community
- On street parking provided

2



“Small Hotel” typology

Comments:



- Oriented toward street
- Simple massing
- Good transitional typology from centers to medium density residential



- Poorly maintained
- “Tacked on” shutters

3



Townhouses

Comments:



- Oriented toward street
- Private courtyard
- Simple Massing
- Provides lifestyle choice alternatives within community

4



Townhouses

Comments:



- Simple massing
- Appropriate materials



- Not oriented toward street
- Parking bays dominate front elevation
- Isolated from the rest of the community

5



Apartments

Comments:



- Simple massing
- Appropriate materials



- Oriented toward parking
- Vertical change of materials
- Typically isolated from the rest of the community
- Exposed vents below windows

6



Apartments

Comments:



- Simple massing
- Appropriate materials
- Parking screened from view
- Integrated into the landscape

C. SMALL COMMERCIAL

1. Guidelines

Objective: Provide retail and service needs to local residents in a mixed-use pedestrian-oriented environment.

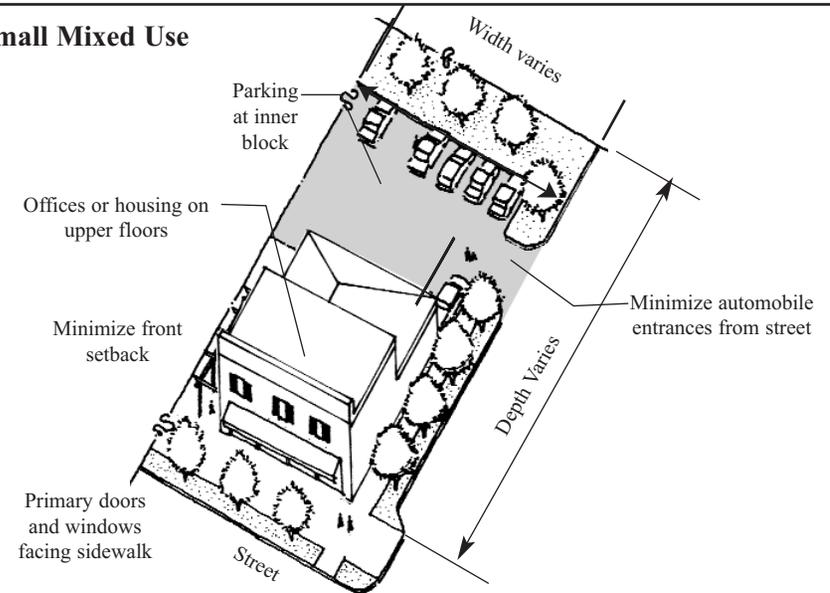
Guidelines (Checklist):

- Site building at or near the right of way
- Place parking at inner block (behind building)
- Place doors and windows along street/sidewalk to activate the sidewalk for pedestrians
- Orient primary pedestrian entrance toward the street
- Minimize curb cuts for automobile entrances
- Provide access to parking lots from alleys where possible to reduce automobile and pedestrian conflicts
- Provide housing, or office uses on upper floors

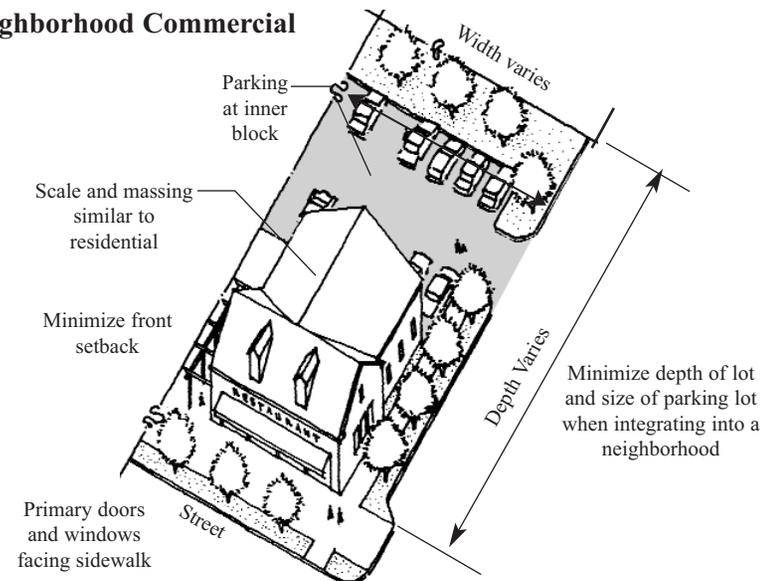
Residential uses on the upper floors is highly recommended to provide a variety of housing types within the community. In addition, these spaces also can provide small office space for local business or provide office space within walking distance of home for local residents. These upper floor spaces also make owning the buildings more affordable by providing a second stream of revenue for property owners.

2. Model Typology

Small Mixed Use



Neighborhood Commercial



C. SMALL COMMERCIAL

3. Local Examples

1



Mixed Use

2



Mixed Use

Comments:



- Oriented toward street
- Simple massing
- Appropriate materials
- Housing/Offices above retail
- On street parking provided

3



Neighborhood Retail

4



Neighborhood Retail

Comments:



- Oriented toward street
- Simple Massing
- Integrated into neighborhood



- Parking in front of buildings creates unsafe pedestrian environment

5



Neighborhood Commercial

Comments:



- Form of large house (good for neighborhood based commercial uses such as daycare, etc.)
- Appropriate materials
- Live/work potential

6



Local Commercial

Comments:



- Integrated into the landscape
- Simple massing
- Appropriate materials
- Parking does not detract from character

D. LARGE COMMERCIAL

1. Guidelines

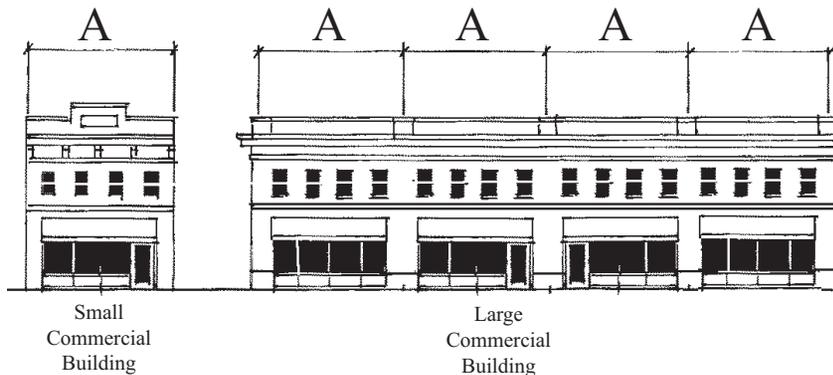
Objective: Provide amenities of larger commercial uses with appropriately designed and scaled development within designated *Community Regions*.

Guidelines (Checklist):

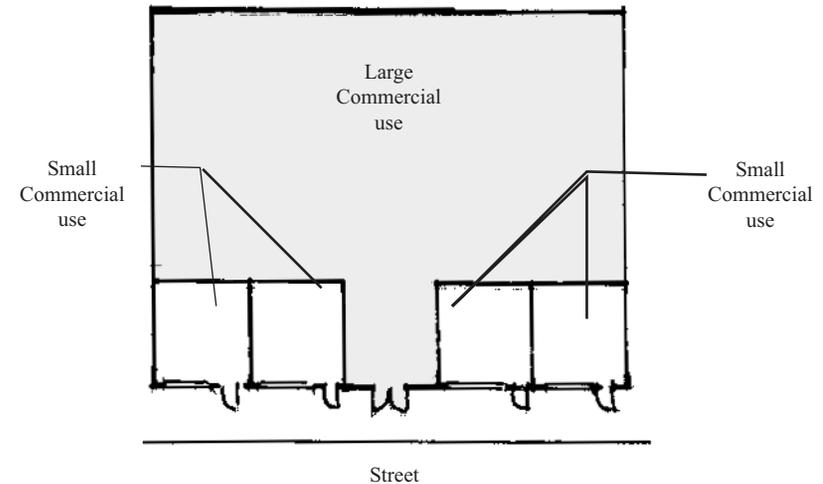
- Site building at or near the right of way
- Place parking at inner block (behind building)
- Place doors and windows along street/sidewalk to activate the sidewalk for pedestrians
- Orient primary pedestrian entrance toward the street
- Minimize curb cuts for automobile entrances
- Provide access to parking lots from alleys where possible to reduce automobile and pedestrian conflicts
- Provide housing, or office uses on upper floors
- Breakdown massing to look like a series of smaller buildings when necessary
- Office and residential uses on upper floors is encouraged

Design Options for Large Commercial

Option 1: Break down the large building by creating a rhythm of smaller bays based on the typical width of a small retail building



Option 2: Break down the large building by wrapping the edges with smaller retail uses

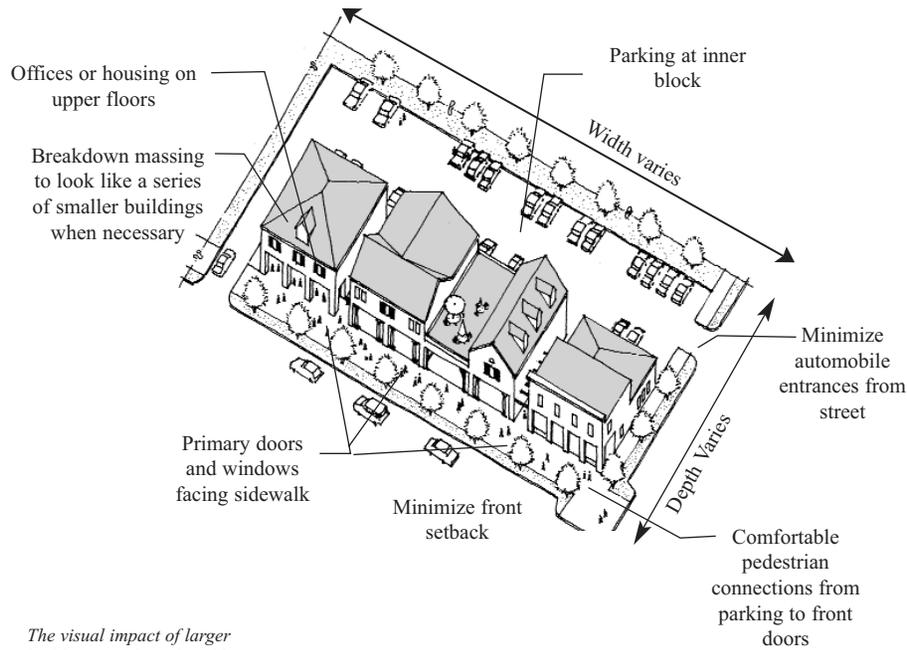


Examples of this design option can be seen throughout Nevada County. The Nevada City Hotel is one example of placing multiple small commercial store fronts along the front edge of a large building.

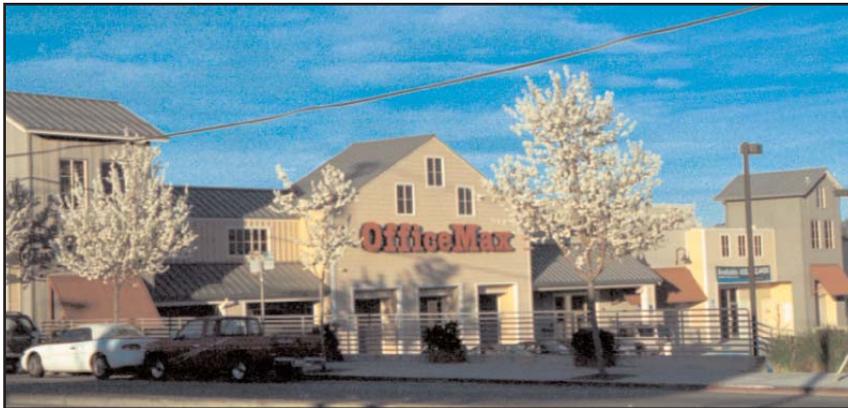


D. LARGE COMMERCIAL

Option 3: Minimize the impact of the large building by making it look like a group of several small buildings

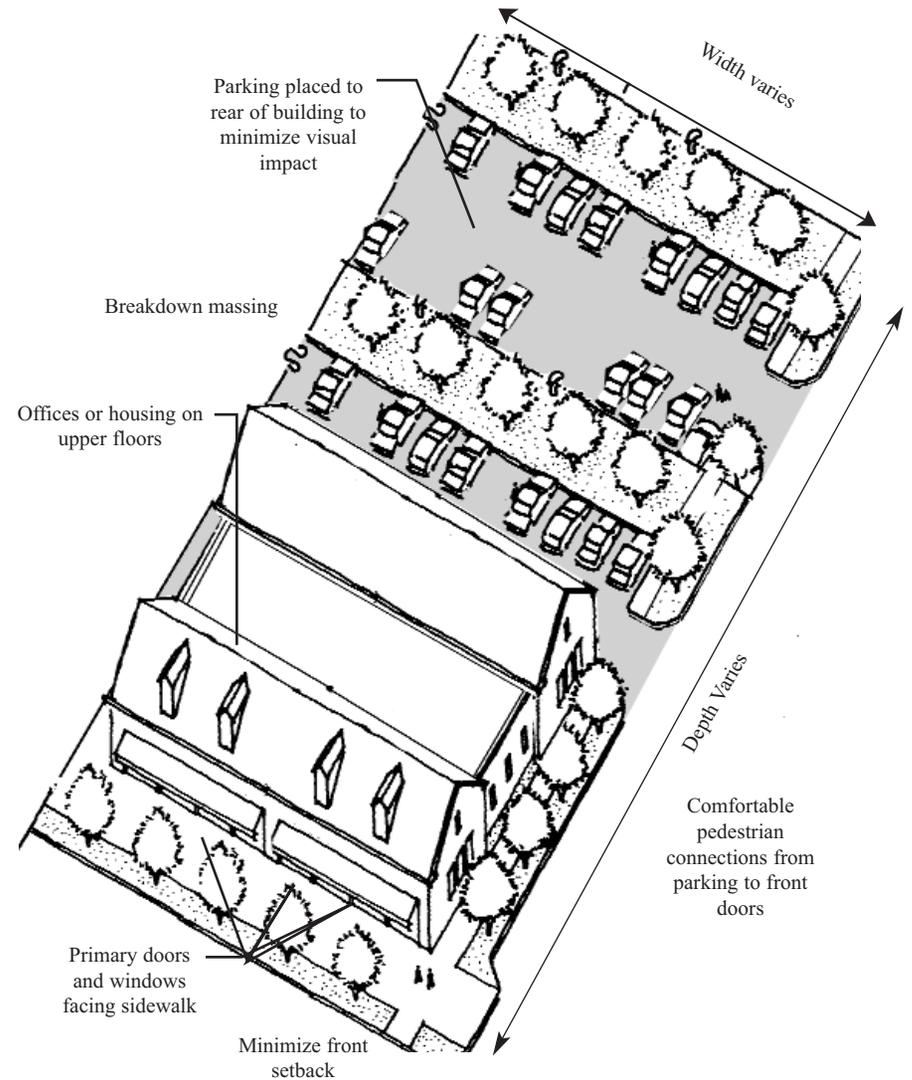


The visual impact of larger buildings can be reduced by breaking down the massing so that the building looks like a group of smaller buildings.



2. Model Typology

Large Mixed Use



D. LARGE COMMERCIAL

3. Local Examples

1



Mixed Use

Comments:



- Oriented toward street
- Simple massing
- Appropriate materials
- Housing/Offices above retail
- On street parking provided

2



Large Commercial within center

Comments:



- Oriented toward street
- Large massing broken down
- Appropriate material
- Separate stores wrap edge



- Primary entrance on side
- Lack of windows or door along the sidewalk

3



Mixed Use

Comments:



- Oriented toward street
- Simple massing
- Appropriate materials
- Housing/Offices above retail
- On street parking provided
- Parking to rear

4



Commercial

Comments:



- Break down of massing
- Appropriate materials



- Undefined street edge
- Parking in front of store

F. CHAIN COMMERCIAL USES

1. Guidelines

Objective: Ensure that national and regional chain commercial uses enhance the character of Western Nevada County.

Guidelines (Checklist):

- Provide site planning that responds to sensitive or difficult terrain
- Integrate the natural environment into site planning and design
- Avoid artificial imitations of “western” styles of architecture
- Respond to adjacent structures
- Review additional guidelines in this document based on the proposed use
- Avoid inappropriate transplants of architectural styles from other locales
- Integrate natural proportions, rhythms, and color schemes that enhance the environment
- Integrate uses into a mixed use, pedestrian-oriented environment where possible

The unincorporated areas on Western Nevada County are beginning to see interest from national and regional commercial chains. The following page includes examples of commercial chain restaurant and retail stores that incorporate local design standards. The results are quite remarkable. Not all of the styles shown in these photographs are applicable to Nevada County, but these examples demonstrate that flexibility is available for these businesses.



Well designed chain commercial uses build upon and enhance the local character.

F. CHAIN COMMERCIAL USES

2. National Examples and Precedents

Office Supply



Inviting facade at sidewalk edge. Well designed & contextual architecture



Relating to context



Parking lot at rear of building. Second entrance

Office Supply



Appropriate break down of massing and use of materials

Restaurant



Appropriate scale, design and pedestrian orientation

Drug Store



Appropriate scale, design, and pedestrian orientation

F. CIVIC, INSTITUTIONAL, AND PUBLIC USES

1. General Characteristics and Guidelines

Objective: Make public buildings easily recognizable as prominent buildings within their communities

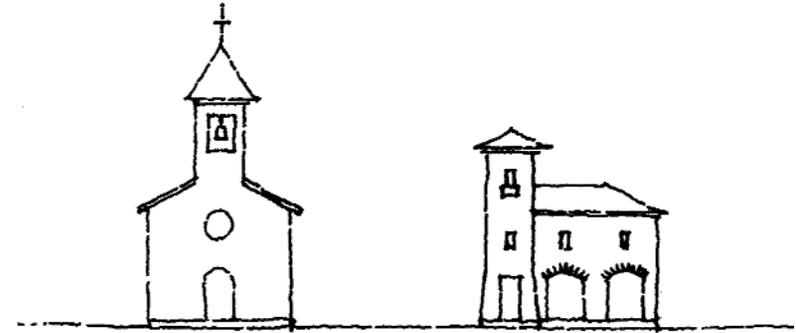
Typical buildings in this category:

- Places of worship
- Public and private schools
- Meeting Halls
- Fire stations
- Police stations
- City Hall
- Public libraries
- Government offices
- Post offices

Guidelines (Checklist):

- Locate these buildings on prominent sites within each community
- Ensure that the design establishes these as prominent buildings with use of appropriate materials and forms
- Incorporate appropriate character for each use so that they reflect the intended use (for example, does a church look like a church?)
- Screen view of parking from the street

2. Model Typology



Churches

Fire Stations



Schools

Courthouses

F. CIVIC, INSTITUTIONAL, AND PUBLIC USES

3. Local Examples



Fire Station



City Post Office



Public Library



Fire Station



Church



Rural Post Office



New Public Library



New School

G. PROFESSIONAL OFFICE AND BUSINESS PARK

1. Guidelines

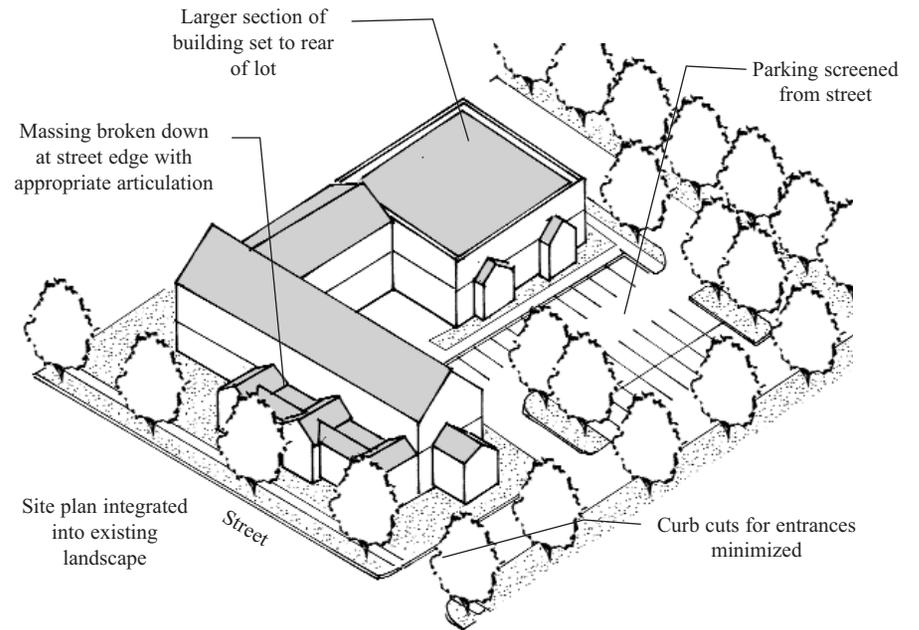
Objective: Create an environment that enhances the character of the community

Guidelines (Checklist):

- Locate larger section of building to rear of lot
- Place loading areas and services to the rear of lot and orient them away from the primary street
- Place parking to side or rear of building to reduce visual impact of large parking areas
- Break down large parking areas into smaller lots
- Minimize curb cuts for automobile entrances
- Incorporate sidewalks and pedestrian walkways to make pedestrian circulation within and outside of project comfortable and secure

2. Model Typology

Professional Office



G. PROFESSIONAL OFFICE AND BUSINESS PARK

3. Local Examples

1



Model Example-Street View



Loading area integrated into topography

Comments:



- Simple massing
- Appropriate scale
- Appropriate materials
- Parking and loading oriented away from street
- Curb cuts minimized
- Integrated into landscape

2



Comments:



- Simple massing
- Oriented toward inner streets
- Clear articulation of entrances
- Good use of materials



- Isolated from housing and other uses

3



Comments:



- Appropriate massing
- Appropriate materials
- Integration into landscape



- Buildings oriented toward parking lot not the street

4



Poor Example

Comments:



- Poor integration into landscape
- Not oriented toward streets
- Unarticulated wall

H. INDUSTRIAL USES

1. Guidelines

Objective: Create an appropriate standard for designated industrial areas.

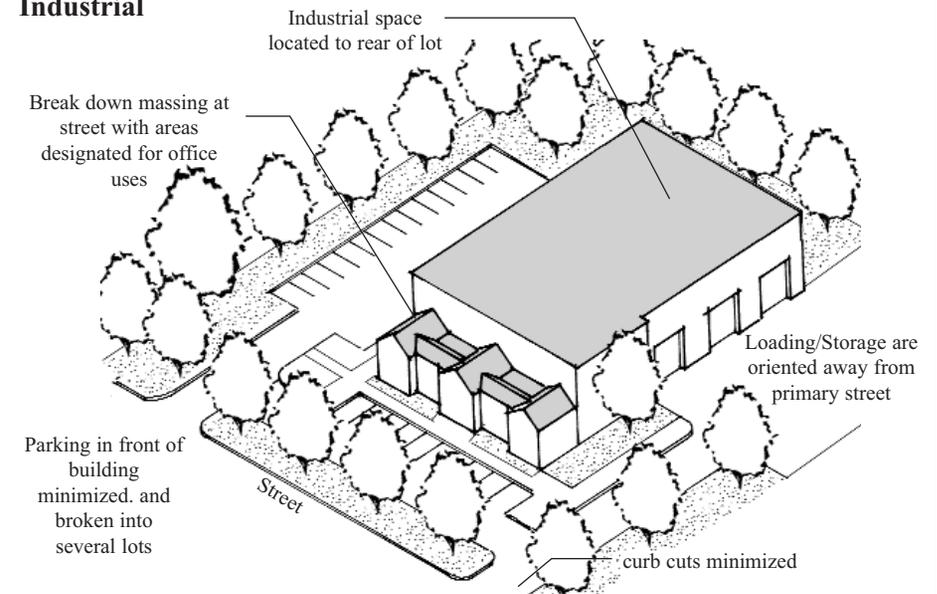
Guidelines (Checklist):

- Locate office uses at the front of the building to break down massing and to provide easy access to customers and employees
- Locate heavy industrial uses and loading areas away from the primary street
- Orient loading areas away from the primary street
- Minimize parking along front edge of lot
- Locate primary parking lot to side or rear of lot
- Break parking into multiple lots
- Screen the views of loading bays from the street

Designated industrial areas are primarily oriented toward vehicular traffic, but small measures can be taken to ensure an appropriate standard and comfort for pedestrians. These measures include locating office uses to the front of the buildings to provide a welcoming front, breaking up parking areas, and placing them to the sides and rear of buildings, and placing loading bays out of site from the street.

2. Model Typology

Industrial



H. INDUSTRIAL USES

3. Local Examples

1



Comments:



- Office uses oriented toward street
- Large massing broken down
- Appropriate materials
- Loading docks screened from street views
- Parking at front of lot minimized

2



Comments:



- Simple massing
- Appropriate materials
- Integrated into landscape
- Parking located at side of building

3



Comments:



- Entrance oriented toward street
- Appropriate materials
- Breakdown of massing
- Transparency along street



- Parking in front of building
- Transformer not visually screened

4



Comments:



- Simple massing
- Appropriate materials
- Integrated into landscape
- Parking located at side of building

I. SERVICE COMMERCIAL

1. Guidelines

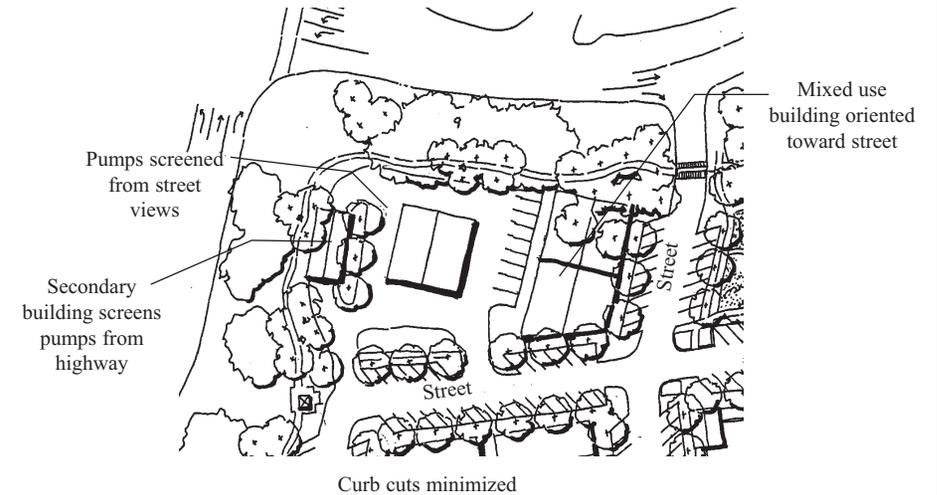
Objective: Integrate the character of service-oriented commercial uses into the rest of the community.

Guidelines (Checklist):

- Orient the office/front desk portion of building toward front edge of primary street
- Provide pedestrian entrances and windows at street edge
- Minimize curb cuts in order to decrease conflicts with pedestrians and automobiles
- Site buildings to minimize visual impact from street
- Incorporate multi-story mixed uses into the program where possible

2. Model Typology

Service Station



I. SERVICE COMMERCIAL

3. Local Examples and Precedents

1



Appropriate form



Utilization of outdoor space



Additional uses incorporated

Comments:



- Breakdown of massing
- Appropriate materials



- Undefined street edge
- Parking in front of store

2



Comments:



- Simple massing
- Appropriate materials



- Building set back from street
- Back-lit signage

3



Comments:



- Simple massing
- Appropriate materials
- Office portion oriented toward street



- Garage doors oriented toward street
- Large setback

4



Comments:



- Simple massing
- Appropriate materials
- Integrated into landscape
- Utilizes awkward site

APPENDIX: GLOSSARY

Ancillary Unit: An additional unit placed above or behind a principal unit on a lot such as a detached “carriage house” or a residential unit placed above a garage.

Articulation: The vertical or horizontal change in plane of the surface area of a building.

Board and Batten: Vertical plank siding with joints covered by narrow wood strips.

Bungalow: Small residential unit.

Canopy: A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings.

Commercial:

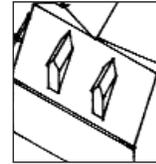
Small Commercial uses are 10,000 square feet or smaller. They include restaurants and cafes, and neighborhood-serving retail such as drugstores, hardware stores, and small markets. **Large Commercial** uses are larger than 10,000 square feet and may include food markets, chain stores, and discount outlets.

Compact Development: Development that promotes pedestrian access and activity, a healthy mix of uses, and a variety of densities in a manner that preserves existing, nearby rural land and environmental amenities.

Cornice: The decorative projection running horizontally at the top of a wall where it meets the roof.

Curb Cuts: Breaks in street curbs that allow vehicles access to or from a lot.

Dormers: Windows that punctuate the roofline of a building.



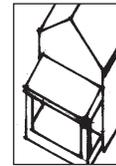
Density: The number of units per acre.

Disturbed Areas: Areas that have already been developed or cleared. These include rehabilitated industrial brownfields.

Duplex: A two-unit building which shares one lot, each often with its own yard.

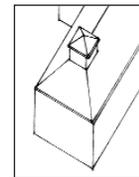
False Fronts: A vertical extension of a building facade above the roof line to add visual height

Footprint: The area of a lot covered by a building.



Gable: The triangular portion of an exterior wall created by the angle of the pitched roof with two sides.

Hipped Roof: A roof with pitched or sloped ends and sides which rises from all four sides of a building.



Lanterns: Roof accents that can be placed at or near the ridgeline of building roofs to provide architectural features, skylights to attic uses, and screens for mechanical equipment.

Lintel: The horizontal member above a door or window which supports the wall above the facade opening.

Mixed Use: Building that integrates two or more different uses into a single structure or grouping of

buildings such as a single-story commercial building with residential and/or office uses on upper floors.

Mullion: The frames or divisions within multi-planed windows that separate individual sashes.

Muntin: The frames or divisions within multi-planed windows that separate individual panes.

Parapet: A railing or retaining wall along the edge of a roof, porch, balcony or terrace.

Pedestrian Scale: Relating to human size and scale and the rate at which pedestrians perceive elements of the built environment.

Permeable Surfaces: Pavement surfaces that allow water to drain naturally.

Roof Line: The profile of a building defined by the uppermost line of the roof.

Streetscape: The public area between the front property line and the edge of the vehicular lanes of a street. Streetscapes are defined by the type and dimensions of curbs, sidewalks, planters, street trees, and lighting.

View Corridor: A defined panorama



RESOLUTION No. 02-125

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

A RESOLUTION ADOPTING THE DESIGN GUIDELINES FOR WESTERN NEVADA COUNTY

WHEREAS, Policy 18.1 of the Nevada County General Plan directs the County shall prepare Community Design Guidelines applicable to the various General Plan Designations and zoning classifications, and adopt such guidelines as part of Comprehensive Site Development Standards, to be used in the project site of all discretionary and ministerial project permits; and

WHEREAS, Section L-II 4.2 Community Design Standards of Chapter II of the Nevada County Land Use and Development Code states that the Community Design Standards, adopted by Ordinance 2033, on June 27, 2000 are intended as a framework to assist in understanding the County's goals and objectives for high quality development, and that they provide design interpretations for commercial, industrial, and multi-family residential development; and

WHEREAS, Section L-II 4.2.3, Design Guidelines of Chapter II of the Nevada County Land Use and Development Code further states that Design Guidelines supplement and refine the Comprehensive Design Standards of that Chapter, and are intended to encourage the maintenance of community identity, and to provide guidance to developers and decision makers to ensure consistent review of the design related components of development; and

WHEREAS, the Community Development Agency, Planning Department took action to initiate development of Design Guidelines through a series of four Community Vision Surveys in August and September, 2000, and further provided public input into the process through two workshops on February 1, 2001, and March 22, 2001; and

WHEREAS, on December 13, 2001, the Planning Commission held public hearings on the Western County Design Guidelines, adopted the Negative Declaration (Project EIS01-029), and recommended to the Board of Supervisors adoption of the Western County Design Guidelines as policy by formal resolution to supplement the Community Design Standards and complete implementation of General Plan Policy 18.1 for the Western part of the County; and

WHEREAS, the Board of Supervisors, gave the required notice and, held the required public hearing on March 19, 2002;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Nevada, State of California, that the County of Nevada does hereby approve and adopt the attached Western Nevada County Design Guidelines, dated March 19, 2002, establishing the same, to supplement and refine the adopted Community Design Standards pursuant to Nevada County Land Use and Development Code Sec. L-II 4.2.3, as applicable to all projects subject to design review within the unincorporated area located west of the Range 13/14 East boundary line, Mount Diablo Meridian.

BE IT ALSO RESOLVED THAT copies of the adopted Western County Design Guidelines shall be maintained by and available in the Nevada County Planning Department, together with any amendments thereto as may be adopted by subsequent resolutions.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a ^{special}~~regular~~ meeting of said Board, held on the 19th day of March, 2002, by the following vote of said Board:

Ayes: Supervisors Peter Van Zant, Sue Horne, Bruce Conklin, Elizabeth Martin, Barbara Green.

Noes: None.

ATTEST:

Absent: None.

CATHY R. THOMPSON
Clerk of the Board of Supervisors

Abstain: None.

By: Cathy R. Thompson

Barbara Green
Chair

DATE	COPIES SENT TO
3-20-02	Planning
	Counsel