

### Industrial Design Guidelines

#### General Industrial Design Guidelines

The City's General Plan Land Use Element includes various goals, policies and action items that provide direction to, “. . . *promote the community's image and identity.*” The Plan also aims to, “. . . *promote architectural and design excellence*”. Action items in the General Plan include strengthening the design and construction regulations that apply to industrial projects.

These design guidelines were prepared to implement these goals, policies, and action items. They are also intended to provide the basis for meeting the purpose of the Business Park and Industrial Land Use Categories, to provide “. . .*areas of clean and attractive businesses and industries.*”

Investment in the business community and the type of businesses that seek location in Paso Robles are a reflection of the image that is created in the built environment. High-quality site and architectural form will attract industries that share the desire to conduct business in a community with high standards. The end result is an attractive community with a strong economic and employment base.

These design guidelines are intended to *guide* applicants in designing high-quality industrial development projects. These guidelines provide qualitative design criteria that should be incorporated into industrial development projects.

#### Applicability

These guidelines apply to site and building design for all uses (manufacturing or non-manufacturing) development in the Manufacturing (M) and Planned Manufacturing (PM) zoning districts. They also apply to all manufacturing, storage and wholesaling uses permitted in other zoning districts. All new construction, additions, remodels or other major site design modifications should also be designed according to these guidelines, and shall at a minimum, require discretionary design review by the Development Review Committee, if approval is not required by the Planning Commission.

#### A. Site Design Guidelines

Industrial site design guidelines provide guidance on locating site development features in a manner that is sensitive to any existing site development constraints, and so that they are functional and attractive and would not detract from development in the surrounding area.

#### 1. Site Design

Industrial development should be designed in a manner that fits in with the surrounding development pattern and context. This refers to: the spatial relationship between structures and the public right-of-way; circulation patterns; existing vegetation and topography; the architectural elements in surrounding development; and the size and form of new structures in relationship to existing development. For instance, where new buildings and uses are similar to those on adjoining sites, the design should reflect similar setbacks, building heights and form, scale and mass, materials, compatible colors and landscape treatments. The intent is not uniformity, but compatibility.

Site components such as structures, parking areas, driveways, and outdoor functions should be arranged and located to emphasize the aesthetically pleasant components of the site such as existing mature trees and views, or superior architectural features. New buildings should be oriented toward the adjoining public streets, so that public entrances are a focal point on the building and site layout.

Consideration of these design elements assists new development to fit in with the existing context of development. However, if surrounding development is poorly designed, then the proposed new development should establish a more appropriate development pattern.

### 2. Site Landscaping

Street trees, sidewalks, and perimeter landscaping should be compatible with adjacent development to create continuity and visual linkage. It should be maintained in a healthy, thriving condition on the site.

Landscaped buffers between the street and buildings and between abutting property should be incorporated. Methods to buffer projects should include in combination, increased setbacks, landscaping, berms, etc. Setbacks from public streets or adjoining buildings should relate to the scale of the proposed structure; the larger the building(s), the larger the setback buffer should be. Taller or larger buildings should generally provide more landscaped setback areas than smaller buildings to help maintain scale. Building foundation landscaping should be provided around the base of structures.

Parking lot shade trees should be provided between every six parking spaces. Pedestrian walkways should connect parking lots to main building entrances. Enhanced colors and texture materials should be incorporated into walkway or sidewalks.

### 3. Parking Areas

Parking lots should not be the dominant visual element of the site. It is generally more visually appealing to locate parking lots along the side or the rear of buildings. Small customer-oriented parking lots may be appropriate toward the front of the site, however employee parking should be located to the rear of the site. To avoid large expanses of paved areas, large parking lots should be divided into smaller parking areas. Buildings should not be located in a manner that make them appear like “islands” surrounded by paved areas. Where possible, office portions and pedestrian entries to the buildings should have a minimum of five feet of landscaping areas separating them from paved areas.

The number of site accesses (ingress/egress) should be controlled in terms of the location and number of driveways to minimize traffic safety conflicts, street congestion, and unnecessarily disrupted street frontage. Where possible, adjoining properties should share access driveways to minimize the number of driveways along public streets. Shared service or secondary access alleys should also be considered. Use of an existing side street for primary or secondary access is encouraged as opposed to creating one or more new curb cuts on a collector or arterial street.

#### 4. Screening

Buildings, walls, and landscaping should be arranged to screen less visually aesthetic components necessary for industrial development, including loading and service bays, storage areas, trash enclosures, mechanical equipment, and noise and odor producing functions. Service areas should be located at the sides and/or rear of main buildings, and screened with compatible architectural features and walls, and/or dense landscaping.

#### 5. Trash enclosures

Trash enclosures should not be visually prominent from the public view of the site. They should be located in screened service areas, in locations away from view. (Trash enclosure design is included in Building Design below.)

#### 6. Outdoor Amenities

All new developments should include usable outdoor open space whether located in setbacks or other areas. Open space should provide for ventilation, sunlight, and views. The City encourages “human-scale” development that incorporates site design and amenities such as courtyards, plazas, shaded arcades and functional landscaped areas should link adjoining buildings and take advantage of outdoor as well

as indoor space. These features can be located in areas with recessed facades or setbacks in excess of minimum standards. These areas may be designed for use by employees and/or customers. Pedestrian features such as benches, tables, fountains, artwork, and landscaping should be incorporated as focal points or relaxation area.

### 7. Site Development Features and Constraints

The design of new industrial development should be sensitive to and incorporate existing natural constraints and amenity opportunities of the site. These features include sloped or steep topography, drainage or biological areas, existing trees, views, etc. This means that where possible, these types of features should be incorporated into the site design as amenities and/or not be disturbed.

## B. Building Design Guidelines.

### 1. General Building Design and Construction Materials

Industrial building form and the type of construction materials used are significant factors in creating a development that is attractive and that fits in with the community. While the City does not advocate or prescribe specific architectural styles or forms (e.g. contemporary vs. historical), it would be appropriate for industrial building development to draw from local or regional design influences. For instance, the community is located in an agrarian region, where agricultural building forms may be appropriate. In addition, development located near the airport may consider incorporating aeronautical design motifs, or if near the railroad station incorporating railroad elements. In any case, building compatibility in terms of building form should respond to the natural environment or other existing influences depending on the location.

In multi-building complexes, a comprehensive architectural concept should be developed and maintained. Various site components should be unified through the use of similar design, materials, and colors.

### 2. Entries

Building entries should be oriented toward the predominant public view, usually the street frontage. This allows the public to more easily determine where the front entrance is located, and provides a more attractive street frontage. In cases where other orientation is justified by overall design concept, such as toward a courtyard or plaza, care should be taken to avoid turning building entries completely away from the street.



Entries should be designed to be consistent with the overall architectural design, including colors and materials. Roll-up doors should not be oriented toward the primary public view.

### 3. Scale and Massing

The “*scale*” of a building refers to the relationship of a particular building mass, to other nearby or adjacent development. The overall scale of buildings as well as individual design elements and how they are integrated into a building design, affects whether it is “*in scale*” with surrounding development and the landscape. The amount of space on a site also dictates the extent to which a building is in scale with the surroundings. For instance, larger buildings may appear more in scale with a site if there is sufficient open areas or setbacks incorporated.

The height, width and depth of a structure create the overall “*massing*” of a building. Achieving attractive building massing for large structures is challenging, and requires extra creativity in architectural design. The larger the massing of a building with unbroken building walls and rooflines, the larger and more bulky it will appear on the site where it is located and in the surrounding area. Appropriate building massing is achieved when it does not dominate building elevations with large blank walls. Large expanses of block wall of any material or metal siding is strongly discouraged. (Metal building guidelines are specifically provided below.)

Landscaping enhances architecture, however, building design should not *rely* on landscaping to soften, buffer or otherwise provide relief for massive building form.

Massing can be reduced through several methods including, but not limited to:

- recessing building floors above the first story;
- providing vertical or horizontal offsets in the wall surfaces at regular intervals, including columns, projections, and recesses, (e.g. every 20 feet);
- reducing the overall size of buildings;
- incorporating other structures on the site with varying sizes;
- articulating details around doors, windows, balconies, plate lines, providing details such as “belly-bands”, recessed design

elements, interesting cornice treatment details, exposed expansion joints, reveals, change in texture, or other methods of visual relief;

- avoiding long, repetitive, monotonous facades – particularly those that repeat the same design element several times along the same elevation
- reducing overly large and tall roof designs;
- use of darker building color and varied wall treatments.

#### 4. Roof Design

Extremely large roof elements that predominate the other architectural features of building can appear visually overwhelming and excessive, massive, and generally unattractive. Thus, roof design should be “in scale” with the other building features. Rooflines for large buildings should be broken up and varied by providing change in the height of a portion of the roof(s), change in form, or other articulations. High pitched “A-frame” type rooflines and partial mansards should be avoided.

Roof mounted mechanical devices shall be screened from all public views, such as below a roof parapet.

#### 5. Trash Enclosures

All trash enclosures should be designed so that they are architecturally compatible with the building in use of colors and materials. Trash enclosures should use opaque materials that obscure views of the trash containers. Trash enclosure doors should be constructed from durable materials such as painted metal or chain link with plastic slatting. Trellis’ and foundation landscaping are strongly recommended. Trash enclosures should also provide adequate space for recycled materials containers. They should also be located away from public view to the extent possible.

#### 1. Metal Building Design

Metal building design for industrial buildings requires *extra* special attention to detail. Well-designed metal buildings can be attractive and fit in within the context of its surroundings if building form is well articulated and surfaces are judiciously mixed in with other materials, or textures, and colors.

Long, stark, and uninterrupted panels used for metal buildings should be avoided. Use of panels with continuous vertical seams should also

avoided. Other building materials should be incorporated into structural design to add contrast, variety, and visual interest in building form. Wall systems should use techniques that hide or disguise wall fastening systems and seams. Building features such as columns, curved metal corners, deep reveals at construction joints or other details should be incorporated into building design to add interest into the architectural design.

Window treatments can provide a key design element for metal buildings. Windows should particularly be incorporated along the street front elevation(s) to help metal buildings incorporate human-scale design elements that address the building to the street. Windows should incorporate changes in building plane by either recessing or projecting them as integral parts of the overall design them. Detailed window fenestration should be incorporated around windows including change in relief, color, pattern, and/or materials.

Unless downspouts are a legitimate part of the architectural design and details, they should be concealed, or if they are part of the design, they should be coated to match the wall color. Freestanding outbuildings should use forms, shapes and materials that are consistent with the main structure.

Entries should incorporate overhangs, recessed openings, canopies or other features to emphasize the entrance area. Utility doors, fire system standpipes and valves, loading docks, etc. should be concealed or blended in with the architectural design.

### 2. Colors and Materials

Building and roof colors play a significant factor in acceptability of metal buildings. Architectural panel profiles, shapes and surface coatings should be carefully considered when determining if a metal building would complement the building site and surroundings.

Colors should be coordinated with the structure and the color of materials used in surrounding development. Large expanses of light colored metal wall or roof materials should be avoided. Darker colors help visually reduce the impact of large metal buildings. Horizontal color bands, and wall projections and recesses, provide shadowing to accentuate differentiation for wall designs.

### 3. Roof Design

As with all building design, roofs, particularly metal roofs, contribute significantly to a building's appearance and character. Variety in roof shapes and colors should complement the scale of the building. Darker, non-glare colors help reduce the mass of metal roof designs.

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Metal roofs can incorporate standing seam, tile and shake materials to create visual interest in design.

Process:

As provided in the Paso Robles Zoning Ordinance, all projects that require review by the Development Review Committee (DRC), may be referred to the Planning Commission for consideration. Projects that have been considered by the DRC twice may be referred to the Planning Commission for a determination.

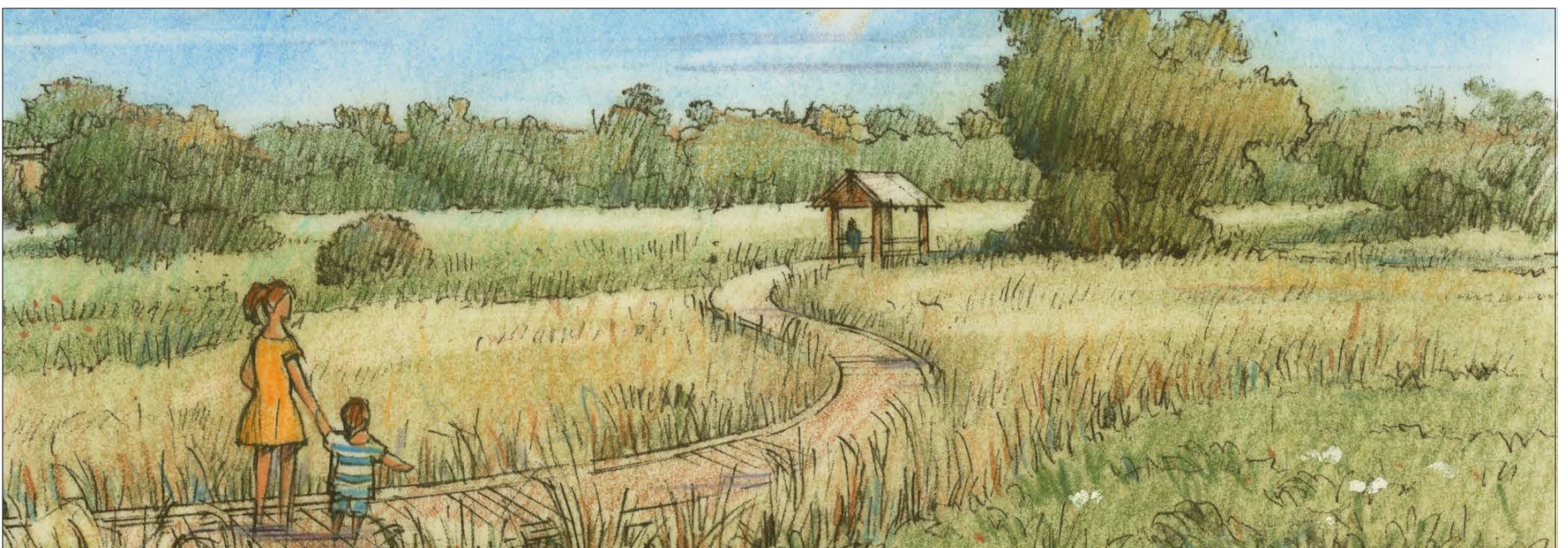


UPTOWN/TOWN CENTRE  
SPECIFIC PLAN

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AMENDMENT 7 - AMENDED BY THE CITY COUNCIL ON FEBRUARY 6, 2018





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### Uptown/Town Centre Specific Plan

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## 5.5 Architectural Standards

### 5.5.1 Building Types

- A. Purpose.** This Section identifies the building types allowed within the Specific Plan area, and provides design standards for each type to ensure that proposed development is consistent with the City's goals for building form, character, and quality. The types are organized by intensity from least intense (Single Dwelling) to most intense (Flex Block).
- B. Applicability.** Each building shall be designed in compliance with the standards of this Section for the applicable building type, with the exception of civic and institutional buildings. Because of their unique disposition and application, civic and institutional buildings are not required to comply with building type requirements, but are instead subject to a separate design review process as described in Section 5.3.D.

Proposed buildings within the Specific Plan area shall be occupied only by land uses identified as allowed within the applicable zone by Section 5.3, subject to the type of City approval (for example, Development Review, Conditional Use Permit, etc.) required by Section 5.3 of this code.

- C. Allowable building types by zone.** Each proposed building shall be designed as one of the types allowed in Table 5.5.1 for the zone applicable to the site.
- D. Building Types and Adjacencies.** The diagram in Table 5.5.1 identifies the range of building types allowed in the Specific Plan area. By allocating certain types to individual zones, compatibility between buildings is enhanced.
- E. General Requirements for Building Types.** The following requirements are applicable to all building types in the Specific Plan area. Standards listed under each building type supplement those listed here.

#### 1. Lot Standards

All buildings shall be designed per the applicable lot width and depth standards with one building per lot. In order to ensure that new buildings, and the setbacks between them, are built to the scale and character of surrounding buildings, development proposals for projects that include more than one building per lot must submit to the City a conceptual site plan that shows the distribution of buildings on the lot per the requirements of Table 5.5.1 (Building Type Standards by Zone) and, in the case of lots that are 2.1 acres or larger, Section 5.8 (Subdivision Standards). For design purposes only, conceptual lot lines shall be shown between the buildings, with the buildings located in conformance with the requirements of Section 5.4 (Urban Standards). At the discretion of the property owner, the conceptual lot lines may be made permanent, legal lot lines through the regular tract or parcel map process.

#### 2. Building Size and Massing Standards

- a. At the discretion of the Community Development Director, a total of 15% in addition to the specified percentages, may be added to the specified percentages and distributed among the upper, partial floors. The intent of these regulations is to provide for buildings with varying heights in order to generate house-like forms rather than "flat-top" apartment buildings.

#### 3. Access Standards

- a. Where an alley is present, parking shall be accessed through the alley.
- b. For corner lots without alley-access, parking is accessed from the side street.

#### 4. Parking and Service Standards

- a. Entrances to garages, subterranean garages and/or driveways shall be located as close as possible to the side/rear of each lot so as not to interfere with or detract from the facades along the front and side frontages.
- b. Garages on corner lots that have alley access shall face the alley and not the street.
- c. Where an alley is present, services (utility access, above-ground equipment and trash enclosures) shall be located on alleys.

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- d. Where an alley is not present, services shall be underground or in a side or rear yard, at least 10 feet behind the facade and screened from view from the street with a hedge or fence.
- e. All rooftop equipment shall be screened by a parapet that is architecturally integral to the building.

#### 5. Open Space Standards

- a. Open space may be private (balcony or fenced patio or yard) or shared among residents of all units on a property. Open space cannot include parking areas. Shared and private open space may overlap side and rear yard setbacks; front and street side yard setbacks may not be used to meet the open space requirements.
- b. Shared open space must be “usable” by all residents. The slope for shared open space shall not exceed 10 percent.
- c. When provided or required, private open space above the ground floor shall be in the form of a balcony with minimum area of 40 square feet and a minimum dimension of 5 feet deep by 8 feet wide.

#### 6. Landscape Standards

- a. All yards shall be landscaped.
- b. Within a required rear yard, a 1.5 inch caliper size tree shall be provided so that at maturity it provides a canopy of maximum spread and height.
- c. Courtyards located over a subterranean basements or garages or over ground uses or parking garages shall incorporate design elements such as seating areas, fountains, and landscaping to soften an otherwise featureless hardscape of the exposed concrete roof below.

#### 7. Frontage Standards. All lot lines bordering a street or open space (right-of-way; public or private) are subject to frontage standards as follows:

- a. Entrance doors, public rooms, such as living rooms and dining rooms are oriented, to the degree possible, fronting toward the shared open space/courtyard(s) and street. Service rooms are oriented to the rear to the degree possible.
- b. Blank and windowless street facades are prohibited.
- c. Frontage type requirements apply per Section 5.5.2.

#### 8. Sustainable Stormwater Standards

- a. Stormwater should be collected and reused to the extent possible.
- b. Drainage strategies for runoff from buildings, driveways, parking lots and sidewalks for the site should reduce impervious surfaces to absorb rainwater into the ground, filter runoff using soil and vegetation, and reduce the speed of runoff.
- c. Pervious surfaces and capture and reuse strategies are encouraged. Potential drainage strategies to accomplish these goals include:
  - i. Infiltration trenches
  - ii. Rain gardens
  - iii. Pervious paving systems
  - iv. Flow-through or infiltration planters v. Hollywood driveways
  - vi. Disconnected downspouts
  - vii. Rain barrels
  - viii. Cisterns

Please refer to Section 3.6.C (Stormwater Facility Types) for a description of each stormwater facility type.

- F. Requirements for Individual Building Types.** The following requirements are applicable to all Building Types in the Specific Plan area. Standards listed under each building type supplement those listed in E. General Requirements for Building types. In the TC-2 Zone, south of 4<sup>th</sup> Street, the City may grant exceptions from the height, building length, upper floor area, and frontage type requirements for Flex Block and Flex Shed buildings as stated in Subsections F.13.b and F.14.b, for hotel buildings, provided that an architectural quality of similar or better than that specified in the Architectural Design Guidelines in Section 5.5.3 is provided.

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**Table 5.1.1 – Building Types Standards by Zone**

Building Type	Lot Width (min-max) <sup>1 2</sup>	Number of Stories							
		T-3N	T-3F	T-4N	T-4F	T-4NC	TC-1	TC-2	RC
1. Carriage House/ Rear Yard Single Dwelling/Rear Yard Duplex	45' – 75'	2	2	2	2	-	-	-	-
2. Single Dwelling	40' – 70'	2 <sup>3</sup>	2 <sup>3</sup>	2 <sup>3</sup>	2 <sup>3</sup>	-	-	-	-
3. Duplex	50' – 75'	2 <sup>3</sup>	2 <sup>3</sup>	2 <sup>3</sup>	2 <sup>3</sup>	-	-	2	2
Triplex/Quadplex	50' – 75'	-	-	2 <sup>3</sup>	2 <sup>3</sup>	-	-	-	-
4. Villa	100' – 200'	-	-	2 <sup>3</sup>	2 <sup>3</sup>	-	-	-	-
5. Rosewalk	125' – 200'	-	-	2 <sup>3</sup>	-	-	-	-	-
6. Bungalow Court	100' – 200'	2 <sup>3</sup>	2 <sup>3</sup>	2 <sup>3</sup>	2 <sup>3</sup>	-	-	-	-
7. Rowhouse	14' – 125'	-	2 <sup>3</sup>	3 <sup>3</sup>	3 <sup>3</sup>	3	-	3	3
8. Tuck-Under	14' – 125'	-	-	3 <sup>3</sup>	3 <sup>3</sup>	3	-	3	-
9. Live-Work	14' – 125'	-	2 <sup>3</sup>	3 <sup>3</sup>	3 <sup>3</sup>	3	3	3	3
10. Courtyard Housing	125' – 250'	-	-	3 <sup>3</sup>	3	-	3	3	3
11. Stacked Dwellings	100' – 200'	-	-	-	3	3	3	4	-
12. Liner	170 – 350'	-	-	-	-	3	4	4	4
13. Flex Block	125' – 200'	-	-	-	3	3	4	4	4
14. Flex Shed	40' – 100'	-	<u>3</u> <sup>4</sup>	-	3	3	4	4	4

- Not allowed

1 Measured along the front of the lot

2 Properties west of Vine Street and north of 21<sup>st</sup> Street are subject to the Hillside Development District (Chapter 21.14A of the Zoning Ordinance).

3 Attic space may not be occupied and not count as a story.

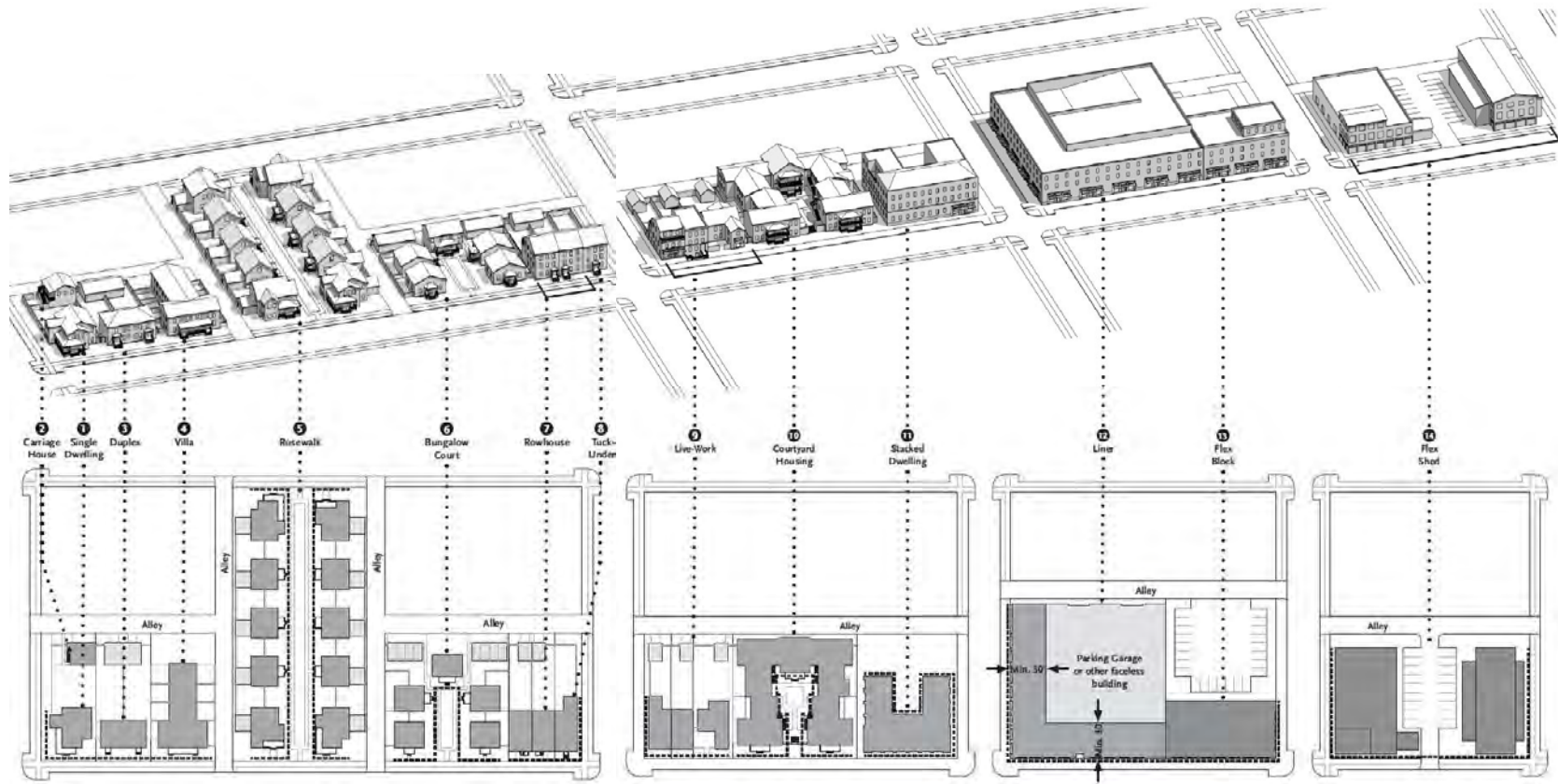
4 Flex Shed permitted on Spring St frontage lots only.



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Key for Illustrative Plan Diagram:

- Direct-Access (Walk-up Dwellings)
- Point-Access (Double-Loaded Dwellings)
- Required Ground Floor Access

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#### 5.5.1.F Requirements for Individual Building Types

##### 1. Single Dwelling

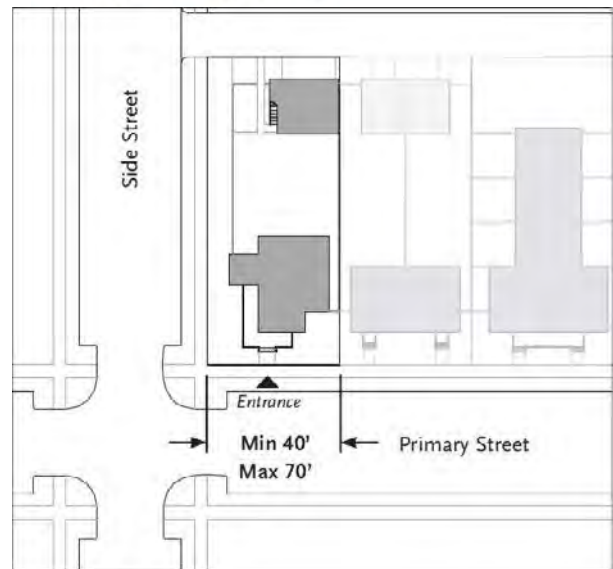
A building that is surrounded on all four sides by setbacks (front yard, side yards, rear yard) and shares similar setbacks, massing, scale, and frontage types as surrounding houses. Single Dwellings may contain dwelling units or commercial uses as allowed by Table 5.3.1 (Allowed Land Use and Permit Requirements).



Illustrative Photo: Single dwelling



Illustrative Axonometric Diagram



Illustrative Plan Diagram

##### a. Lot Standards

- i. Width:
  - (1) Minimum: 40 feet
  - (2) Maximum: none

##### b. Building Size and massing Standards

- i. Maximum height: 2 stories.
- ii. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.

### **5.5.1.F Requirements for Individual Building Types**

#### **1. Single Dwelling (continued)**

- iii. Maximum building length along primary street frontage: 40 feet.
- iv. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of one foot in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

#### **c. Access Standards**

- i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard.
- ii. Where an alley is not present, parking and services shall be accessed by a 10-foot wide, maximum, driveway. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of the driveway.
- iii. On a corner lot without access to an alley, parking and services shall be accessed from the side street by a 16-foot wide, maximum, driveway. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of driveway.

#### **d. Parking and Service Standards**

- i. Required parking may be accommodated on the surface, in a carport, or in a garage.
- ii. Garages may be attached to or detached from the primary residence.
- iii. When not attached to the principal building, garages must be set back 10 feet minimum.
- iv. Surface and carport parking shall be screened from the view of the street.
- v. Garages on lots without alley access may accommodate no more than two cars.
- vi. Garages that face primary streets shall be set back by at least 25 feet from the front face of the building.

#### **e. Open Space Standards**

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. For each Single Dwelling, a minimum of 300 square feet of open space shall be provided in the rear yard. This open space shall be of a regular (e.g., rectangular) geometry and have a minimum dimension of 10 feet.
- iii. Rear yard area calculation may include rear and interior side yard setbacks.

#### **f. Landscape Standards**

- i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity)

#### **g. Frontage Standards**

- i. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap-around types are permitted.

#### **h. Accessory Dwellings Standards**

- i. Carriage Houses and Rear Yard Single Dwellings, and Rear Yard Duplex are allowed per the requirements of Section 5.5.1.F.2 (Carriage House, Rear Yard Single Dwelling, and Rear Yard Duplex).

#### **2. Carriage House, Rear Yard Single Dwelling, and Rear Yard Duplex**

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#### 5.5.1.F Requirements for Individual Building Types

A Carriage House is residence above a garage, also known as a 'granny flat,' which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a Single Dwelling is located. Carriage Houses may contain permanent provisions for living, sleeping, eating, cooking, and sanitation.

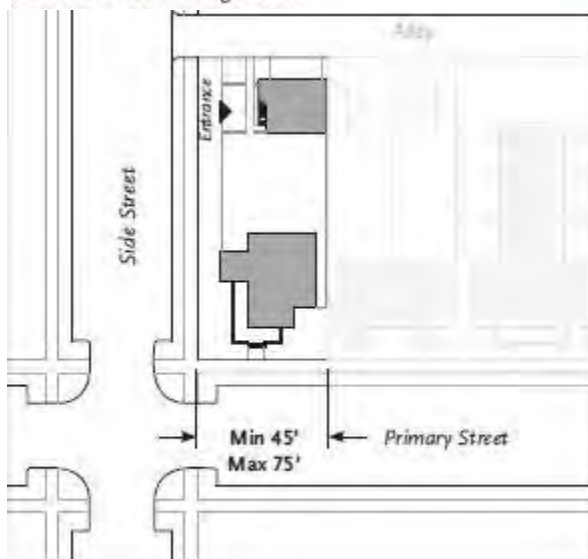
A Rear Yard Single Dwelling is a detached Single Dwelling located in the rear yard of a Single Dwelling. A Rear Yard Duplex is a detached two-unit dwelling located in the rear yard of a Single Dwelling.



Illustrative Photo: Carriage House



Illustrative Axonometric Diagram



Illustrative Plan Diagram

##### a. Lot Standards

- i. Width:
  - (1) Minimum: 45 feet
  - (2) Maximum: 75 feet

##### b. Building Size and massing Standards

- i. Maximum height: 2 stories.
- ii. Maximum length along alley: 35 feet
- iii. Massing/unit configuration:
  - i. 1-story configuration: one flat or two side-by-side flats located adjacent to garage or surface parking.

#### 2. Carriage House, Rear Yard Single Dwelling, and Rear Yard Duplex (continued)

### **5.5.1.F Requirements for Individual Building Types**

- ii. 2-story configuration: one flat or two side-by-side flats located above garage or two stacked flats or two side-by-side townhouses located adjacent to surface parking.
  - iv. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes shall be sized whereby the sum of the ground floor footprints of the Principal building, the Principal building's covered parking, the Carriage House, Rear Yard Single Dwelling, or Rear Yard Duplex, and the Carriage House's, Rear Yard Single Dwelling's, or Rear Yard Duplex's covered parking does not exceed 50% of the lot area.
  - v. Carriage Houses, Rear Yard Single Dwellings, or Rear Yard Duplexes shall be a minimum size of 375 sq. ft. and a maximum size of 1,200 total habitable square feet, regardless of the number of units.
  - vi. Carriage Houses may be attached to the principal building provided the floor area of the Carriage House is less than the area of the principal building, is no more than 600 square feet, and is no less than 200 square feet.
  - vii. When not attached to the principal building, Carriage Houses, Rear Yard Single Dwellings, or Rear Yard Duplexes must be separated from the primarily building a minimum of 10 feet.
- c. Access Standards**
- i. The main pedestrian entrance to the Carriage House, Rear Yard Single Dwelling or Rear Yard Duplex unit(s) shall be accessed through the side yard of the primary building or from the side street. Additional access may be provided from the alley.
  - ii. For corner lots, main pedestrian entrance may be accessed from the side street yard or the side yard of the primary building.
  - iii. Stairs to second floor Carriage House units shall be located in the wider of the two side yards.
  - iv. Where an alley is not present, parking and services shall be accessed by a 10 foot wide maximum, driveway. Grass lawn and/or minimum 2 foot wide planters shall be provided on each side of the driveway.
- d. Parking and Service Standards**
- i. Required parking may be accommodated on the surface, in a carport or in a garage.
  - ii. Surface and carport parking shall be screened from the view of the street.
  - iii. A non-alley-accessed garage may accommodate no more than two cars.
  - iv. An alley accessed garage may accommodate up to four cars.
- e. Open Space Standards**
- i. Private open space separate from the yard of the primary residence is required. This space shall be at least 200 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet.
  - ii. Carriage House, Rear Yard Single Dwelling or Rear Yard Duplex parking space(s) shall not be placed within the 200 sq. ft. Carriage House, Rear Yard Single Dwelling or Rear Yard Duplex required yard.
- f. Landscape Standards**
- i. The Carriage House yard shall contain at least one 1.5 inch caliper size canopy tree.
- g. Frontage Standards**
- i. Balconies and bay windows may face the alley.
  - ii. For Carriage Houses, Rear Yard Single Dwelling or Rear Yard Duplexes abutting an alley, windows facing the alley are required.
- h. Accessory Dwellings Standards - Not applicable**

### **3. Duplex, Triplex, Quadplex**



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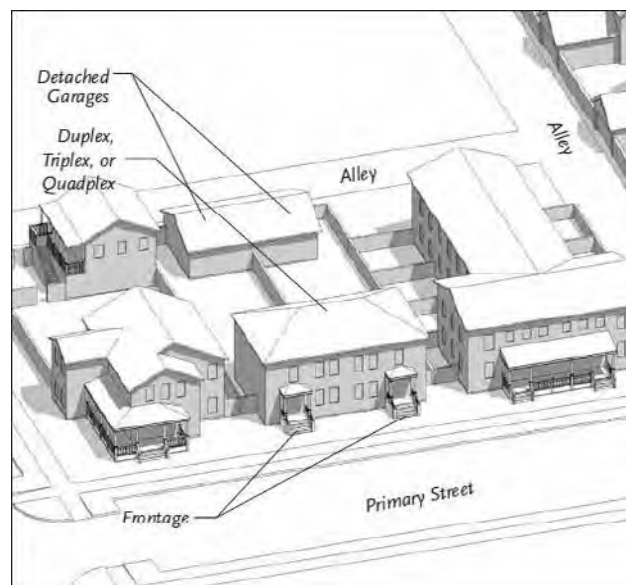
### Uptown/Town Centre Specific Plan

#### 5.5.1.F Requirements for Individual Building Types

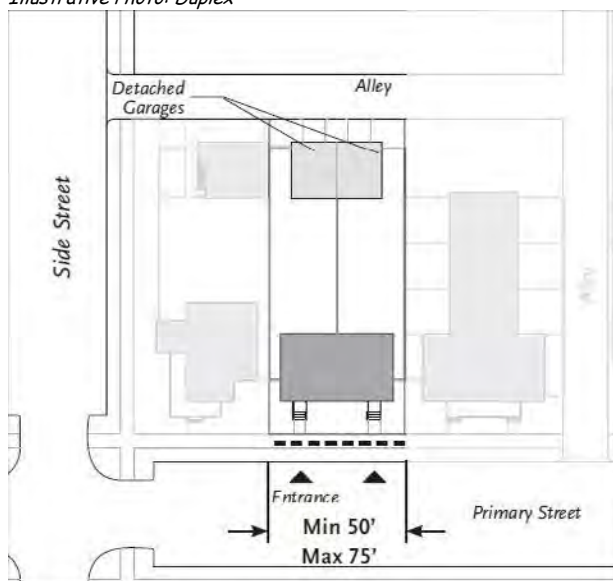
Duplexes, triplexes, and quadplexes are buildings surrounded on all four sides by setbacks (front yard, side yard, rear yard) and share similar setbacks, massing, scale, and frontage types as surrounding buildings. Duplexes, triplexes, and quadplexes may contain dwelling units and/or commercial uses as allowed by Table 5.3.1 (Allowed Land Use and Permit Requirements).



Illustrative Photo: Duplex



Illustrative Axonometric Diagram



Illustrative Plan Diagram

##### a. Lot Standards

- i. Width:
  - (1) Minimum: 50 feet
  - (2) Maximum: 75 feet

##### b. Building Size and Massing Standards

- i. Maximum height: 2 stories.
- ii. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.
- iii. Maximum building length along primary street frontage: 60 feet.
- iv. Buildings shall be composed of one- and/or two-story volumes and massed as houses.
- v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.
- vi. Dwellings within buildings may be flats and/or townhouses.

#### 3. Duplex, Triplex, Quadplex (continued)

##### c. Access Standards

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### **Uptown/Town Centre Specific Plan**

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#### **5.5.1.F Requirements for Individual Building Types**

- i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
- ii. On corner lots, dwellings shall be pedestrian-accessed as follows:
  - i. Duplex: at least one unit shall be accessed from the primary street; second unit may be accessed from either the primary or side street.
  - ii. Triplex and Quadplex: at least one unit shall be accessed from the primary street; remaining units may be accessed from either the primary or side street.
- iii. Where an alley is not present, parking and services shall be accessed by a driveway 10 feet wide, maximum. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of driveway.
- iv. On a corner lot without access to an alley, parking and services shall be accessed from side street by a driveway 16 ft. maximum wide. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of driveway.

#### **d. Parking and Service Standards**

- i. Required parking may be accommodated on the surface, in a carport or in a garage.
- ii. Garages may be attached to or detached from the primary residence.
- iii. Surface and carport parking shall be screened from the view of the street.
- iv. Garages on corner lots without alley access may accommodate no more than four cars.
- v. Garages that face primary streets shall be set back by at least 25 feet from the front face of the building.
- vi. An alley-accessed garage may accommodate up to three cars.

#### **e. Open Space Standards**

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Open space may be provided as private open space or shared open space.
- iii. Shared open space shall be provided by a shared rear yard no less than 20% (combined for all units) of the total lot area and of a regular (e.g. rectangular) geometry.
- iv. When provided for ground floor dwelling units, private open space shall be shall be a private or semi-private yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
- v. When provided for upper floor dwelling units, private open space shall be in the form of a balcony or loggia, and shall be no less than 80 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet.

#### **f. Landscape Standards**

- i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).

#### **g. Frontage Standards**

- i. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap around types are permitted.

#### **h. Accessory Dwellings Standards**

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

#### **4. Villa**

## Agenda Item 2

City of Paso Robles

### Uptown/Town Centre Specific Plan

#### 5.5.1.F Requirements for Individual Building Types

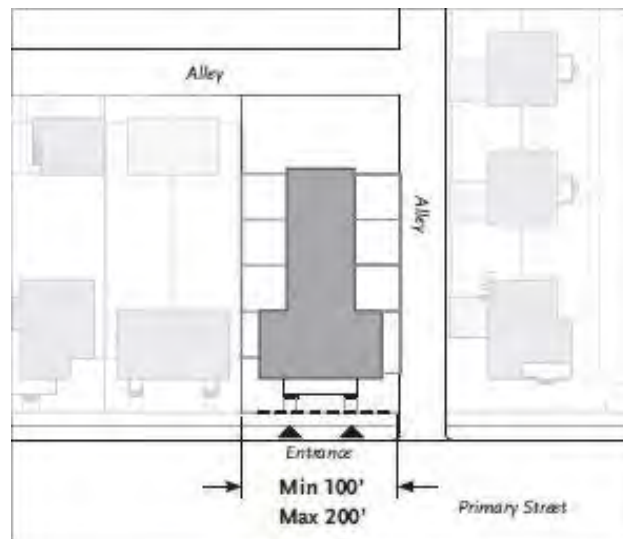
A detached building with the exterior appearance of a large house, which contains six or more dwelling units.



*Illustrative Photo: Villa with stoop frontage*



*Illustrative Axonometric Diagram*



*Illustrative Plan Diagram*

**a. Lot Standards**

- i. Width:
  - (1) Minimum: 100 feet
  - (2) Maximum: 200 feet

**b. Building Size and Massing Standards**

- i. Buildings shall be massed as large houses, composed principally of two and three story volumes.

#### 4. Villa (continued)

- ii. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least



### **5.5.1.F Requirements for Individual Building Types**

- one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.
- iii. Buildings on corner lots shall be designed with two front facades.
  - iv. Dwellings within the building may be one or two stories.
- c. Access Standards**
- i. The main pedestrian entrance to the building shall be accessed directly from and face the street.
  - ii. Direct pedestrian access from the street to ground floor, street-facing dwellings is encouraged.
  - iii. Pedestrian access to each dwelling shall be by way of stairs and/or corridor.
  - iv. Where an alley is not present, parking and services shall be accessed by a 10-foot wide, maximum, driveway, located as close as possible to a side or rear property line.
  - v. On a corner lot without access to an alley, parking and services shall be accessed from the side street by a 10-foot wide, maximum, driveway. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of driveway.
- d. Parking and Service Standards**
- i. Required parking and services may be accommodated on the surface, in a carport, in a garage, or subterranean garage.
- e. Open Space Standards**
- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
  - ii. Side yards should be usable by and accessible from the dwellings where possible.
  - iii. Each ground floor dwelling shall have a private or semi-private yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
  - iv. Upper floor dwellings shall have a usable balcony or loggia.
  - v. Porches, stoops and dooryards may encroach into required yards. See frontage standards below.
- f. Landscape Standards**
- i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
  - ii. Side yard trees may be placed to protect the privacy of neighbors.
- g. Frontage Standards**
- i. Frontage types that provide a transition from public to private, indoor to outdoor, at the main entrance, and at any direct entrances to individual dwellings, are required. Porches, loggias, dooryards and stoops are preferred.
  - ii. Stoops up to 3 feet in height and dooryards up to 2 feet in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building.
- h. Accessory Dwellings Standards**
- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

### **5. Rosewalk**

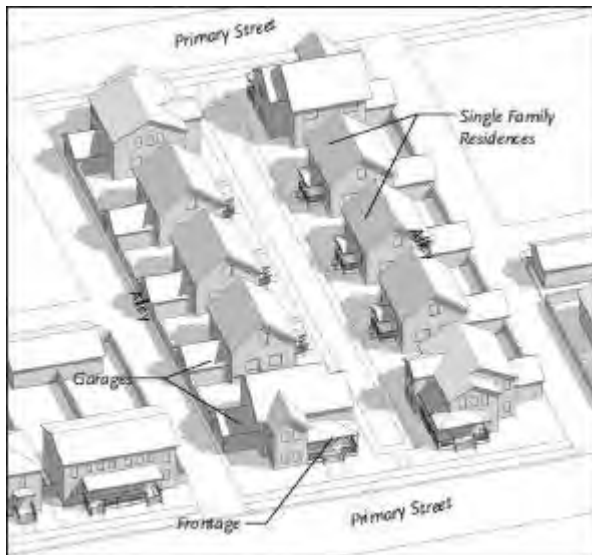
Six or more freestanding single family dwellings arranged on either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Rosewalks are prohibited on corner lots.

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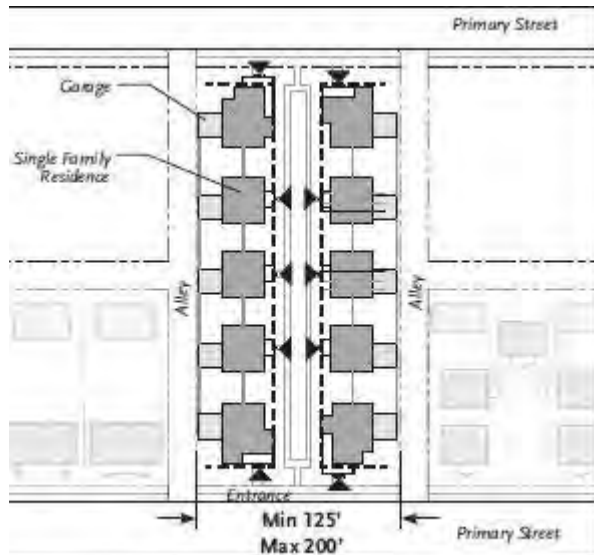
City of Paso Robles

### Uptown/Town Centre Specific Plan

#### 5.5.1.F Requirements for Individual Building Types



Illustrative Axonometric Diagram



Illustrative Plan Diagram

##### a. Lot Standards

- i. Width:
  - (1) Minimum: 125 feet
  - (2) Maximum: 200 feet

##### b. Building Size and Massing Standards

- i. Maximum height: 2 stories
- ii. Attic space may be occupied and not count as a story. Occupied attic space shall not exceed 75% of the ground floor footprint area.

#### 5. Rosewalk (continued)

- iii. Max building dimensions:
  - (1) Length along primary street: 35 feet
  - (2) Length along common green: 30 feet
- iv. Buildings shall be composed of one- and/or two-story volumes and massed as houses.

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### **Uptown/Town Centre Specific Plan**

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#### **5.5.1.F Requirements for Individual Building Types**

- v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

#### **c. Access Standards**

- i. The main pedestrian entrance to each unit shall be directly from the front yard or from the common green.
- ii. Parking and services shall be accessed through an alley.
- iii. Rosewalks are prohibited on corner lots and on lots without alley access.

#### **d. Parking and Service Standards**

- i. Parking may be accommodated on the surface, in a carport, or in a garage.
- ii. Garages may be attached to or detached from the primary residence.
- iii. Surface and carport parking shall be screened from the view of the street.
- iv. Garages may accommodate no more than two cars.

#### **e. Open Space Standards**

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. The Common Green shall have a right-of-way width of at least 35 feet as measured from building face to building face.
- iii. Each dwelling shall be provided with a private or semi-private yard (patio or enclosed yard), and shall be no less than 200 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.

#### **f. Landscape Standards**

- i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity).

#### **g. Frontage Standards** See Section 5.5.1.E.7 General Requirements for all Building Types.

#### **h. Accessory Dwellings Standards**

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

## **6. Bungalow Court**

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City of Paso Robles

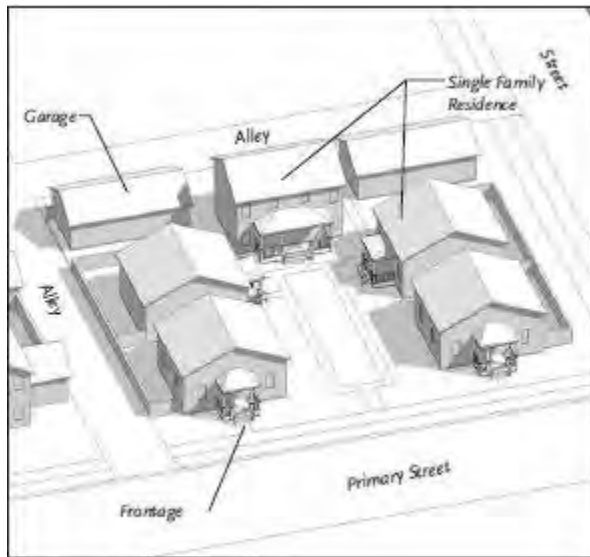
### Uptown/Town Centre Specific Plan

#### 5.5.1.F Requirements for Individual Building Types

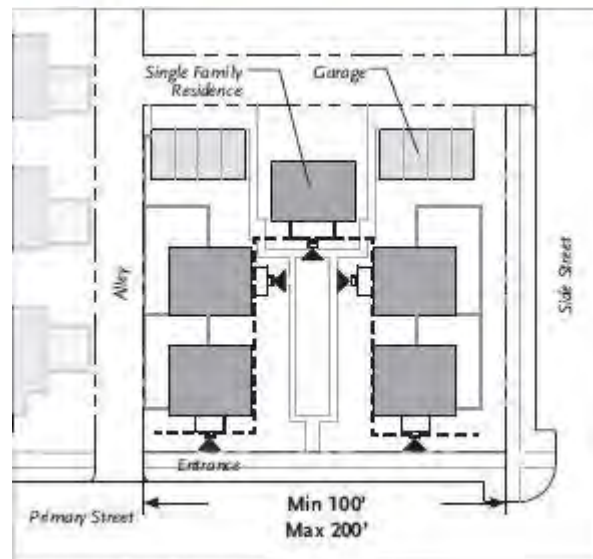
Four or more detached houses arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street. The courtyard is wholly open to the street.



Illustrative Photo



Illustrative Axonometric Diagram



Illustrative Plan Diagram

#### a. Lot Standards

- i. Width:
  - (1) Minimum: 100 feet
  - (2) Maximum: 200 feet

#### b. Building Size and Massing Standards

- i. Maximum Height: 2 stories
- ii. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor area.

#### 6. Bungalow Court (continued)

- iii. Maximum building dimensions:

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### **Uptown/Town Centre Specific Plan**

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#### **5.5.1.F Requirements for Individual Building Types**

- i. Length along primary street: 40 feet
- ii. Length along courtyard: 35 feet
- iv. Buildings shall be composed of one- and/or two-story volumes and massed as houses.
- v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

#### **c. Access Standards**

- i. The main pedestrian entrance to each unit shall be directly from the front yard or from the courtyard.
- ii. Parking and services shall be accessed through an alley.
- iii. Bungalow Courts are prohibited on corner lots and on lots without alley access.

#### **d. Parking and Service Standards**

- i. Parking may be accommodated on the surface, in a carport, or in a garage.
- ii. Garages may be attached to or detached from the primary residence.
- iii. Surface and carport parking shall be screened from the view of the street.
- iv. Garages may accommodate no more than two cars.

#### **e. Open Space Standards**

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. A central courtyard shall comprise at least 15% of the lot area.
- iii. Minimum courtyard dimension shall be at least 30 feet in each direction.
- iv. Each dwelling shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 200 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.

#### **f. Landscape Standards**

- i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity).

#### **g. Frontage Standards** See Section 5.5.1.E.7 General Requirements for all Building Types.

#### **h. Accessory Dwellings Standards**

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

## **7. Rowhouse**



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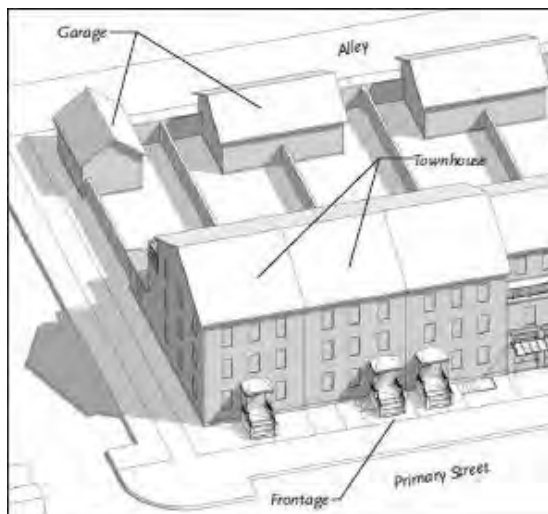
### Uptown/Town Centre Specific Plan

#### 5.5.1.F Requirements for Individual Building Types

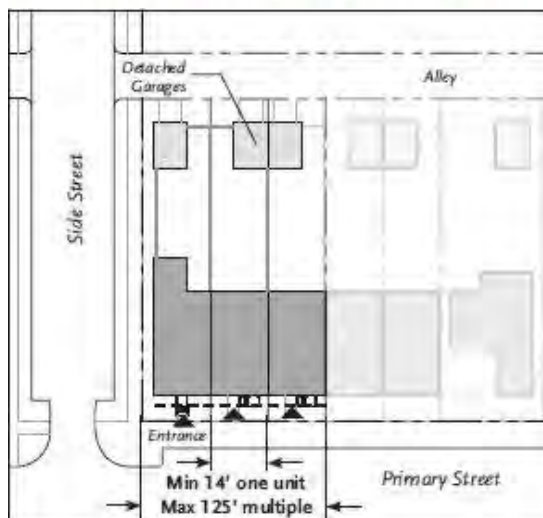
A building comprised of five or more attached two- or three-story dwelling units arrayed side by side. The front elevation and massing of each Rowhouse building may either be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident.



Illustrative Photo: Rowhouse building with stoop frontages



Illustrative Axonometric Diagram



Illustrative Plan Diagram

#### a. Lot Standards

##### i. Width:

- (1) Minimum: 14 feet (one Rowhouse unit);
- (2) Maximum: 25 feet (one Rowhouse unit); 125 feet (multiple units)

#### b. Building Size and Massing Standards

- i. Maximum Height: 3 stories
- ii. Attic space of 1- and 2-story buildings may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor area.
- iii. Attic space may not be occupied for 3-story buildings.

#### 7. Rowhouse (continued)

- iv. Maximum building length along primary street: 100 feet

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### **Uptown/Town Centre Specific Plan**

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#### **5.5.1.F Requirements for Individual Building Types**

- v. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
- vi. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.
- vii. In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the town- house dwelling shall be accessed by a separate front door and a stair.

#### **c. Access Standards**

- i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard.
- ii. Parking and services shall be accessed through an alley.
- iii. Rowhouses are prohibited on a lot without alley access.

#### **d. Parking and Service Standards**

- i. Parking may be accommodated on the surface, in a carport, or in a garage.
- ii. Garages may be attached to or detached from the primary residence.
- iii. Surface and carport parking shall be screened from the view of the street.
- iv. Garages may accommodate no more than two cars.

#### **e. Open Space Standards**

- i. Front yards and side street yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular), and with a minimum width of 10 feet.

#### **f. Landscape Standards**

- i. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity).
- ii. Ground floor rear yard open space is required.

#### **g. Frontage Standards**

- i. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap around frontage types are permitted.

#### **h. Accessory Dwellings Standards**

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

## **8. Tuck-Under**

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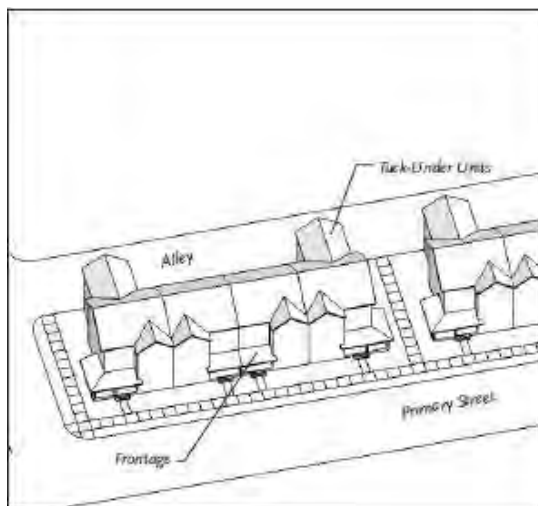
### Uptown/Town Centre Specific Plan

#### 5.5.1.F Requirements for Individual Building Types

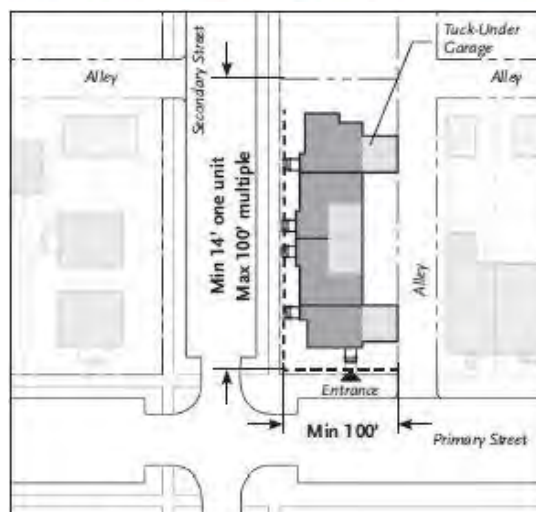
An individual structure on a parcel with no rear yard and where its garage is tucked under the rear of the house and accessed by an alley. The structure is occupied by one primary residence in an array of at least 3 such structures or at least 3 multiple townhouse units types arrayed side-by-side along the primary frontage.



Illustrative Photo: Tuck-under garage configuration



Illustrative Axonometric Diagram



Illustrative Plan Diagram

#### a. Lot Standards

##### i. Width:

- (1) Minimum: 14 feet (one Tuck-Under unit)
- (2) Maximum: 25 feet (one Tuck-Under unit); 100 feet (multiple units)

#### b. Building Size and Massing Standards

- i. Maximum Height: 3 stories
- ii. Maximum building length along primary street: 100 feet
- iii. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
- iv. Buildings on corner lots shall be designed with two front facades.

#### 8. Tuck-Under (continued)

- v. Each building shall maintain setbacks from property lines and in compliance with the regulations for the



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### **Uptown/Town Centre Specific Plan**

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#### **5.5.1.F Requirements for Individual Building Types**

applicable zone, providing as much direct access to yards as possible.

- vi. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.

##### **c. Access Standards**

- i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard.
- ii. Garages and services shall be accessed through the alley.
- iii. A rear pedestrian entry from the alley, and beside each garage shall be required for each unit. These entries are to be set back into the lot at a minimum distance of 5 feet so as not to be flush with the alley-facing garage doors.
- iv. Buildings at a street corner are allowed to span across the alley provided emergency access is maintained and all required clearances are maintained.

##### **d. Parking and Service Standards**

- i. Required parking shall be in a garage that is attached to the dwelling in a tuck-under configuration.

##### **e. Open Space Standards**

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Each dwelling shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
- iii. Balconies are allowed in any yard (front, side, rear) in compliance with the encroachment requirements of the applicable zone.

##### **f. Landscape Standards**

- i. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity).

**g. Frontage Standards** See Section 5.5.1.E.7 General Requirements for all Building Types.

##### **h. Accessory Dwellings Standards**

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

## **9. Live/Work**

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City of Paso Robles

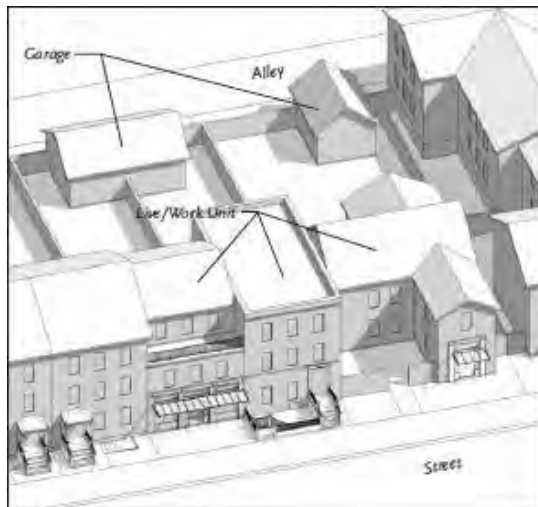
### Uptown/Town Centre Specific Plan

#### 5.5.1.F Requirements for Individual Building Types

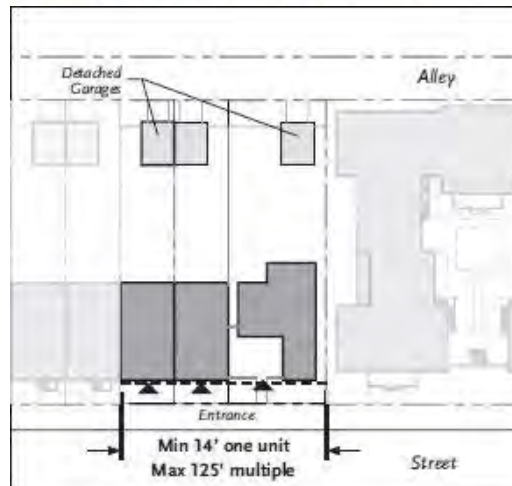
A building comprised of five or more attached two- or three-story integrated housing units and work space units, that has been designed to accommodate ground floor work (commercial/flex) uses and ground floor and/or upper floor residential uses.



*Illustrative Photo: Live-work type with shopfront frontage*



*Illustrative Axonometric Diagram*



*Illustrative Plan Diagram*

#### a. Lot Standards

##### i. Width:

- (1) Minimum: 14 feet (one Live/Work unit)
- (2) Maximum: 25 feet (one Live/Work unit); 125 feet (multiple units)

#### b. Building Size and Massing Standards

- i. Maximum Height: 3 stories
- ii. Maximum building length along primary street: 100 feet
- iii. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the applicable zone standards.

## 9. Live/Work (continued)

### **5.5.1.F Requirements for Individual Building Types**

- iv. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

#### **c. Access Standards**

- i. The main pedestrian entrance to the ground floor work space shall be accessed directly from and face the street.
- ii. The upstairs residential unit shall be pedestrian-accessed by a separate entrance and internal stair that is also accessed from and faces the street. Access may also be provided by a shared lobby that provides separate access to the work and residential areas.
- iii. Parking and services shall be accessed through an alley.
- iv. Live/Work units are prohibited on a lot without alley access.

#### **d. Parking and Service Standards**

- i. Parking may be accommodated on the surface, in a carport, or in a garage.
- ii. Garages may be attached to or detached from the primary residence.
- iii. Surface and carport parking shall be screened from the view of the street.
- iv. Garages may accommodate no more than two cars.

#### **e. Open Space Standards**

- i. Front yards and side street yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular) with a minimum dimension of 10 feet.

#### **f. Landscape Standards**

- i. Landscape shall not obscure the storefront of the ground floor work space in order to allow access to and a clear view into the storefront.

#### **g. Frontage Standards**

- i. Work space on ground floors should be oriented toward the fronting street. Sleeping and service rooms should be oriented towards side and rear yards.
- ii. Work spaces shall conform to Shopfront Frontage Type Standards (Section 5.5.2).
- iii. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap around frontage types are permitted.

#### **h. Accessory Dwellings Standards**

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

## **10. Courtyard Housing**

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### Uptown/Town Centre Specific Plan

#### 5.5.1.F Requirements for Individual Building Types

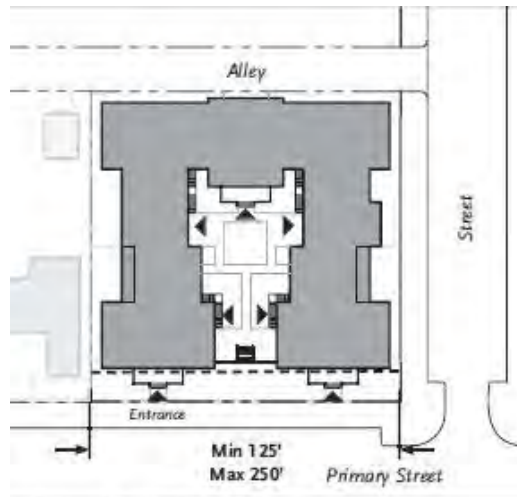
A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones.



*Illustrative Photo*



*Illustrative Axonometric Diagram*



*Illustrative Plan Diagram*

#### a. Lot Standards

- i. Width:
  - (1) Minimum: 125 feet
  - (2) Maximum: 250 feet

#### b. Building Size and Massing Standards

- i. The intent of these regulations is to provide for courtyard housing buildings with varying heights in order to generate house-like forms rather than flat-top apartment buildings. Height ratios for various courts are as follows:

- 2.0 stories: 100% 2 stories
- 3.0 stories: 60% 2 stories, 40% 3 stories
- 4.0 stories: 70% 3 stories, 30% 4 stories

#### 10. Courtyard Housing (continued)

- ii. Buildings shall be composed of one-, 2- and 3- story masses, each designed to house scale, and not

### 5.5.1.F Requirements for Individual Building Types

necessarily representing a single dwelling.

- iii. Three story portions may incorporate single loaded corridor and stacked dwellings as long as the visibility of elevators and of exterior corridors at the third story is minimized by incorporation into the mass of the building.
- iv. Buildings may contain any of five combinations of units: flats, flats over flats, townhouses, townhouses over flats, and townhouses over townhouses.
- v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

#### c. Access Standards

- i. The main pedestrian entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the primary or side street.
- ii. Pedestrian access to no more than four (4) second story dwellings shall be through an open or roofed (but not enclosed) stair.
- iii. For podium Court Buildings or Court Buildings with subterranean parking, elevator access may be provided between the garage and podium only.

#### d. Parking and Service Standards

- i. Required parking may be accommodated on the surface, in a carport, in a garage, in a tuck-under configuration, and/or subterranean.
- ii. Dwellings may have direct or indirect access to their parking stall(s), or direct access to stalls enclosed within the garage.

#### e. Open Space Standards

- i. Front yards and side street yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated, or interconnected courtyards with an accumulative total area of at least 15% of the lot.
- iii. Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented east/west and 30 feet when the courtyard is oriented north/south.
- iv. In 40-foot wide courtyards, the frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30-foot wide courtyards.
- v. In a project with multiple courtyards, at least two of the courtyards shall conform to the minimum courtyard dimensions and frontage requirements outlined in previous sections (iiic) and (d).
- vi. Private open space may be provided at side yards, rear yards, and courtyards and shall be no less than 150 square feet and of a regular geometry (e.g. rectangular), and with a minimum width of 10 feet.
- vii. Upper floor dwellings shall have a usable balcony or loggia, and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet.
- viii. Courtyards shall be connected to the public way and/or to each other by way of zaguans or paseos.
  - (1) *Zaguans* are covered pedestrian passages of one or two rooms in length, one story in height, and a minimum 10 feet in width at the main entrance and 5 feet between connecting courtyards.
  - (2) *Paseos* are pedestrian passages that are open to the sky, one or two rooms in length, and a minimum 15 feet in width.

## 10. Courtyard Housing (continued)

#### f. Landscape Standards

- i. Where ground floor flex/commercial space occurs, landscape shall not obscure the storefront of the ground floor flex/commercial space in order to allow access to and a clear view into the storefront.

## Agenda Item 2

City of Paso Robles

### Uptown/Town Centre Specific Plan

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#### **5.5.1.F Requirements for Individual Building Types**

- ii. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity).

#### **g. Frontage Standards**

- i. Street-facing stoops up to 3 feet in height and street-facing terraces up to 2 feet in height may be placed above subterranean parking, provided that they are scaled to the street and building.
- ii. No arcade or gallery may encroach into the required minimum width of a courtyard.
- iii. Terraces that face and/or encroach into a courtyard shall be a minimum of 10 feet wide.

#### **h. Accessory Dwellings Standards**

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.



*Illustrative Photo: Courtyard with frontyard frontage and zaguan*

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### **5.5.1.F Requirements for Individual Building Types**

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## Agenda Item 2

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### Uptown/Town Centre Specific Plan

#### 5.5.1.F Requirements for Individual Building Types

##### 11. Stacked Dwelling

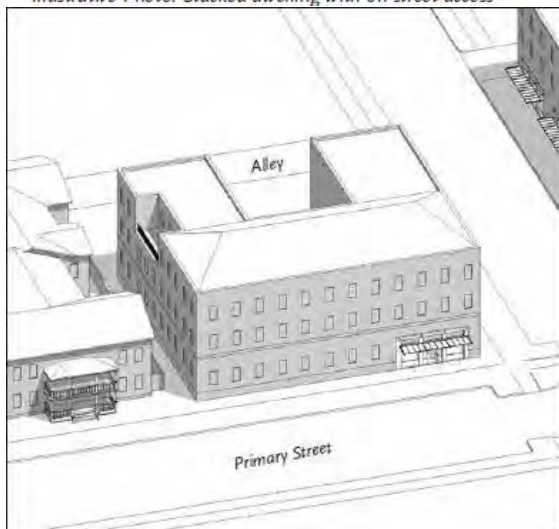
This type is defined by a dwelling configuration that is based on horizontal repetition and vertical stacking organized on lobby, corridor and elevator access.



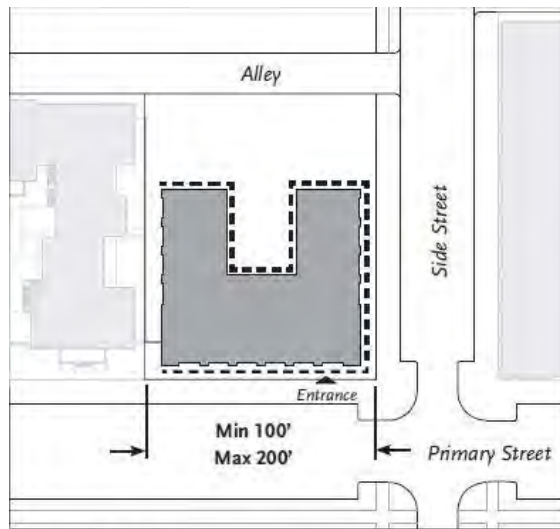
Illustrative Photo: Stacked dwelling with on-street access



Illustrative Photo



Illustrative Axonometric Diagram



Illustrative Plan Diagram

##### a. Lot Standards

- i. Width:
  - (1) Minimum: 100 feet
  - (2) Maximum: 200 feet

##### b. Building Size and Massing Standards

- i. Maximum height:
  - (1) Upper floors of Flex Block: see Flex Block type
  - (2) Stand alone: 3 stories. Height ratios for various Flex Blocks are as follows:
    - 2.0 stories: 100% 2 stories
    - 3.0 stories: 100% 2 stories, 50% 3 stories

##### 11. Stacked Dwelling (continued)



### **5.5.1.F Requirements for Individual Building Types**

- ii. Maximum building length along the primary street: 100 feet.
- iii. Buildings may contain any of three types of dwellings: flats, townhouses, and lofts.

#### **c. Access Standards**

- i. The main pedestrian entrance to the building is through a street-level lobby, or through a podium lobby accessible from the street. Dwellings located on the courtyard or podium shall be entered directly.
- ii. Interior circulation to each dwelling is through a corridor.
- iii. For each ground floor street-facing unit, a secondary pedestrian entrance directly from the street may be provided.
- iv. Elevator access shall be provided between the garage, and each level of the building.

#### **d. Parking and Service Standards**

- i. Required parking is accommodated in a lined, at-grade garage or subterranean garage.
- ii. Dwellings have indirect access to their parking stall(s).

#### **e. Open Space Standards**

- i. The primary shared open space is a courtyard. Courtyards can be located on ground or on a podium.
- ii. Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented East-West and 30 feet for a North-South orientation. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter.
- iii. In 40-foot-wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard.
- iv. Each dwelling ground floor unit shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
- v. Private balconies are required for each unit and may be provided at front, side, or rear yards.

**f. Landscape Standards** See Section 5.5.1.E.6 General Requirements for all Building Types.

**g. Frontage Standards** See Section 5.5.1.E.7 General Requirements for all Building Types.

#### **h. Accessory Dwellings Standards**

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

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## Uptown/Town Centre Specific Plan

### 5.5.1.F Requirements for Individual Building Types

#### 12. Liner

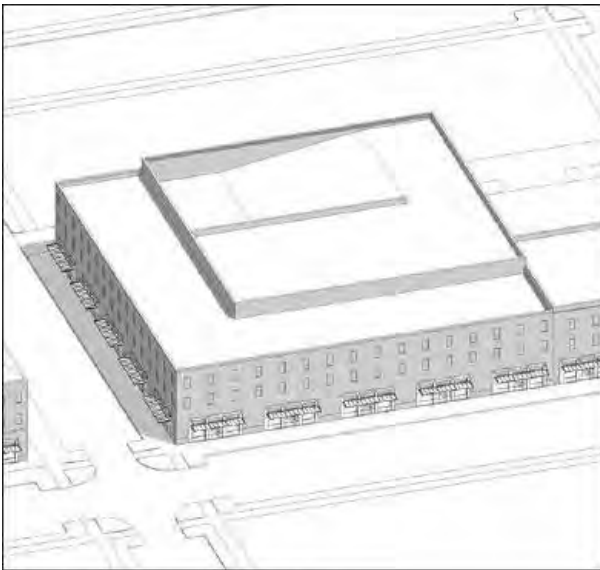
A building at least 30 feet in depth that conceals a public (Park-Once) garage or other large scale faceless building, designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for such uses or residences. The access corridor on each floor is included in the minimum depth.



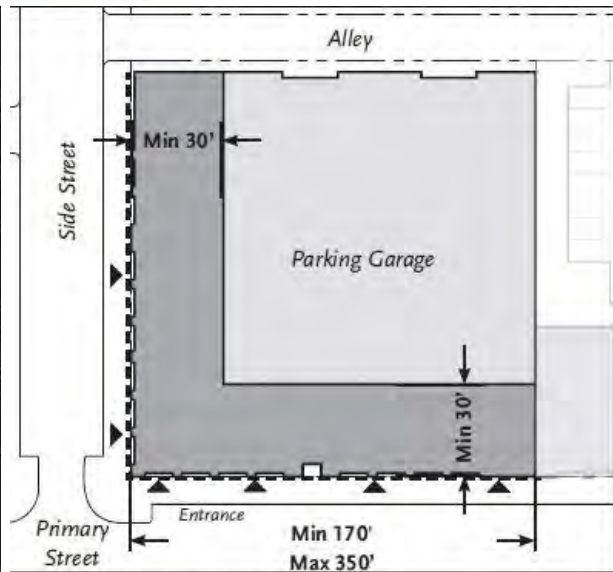
Illustrative Photo: Liner with shopfront frontage



Illustrative Photo



Illustrative Axonometric Diagram



Illustrative Plan Diagram

#### a. Lot Standards

- i. Width:
  - (1) Minimum: 170 feet
  - (2) Maximum: 350 feet

#### 12. Liner (continued)

### **5.5.1.F Requirements for Individual Building Types**

#### **b. Building Size and Massing Standards**

- i. Maximum Height ratios for various Liner Buildings are as follows:

2.0 stories: 100% 2 stories  
3.0 stories: 100% 2 stories, 50% 3 stories  
4.0 stories: 100% 3 stories, 50% 4 stories

- ii. Maximum building length along primary street frontage: 350 feet
- iii. The overall form of such buildings can be of a singular volume or of a primary volume with smaller ones attached, as particular design elements or transition to surrounding buildings.
- iv. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- v. Each dwelling shall have at least one side exposed to outdoors with direct access to at least a patio, terrace or balcony.

#### **c. Access Standards**

- i. The main pedestrian entrance to each ground floor storefront is directly from the street.
- ii. Pedestrian entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- iii. Interior circulation to each dwelling is through a corridor.

#### **d. Parking and Service Standards**

- i. Required parking for the resident/tenants of the liner is accommodated in a garage, in a tuck-under configuration, and/or subterranean.
- ii. Dwellings have indirect access to their parking stall(s) unless their parking is in an attached and individual private garage.

#### **e. Open Space Standards**

- i. Private and shared open space is not required if the building is within a 1/4-mile walking distance of a park that is at least 0.10 acres in size. Otherwise, private patios or balconies must be provided for each unit.
- ii. When provided or required, private open space above the ground floor shall be in the form of a balcony with minimum area of 40 square feet and a minimum dimension of 5 feet deep by 8 feet wide;
- iii. Private patios may be provided at side yards and rear yards.
- iv. Private balconies may be provided at front, side, or rear yards.

- f. **Landscape Standards** See Section 5.5.1.E.6 General Requirements for all Building Types.

- g. **Frontage Standards** See Section 5.5.1.E.7 General Requirements for all Building Types.

#### **h. Accessory Dwellings Standards**

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

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### Uptown/Town Centre Specific Plan

#### 5.5.1.F Requirements for Individual Building Types

##### 13. Flex Block

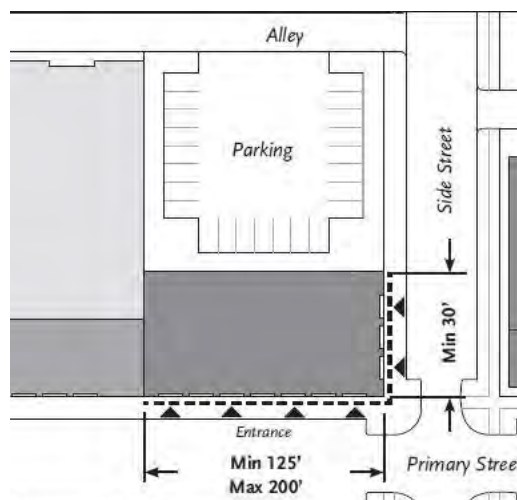
A building type designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.



Illustrative Photo: Flex Block with shopfront frontage



Illustrative Axonometric Diagram



Illustrative Plan Diagram

##### a. Lot Standards

- i. Width:
  - (1) Minimum: 125 feet
  - (2) Maximum: 200 feet

##### b. Building Size and Massing Standards

- i. Height ratios for various Flex Blocks are as follows:
  - 2.0 stories: 100% 2 stories
  - 3.0 stories: 100% 3 stories
  - 4.0 stories: 100% 3 stories, 50% 4 stories
- ii. Maximum building length along primary street frontage: 150 feet

### 5.5.1.F Requirements for Individual Building Types

#### 13. Flex Block (continued)

- iii. Each dwelling is allowed to have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.
- iv. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- v. Dwellings may be as repetitive or unique as deemed by individual designs.
- vi. Buildings may be composed of one dominant volume.

#### c. Access Standards

- i. The main pedestrian entrance to each ground floor storefront is directly from the street.
- ii. Pedestrian entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- iii. Interior circulation to each dwelling is through a corridor.
- iv. Pedestrian elevator access should be provided between the garage, and each level of the building.

#### d. Parking and Service Standards

- i. Required parking for the resident/tenants is accommodated in a garage, in a tuck-under configuration, and/or subterranean.
- ii. Dwellings have indirect access to their parking stall(s).

#### e. Open Space Standards

- i. Private and shared open space is not required if the building is within a 1/4-mile walking distance of a park that is at least 0.10 acres in size and is open to use by the public at any time. Otherwise, private patios or balconies must be provided for each unit. Note: The use of Robbins Field is restricted to scheduled sports teams and does not qualify as a "park" for this purpose.
- ii. When provided or required, private open space above the ground floor shall be in the form of a balcony with minimum area of 40 square feet and a minimum dimension of 5 feet deep by 8 feet wide;
- iii. Private balconies may be provided at front, side, or rear yards.

#### f. Landscape Standards

- i. In the front yard, there is no landscape but the streetscape.
- ii. At least one large tree planted directly in the ground shall be provided in the rear yard.
- iii. Sideyard trees may be placed to create a particular sense of place.

#### g. Frontage Standards

- i. Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor space, such as shopfronts, arcades, and galleries are allowed.

#### h. Accessory Dwellings Standards

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.



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#### 5.5.1.F Requirements for Individual Building Types

##### 14. Flex Shed

A building designed for occupancy primarily by light manufacturing, workshop, and warehouse uses. Flex Shed buildings may also accommodate residential uses provided that ground floor residential uses do not exceed 20% of the total ground floor area. 100% of upper floor areas may be occupied by residential uses.

The Flex Shed building type also accommodates the large loading and/or staging area requirements that light manufacturing and warehouse uses might need, but requires these support areas, including parking, to be located either to the side or the rear of the building in order ensure that building front the sidewalk and street.



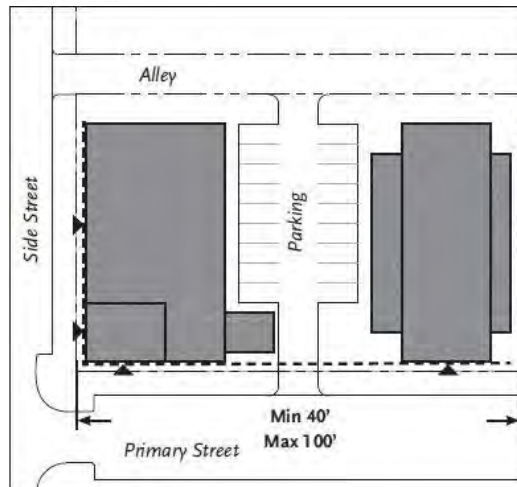
Illustrative Photo



Illustrative Photo: Industrial Sheds - House Size with front yard/porch frontages



Illustrative Axonometric Diagram



Illustrative Plan Diagram

##### a. Lot Standards

- i. Width:
  - (1) Minimum: 40 feet
  - (2) Maximum: 100 feet

### 5.5.1.F Requirements for Individual Building Types

#### 14. Flex Shed (continued)

##### b. Building Size and Massing Standards

- i. Height ratios for various flex sheds are as follows:
  - 2.0 stories: 100% 2 stories
  - 3.0 stories: 100% 3 stories
  - 4.0 stories: 100% 3 stories, 50% 4 stories
- ii. Maximum building length along primary street frontage: 100 feet
- iii. The front of the building must extend to the primary street setback line for a distance, parallel to the front setback line, of at least 20 feet in length. The remainder of the primary street frontage may be devoted to loading and staging areas, open space, and/or surface parking.
- iv. Along the primary street frontage, a maximum distance of 100 feet, parallel to the primary street setback line, is allowed between buildings, whether the buildings are on the same or adjacent properties.
- v. On corner lots, the building must extend to the side street setback line for a distance, parallel to the side street setback line, of at least 20 feet in length. The remainder of the side street frontage may be devoted to loading and staging areas, open space, and/or surface parking.
- vi. Portions of the lot that are occupied by loading areas, staging areas, and/or surface parking lots that front onto the primary or side street, must be shielded from the view of the street by a minimum 36 inch tall wall, hedge, or fence that is designed according to the same character as the adjacent building.

##### c. Access Standards

- i. The main pedestrian entrance to each building is directly from the street.
- ii. Where an alley is present, parking may be accessed through the alley.

##### d. Parking and Service Standards

- i. Required parking is accommodated on the surface.
- ii. Surface parking shall be located beside or behind the building and shall respectively be accessed via the street or alley.

##### e. Open Space Standards

- i. If the building is occupied entirely by non-residential uses: no open space requirements.
- ii. If the building is occupied by residential uses:
  - Open space may be pooled into a large, shared open space at the equivalent of 40 square feet per dwelling unit; or
  - Each dwelling ground floor unit shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
  - Private and shared open space is not required if the building is within a 1/4-mile walking distance of a park that is at least 0.10 acres in size and is open to use by the public at any time. Otherwise, private patios or balconies must be provided for each unit. Note: The use of Robbins Field is restricted to scheduled sports teams and does not qualify as a "park" for this purpose.
- iii. Private balconies may be provided at front, side, or rear yards.

##### f. Landscape Standards See Section 5.5.1.E.6 General Requirements for all Building Types.

##### g. Frontage Standards

- i. Public work spaces and offices are to be oriented towards the street and have transparent street-facing windows, while private offices and service rooms are oriented to the degree possible towards the back of the building.

##### h. Accessory Dwellings Standards

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

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#### 5.5.2 Frontage Types

- A. Purpose.** This Section identifies the frontage types allowed within the Specific Plan area, and for each type, provides a description, a statement as to the type's intent, and design standards, to ensure that proposed development is consistent with the City's goals for building form, character, and quality.
- B. Applicability.** The frontage of each building shall be designed in compliance with the standards of this Section. Frontages are required on all building facades that face a public right-of-way such as a street, park, or other public open space, including the Salinas River. The only locations within the plan area where frontage types are not required are:
1. Railroad Avenue between 10th and 12th Streets;
  2. Railroad Avenue between 13th and 15th Streets;
  3. 34th Street between Spring and Park Streets.
- C. Allowable Frontage types by zone.** All proposed buildings shall be designed to incorporate the allowed frontage types as identified in Table 5.5.3, as applicable.
- D. General Requirements for Commercial Frontage Types.**
1. A physical transition shall be provided between the glazing of the storefront and the adjacent sidewalk except if the glazing itself terminates directly at the grade. Where a bulkhead is applied to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 10 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).
  2. All storefronts shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.
  3. Awnings, signs, etc., shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk to a maximum encroachment of within 2 feet of the curb.
  4. Awnings shall only cover storefronts and openings so as to not cover the entire facade.
  5. The term "clear" means that the identified area is free of encroachments other than signs, light fixtures, etc.
- E. Requirements for Individual Frontage Types.** The following standards in Tables 5.5.3 and 5.5.4 apply to all proposed building/modifications in the plan area. Exceptions from the frontage requirements for Flex Block and Flex Shed buildings may be made on a case-by-case basis for hotel buildings.

Frontage Type	T-3N	T-3F	T-4N	T-4F	T-4NC	TC-1	TC-2	RC
1. Frontyard/porch	■	■	■	■	-	-	-	-
2. Stoop	■	■	■	■	■	-	■	■
3. Terrace	■	■	■	■	-	-	-	■
4. Loading Dock	-	-	-	-	-	-	-	■
5. Forecourt	-	-	■	■	■	■	■	■
6. Shopfront	-	-	■	■	■	■	■	■
7. Gallery	-	-	-	-	■	■	■	■
8. Arcade	-	-	-	-	■	■	■	■

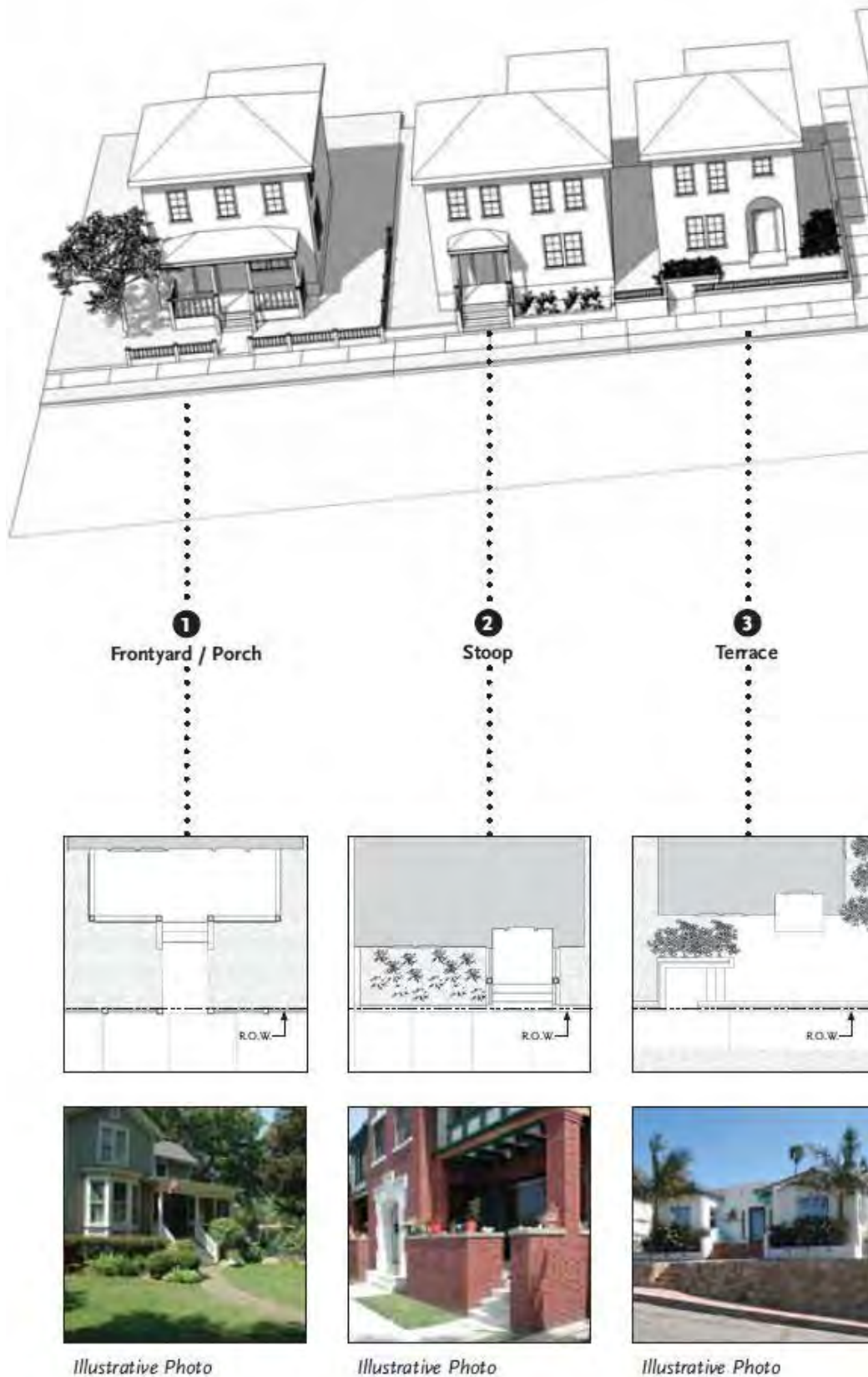
- = allowed  
 - = not allowed

1 Frontage types are subject to the minimum and maximum frontage to building percentages specified in Section 5.4 (Item "E" of each applicable zone).

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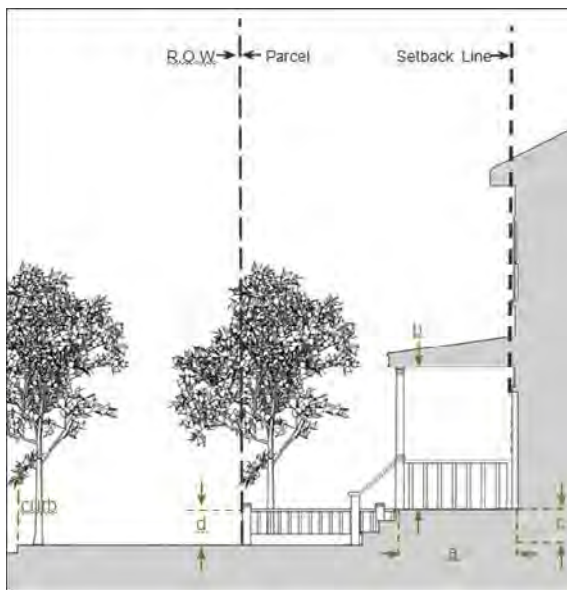
City of Paso Robles

## Uptown/Town Centre Specific Plan

**Table 5.5.4: Specific Standards for Frontage Types**

### 1. Frontyard / Porch

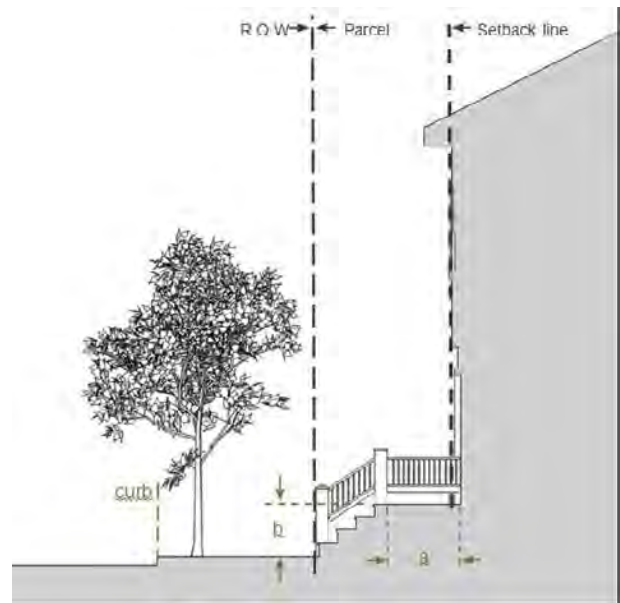
Frontyards provide a physical transition from the sidewalk to the building. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard. A great variety of front yard / porch designs are possible. A raised porch may be combined with the front yard as shown below.



Configuration	
Key	Notes
a	8 feet clear depth minimum 12 feet clear width minimum; 10 feet clear for asymmetrical entry
b	8 feet clear height minimum
c	3 feet high maximum from adjacent grade; porches may be at grade or raised to transition into the building
d	3 feet high maximum for fences and walls defining and/or retaining the front yard.

### 2. Stoop

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop. A great variety of stoop designs are possible.



Configuration	
Key	Notes
a	4 feet clear depth minimum 4 feet clear width minimum
b	3 feet height maximum from adjacent grade
c	Stoops must correspond and directly align to the building entry (s).
d	3 feet high maximum for fences and walls defining and/or retaining the front yard.

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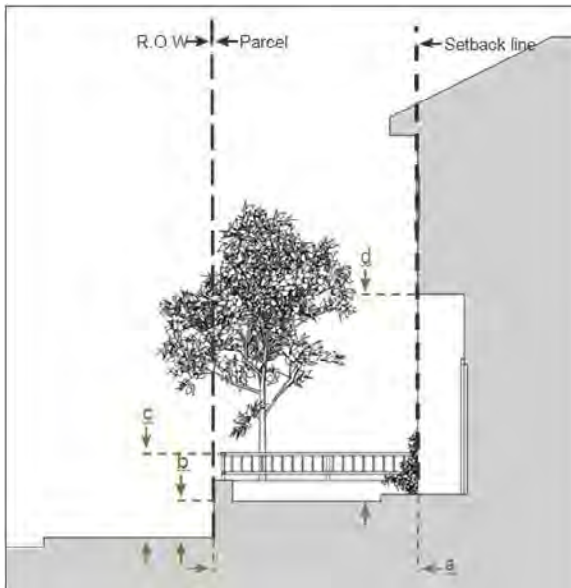
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**Table 5.5.4: Specific Standards for Frontage Types (continued)**

### 3. Terrace

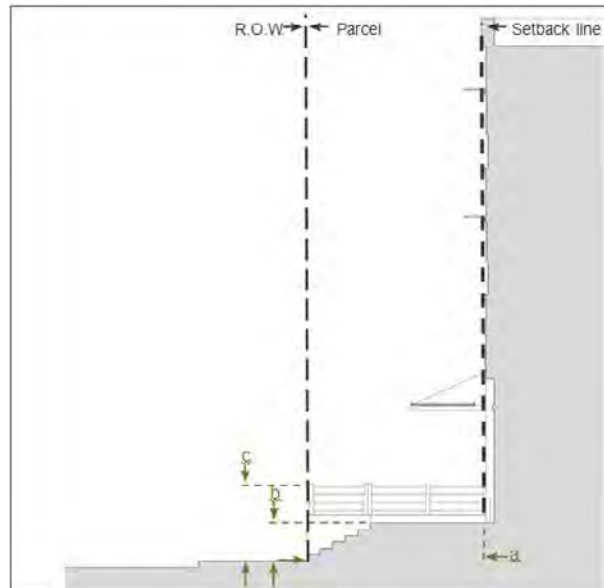
An elevated terrace separates and sets back the facade from the sidewalk and the street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. A great variety of terrace designs are possible.



Configuration	
Key	Notes
a	7 feet clear depth minimum
b	3 feet height maximum from adjacent grade to the terrace
c	4 feet height maximum from adjacent grade to fence or hedge defining and/or retaining the front yard.
d	8 feet clear height minimum for awnings, signs, etc.; awnings shall only cover storefronts and openings so as not to cover the entire facade.

### 4. Loading Dock

A variation of the Terrace frontage type that is intended for an urban or industrial setting. The origin of this frontage type is, as its name implies, platforms that were raised above the street level to facilitate the loading and unloading of goods into trains and trucks. A great variety of loading dock designs are possible.



Configuration	
Key	Notes
a	7 feet clear depth minimum
b	3 feet height maximum from adjacent grade
c	6 feet height maximum from adjacent grade; fences are the only allowed enclosing elements.

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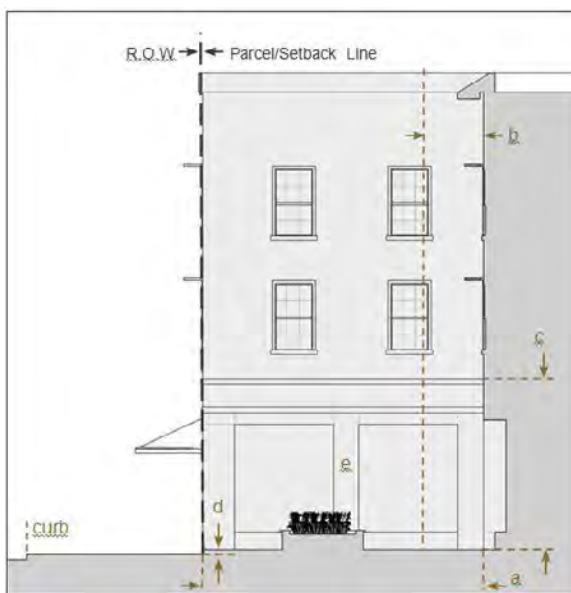
City of Paso Robles

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**Table 5.5.4: Specific Standards for Frontage Types (continued)**

### 5. Forecourt

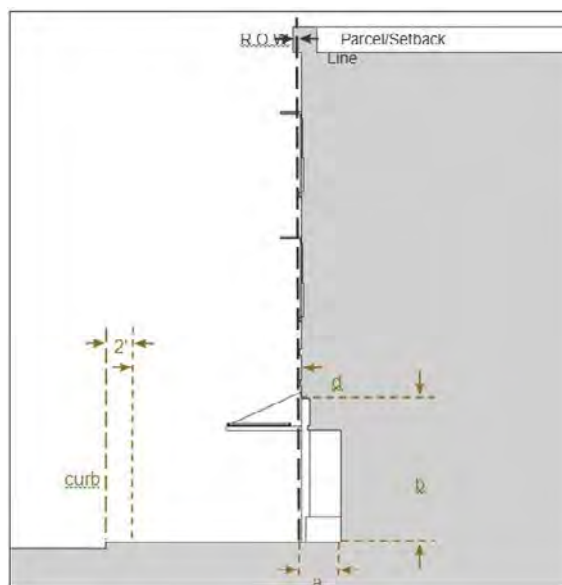
A Forecourt is a public space formed by a recess in the façade of a building. Forecourts are generally appropriate for commercial or civic use, or in some cases for vehicular drop-off at a civic building or hotel, as distinct from court- yards which are semi-public spaces providing frontages of a generally residential character. A great variety of forecourt designs are possible, including the forecourt below with a shopfront frontage along its sides.



Configuration	
Key	Notes
a	20 feet clear depth minimum; 60 feet clear depth maximum
	10 feet clear width minimum; 60 feet clear width maximum
b	1/3 the depth and width maximum for encroachments
c	12 feet height minimum as required for the shopfront frontage type
d	3 feet high maximum from adjacent grade for raised forecourts or retaining wall with entry steps for the forecourt
e	65% storefront openings minimum for first floor; shall not have opaque or reflective glazing

### 6. Shopfront

Shopfronts are large glazed openings in a façade, filled with doors and transparent glass in a storefront assembly. This traditional retail frontage type is often provided with canopies or awnings, which may be fixed or retractable, to shelter pedestrians and shade the storefront glass from glare. The storefront assembly may be recessed up to 10 feet to provide a widened sidewalk or a covered area for outdoor dining. A great variety of shopfront designs are possible.



Configuration	
Key	Notes
a	10 feet depth maximum
b	12 feet height minimum as required for the shopfront frontage type
	65% storefront openings minimum for first floor; shall not have opaque or reflective glazing
c	8 feet clear height minimum for awnings, signs, etc.; awnings shall only cover storefronts and openings so as not to cover the entire facade.

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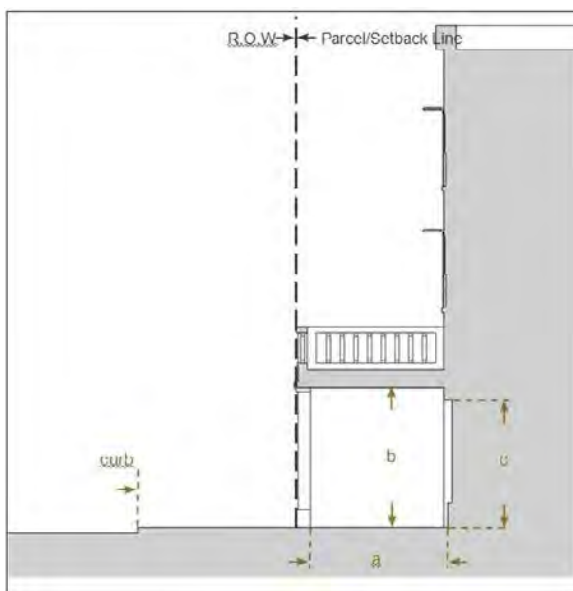
City of Paso Robles

## Uptown/Town Centre Specific Plan

**Table 5.5.4: Specific Standards for Frontage Types (continued)**

### 7. Gallery

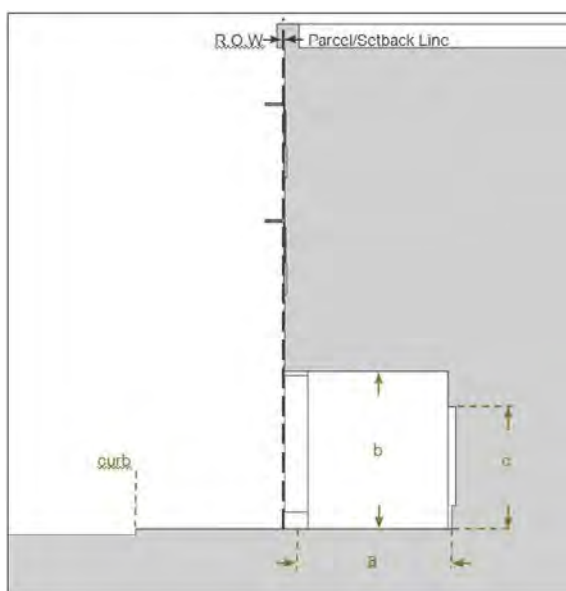
A Gallery is a roof or deck projecting from the façade of a building, supported by columns located at the right-of-way. Galleries shelter the sidewalk as do Arcades, but the space above the Gallery is unenclosed. Galleries may be one or two or even three stories in height as allowed by the zone, such that they may provide covered or uncovered porches at the second and third floors. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building and the storefront. Openings between columns are square or vertically oriented. Gallery must be used in conjunction with the Shopfront Frontage Type. A great variety of gallery designs are possible.



Configuration	
Key	Notes
a	12 feet clear depth minimum
	12 feet clear width minimum
b	12 feet clear height minimum
c	12 feet height minimum as required for the shopfront frontage type

### 8. Arcade

Arcades are colonnades supporting a building façade that is set at the right-of-way, such that the sidewalk is enclosed within the building volume, between the colonnade and storefronts. This type is ideal for retail use, as it shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise. The arcade also provides habitable residential or commercial space over the sidewalk, narrowing the space of the street and creating a very urban character. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building and the storefront. Openings between columns are square or vertically oriented. Arcade must be used in conjunction with the Shopfront Frontage Type. A great variety of arcade designs are possible.



Configuration	
Key	Notes
a	12 feet clear depth minimum
	12 feet clear width minimum
b	12 feet clear height minimum
c	12 feet height minimum as required for the shopfront frontage type

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**Uptown/Town Centre Specific Plan**

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### Uptown/Town Centre Specific Plan

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#### 5.5.3 – Architectural Style Guidelines

**A. Purpose.** The City’s General Plan and Economic Strategy contain policy statements that call for the City to take the following actions relative to architectural quality:

- Maintain/enhance the City’s image/identity;
- Promote architectural and design excellence by imposing stringent design and construction standards;
- Strive to maintain and create livable, vibrant neighborhoods and districts with:
  - Coordinated site design, architecture, and amenities;
  - A recognizable and high quality design aesthetic;
- Improve quality of place to attract investment and knowledge workers;
- Improve overall quality of built form (design/architecture);
- Develop distinctive design standards and invest in design excellence to:
  - Create inspiring and memorable places;
  - Emphasize the appearance and qualities of the public realm;
  - Develop and implement form based code and architectural design standards.

To implement the above policies, this section provides design guidelines for the building types that are specified for each zone in the Specific Plan Area.

The Architecture Style Guidelines define and express the architectural objectives within the Specific Plan area, and establish a clear set of guidelines that provide the City of Paso Robles and future applicants with a basis for proposing and reviewing development proposals. The Guidelines serve the two primary purposes identified below:

1. To achieve high quality of design,
2. To facilitate the design review and planning approval process of projects in terms of architectural styles which are clearly understood and appropriate to particular Building Types in their surrounding context.

**B. Applicability.** Incorporation of each and every architectural detail depicted in the photos, drawings and text contained in this section will not be mandatory. However, in its review of applications for development within the Specific Plan Area, the Planning Commission and Development Review Committee may require plans to conform with the general design concepts and general architectural features shown in this section and in an appendix with descriptions of complementary architectural styles.

**C. Recommended styles by Building Type.** This section proposes nine architectural styles, listed below, that have been identified as relevant to the Specific Plan area’s history and future development and as being deserving of continued application and interpretation and which will serve as benchmarks to help define the character of development that will best accomplish the objectives of General Plan and Economic Strategy policies. In addition to the nine architectural styles, there are other architectural styles, such as “bungalow”, “prairie”, “colonial”, “farmhouse”, which the City finds to be compatible with, and complementary to, the nine benchmark styles. The City may prepare an appendix to this Specific Plan to be composed of photographs, drawings, and text to catalog and explain the complementary architectural styles.

Table 5.5.3 shows which of the nine benchmark architectural styles are appropriate for the building types specified for each zone. If an appendix with complementary architectural styles is adopted, it will include recommendations for appropriate building types for each complementary style. The nine benchmark styles are:

1. Victorian (Residential Character)
2. Victorian (Commercial Character)
3. Craftsman
4. Spanish Revival (Residential Character)

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### Uptown/Town Centre Specific Plan

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5. Spanish Revival (Commercial Character)
6. Main Street Commercial
7. Warehouse Industrial
8. Art Deco
9. English Arts and Crafts

**D. Roof Materials.** The Development Review Committee may approve a variety of roof materials, including metal roofs and alternative roofing materials, if it can be demonstrated that the requested materials will complement the architectural treatment of the building and will conform with the fabric of the neighborhood.



*Victorian Residential*



*Victorian Commercial*



*Craftsman*



*Spanish Revival Residential*



*Spanish Revival Commercial*



*Main Street Commercial*



*Warehouse Industrial*



*Art Deco*



*English Arts and Crafts*

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City of Paso Robles

### Uptown/Town Centre Specific Plan

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**Table 5.5.3: Architectural Style by Building Type**

Building Type	Victorian Residential	Victorian Commercial	Craftsman	Spanish Revival Residential	Spanish Revival Commercial	Main Street Commercial	Warehouse Industrial	Art Deco	English Arts and Crafts
Single Dwelling	■	-	■	■	-	-	-	-	■
Carriage House/ Rear Yard Single Dwelling / Rear Yard Duplex	■	-	■	■	-	-	-	-	■
Duplex / Triplex / Quadplex	■	-	■	■	-	-	-	-	■
Villa	■	-	■	■	-	-	-	-	■
Rosewalk	■	-	■	■	-	-	-	-	■
Bungalow Court	■	-	■	■	-	-	-	-	■
Rowhouse	■	-	■	■	-	-	-	-	■
Tuck-Under	■	-	■	■	-	-	-	-	■
Live/work	-	■	-	-	■	■	■	■	-
Courtyard Housing	■	-	■	■	-	-	-	■	-
Stacked Dwelling	■	-	-	■	-	-	-	■	-
Liner	-	-	-	-	■	■	-	■	-
Flex Block	-	■	-	-	■	■	-	■	-
Flex Shed	-	■	-	-	■	■	■	-	-

■ = allowed  
 - = not allowed

**The architectural style guidelines details for the nine styles listed above, which were originally shown on pages 5:40 – 5:99 of the original plan adopted on May 3, 2011, are relocated to Appendix 2A of the Specific Plan. As noted above in subsection “B”, since they are “guidelines”, they are not mandatory.**





5.5.3 - Architectural Styles (continued)

1. Victorian - Residential Character

The Victorian style is characterized by vertically proportioned volumes whose elements (walls, gable ends, porches, pediments) are decorated with applied woodwork. Windows are invariably vertical and narrow in their vertical proportion. Roofs are sloped and clad in wood or composition shingles. A variety of intersecting volumes are encouraged. Turrets are allowed. Residential buildings may be up to two-and-one-half-stories in height.

In the *Uptown/Town Centre Specific Plan*, the Victorian style may be applied to residential building types (Carriage House, Single Dwelling, Duplex, Triplex, Quadplex, Villa, Rosewalk, Bungalow Court, Rowhouse, Tuck-under, Courtyard Housing, and Stacked Dwelling).



Typical one-story hipped roof form with gable-ended front bay



Typical one-story hipped roof form with gable-ended front bay with bay window



Two story gable-fronted main body with a gable-fronted bay extending to the street



Typical two-story hipped roof form with a two-story, chamfered bay



Example of a high-style victorian with an octagonal corner turret which the porch engages



Example of a high-style victorian with a round corner turret which the porch engages



**MASSING ELEMENTS**

**Roof**

- a. Roof pitches should be steep (6:12 - 9:12).
- b. Roofs should be clad with shingles.
- c. Materials: Asphalt, metal or wood.



*Steeply pitched gable*

**Roof-Wall Connections**

- a. Depth: 12' min. on eaves (projecting overhang along the length of the roof) and rakes (projecting overhang at the gable end of the roof).
- b. The rake should always be grounded by a board following the base of the overhang a min. of 10" tall. There should be a bed mould between this board and the overhang.
- c. If brackets are used, they should have a horizontal band along the base to ground them.
- d. Brackets may be wood or fiber-glass.



*Roof and wall connection on the main body of the house with bracketed bay*



*Bracketed cornice with horizontal band at the base to ground the brackets*



*Above and below: Two examples of new construction with appropriate massing, roof pitch, bay detail, materials and transitions. Proportions, window divisions, doors with transom windows and stoop details are also all appropriate.*

**Primary Walls**

- a. Primary walls should be clad in siding or shingles (wood or cementitious; no T-111).
- b. Facades should be embellished with decorative elements such as window molding and decorative porch columns.



*Painted shingles*

**Base**

- a. Exterior walls should rest upon a brick or stone base.
- b. Wood siding may extend down to grade as long as a base condition is suggested.



*Brick veneer extends to concrete base*



**Turrets**

- a. Turrets are often found on the corners of larger buildings.
- b. Turrets are typically round or octagonal.
- c. Horizontal articulation is important to define the different stories and to create an appropriate proportion for the turret to the building.



*Three examples of corner towers integrated into Victorian residential buildings*



CHAPTER 5 : THE DEVELOPMENT CODE

OPENINGS

Windows

- a. Windows are typically double hung with clear glass panes; Sliding windows not allowed.
- b. Windows should be framed with a 3½" minimum wood or fiber cement trim and a 2" minimum apron. Window trim caps may be a basic trim board or a more formal cap with or without brackets.
- c. Windows should be vertically proportioned and multi-paned with exterior true or simulated muntins. Muntins should have a profile and minimum ¼" width and minimum ½" depth.
- e. Windows can only be ganged together when the window surround divides the windows.
- f. All windows must have a sill. The sill should not be integrated into a "picture frame" surround and have a depth of ¾" minimum from the plane of the wall.
- g. Shutters are not used in this style.



Vertically proportioned windows, surround and 2-over-2 lites



Vertically proportioned windows with surround dividing ganged windows



Vertically proportioned windows tucked into a gabled dormer



Good example of many Victorian elements including: Depth within rake and eave, transition of materials from gable to main body, profile of window surrounds, strong corner boards and appropriate cap and bay window roof forms.

Bays

- a. Bay windows may be square, chamfered or round. Bays come in a variety of heights and depths.
- b. May or may not have supporting brackets and should not project above the cornice
- c. On multi-story bay each story should be defined by horizontal articulation (see drawing to right)



One story square bay with brackets



New construction: one story square bay with brackets



Square bay window in elevation and plan with appropriate proportions and details.



Chamfered bay window in elevation and plan with appropriate proportions and details.

Doors

- a. Doors should have simple, rectangular panels and windows. Top transom windows are allowed.
- b. Doors generally have square tops.
- c. Doors should be framed with a 3½" minimum wood or fiber cement trim and a 2" minimum apron. Window trim caps may be a basic trim board or a more formal cap with or without brackets.



Door with divided lites and transom



Door with divided lites and transom



Paneled door with window



Paneled door with transom



ATTACHED ELEMENTS AND SITE DEFINITION

**Decorative Gable Trusses**

- a. The Victorian style typically has a change of materials within the gable and a decorative truss at the peak.



Three examples of a steep gable with shingle detail transitioning to horizontal wood siding and a decorative truss at the gable peak

**Porches**

- a. Porches are typically embellished with spindlework.
- b. Railings must be turned or decorative.



Turned columns with attached spindlework



Chamfered square columns with decorative railing



Porch enclosing a square bay window

**Columns/Posts**

- a. Columns should be square or turned.
- b. Square columns must have chamfered edges.
- c. Columns may be embellished with decorative spindle work.



Chamfered square posts with decorative bracket



Chamfered square posts with decorative spindlework



Chamfered square posts with decorative bracket



Turned posts and railing



Turned posts and railing

**9. Site Definition and Landscape**

- a. Picket fences may enclose the front yard.
- b. Brick, stone or concrete retaining walls may be used at the front property line, especially on sloped sites.



Yard enclosed by a picket fence



Small side yard enclosed by a picket fence



Brick retaining wall at front property line



CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows some massing and composition possibilities for residential buildings in the Victorian style. The examples shown are not intended to illustrate every combination of massing and building type, but instead show how to apply the Victorian architectural style at different scales.

Small Massing (Single Family)

A narrow massing presenting a gable end and a small side porch under a hipped roof.

Medium Massing (Single Family or Duplex)

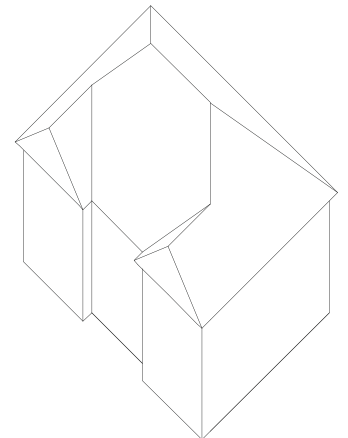
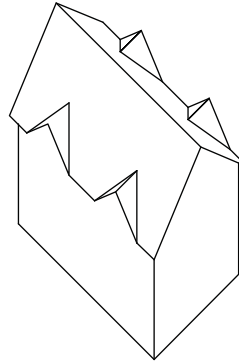
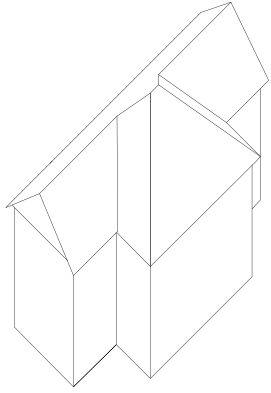
A wide massing with two dormers and a full porch.

Large Massing (Duplex or Quad)

A wide massing with two cross gables and a central porch.

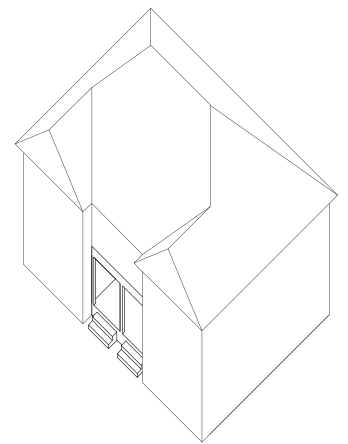
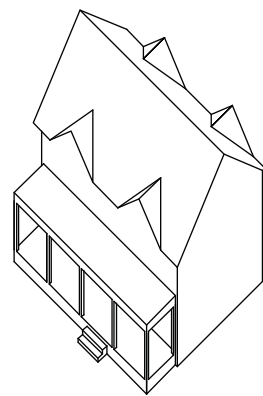
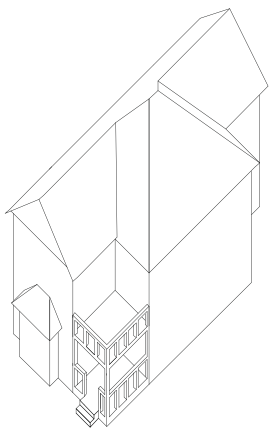
Basic Massing

Simple combinations of gable ends and hipped roof forms in two story massings. The Victorian style generally emphasizes vertical proportions.



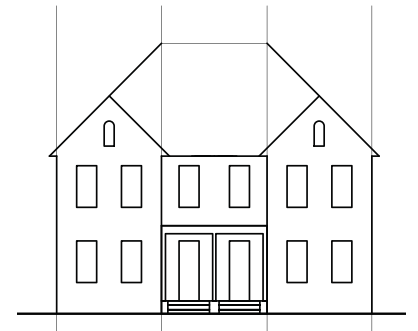
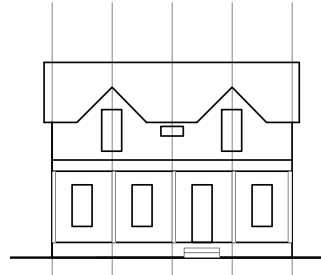
Detailed Massing Elements

The addition of bay windows and porches helps to break down the overall massing. Elaborately carved brackets, spandrels, columns and other details characterize the Victorian style.



Openings and Composition

Buildings in the Victorian style exhibit a regular rhythm of elements.



Illustrative Elevations and Axonometrics

These drawings illustrate the possible character and scale of Victorian residential buildings appropriate for Paso Robles. Elements such as brackets, spandrels and columns combined with changes in siding in the gable ends help to further break down the massing and add character to the building.







5.5.3 - Architectural Styles (continued)

2. Victorian - Commercial Character

The commercial Victorian style is characterized by vertically proportioned masses clad in wood or stucco. Typically, this style emphasizes an elaborate street-facing, rectangular facade that provides an urban gesture towards the street and conceals the rest of the building. The front facades are decorated by structural elements such as columns and braces while the rest of the building is simple in composition and decoration. Windows are of narrow and vertical proportion. Pitched roofs are clad in wood shingles.

Commercial buildings are usually a minimum of two-stories and may be multiple stories or a combination of stories. The building may be composed with one street-facing facade that is articulated as a decorated flat plane or as a single gabled volume. Flat plane elevations may also wrap around to side elevations.

The difference between the residential and commercial characters of Victorian buildings is largely demonstrated in the facade. Commercial buildings have wider proportions with more openings to frame the street environment. The openings may be simply decorated or elaborate.

In the *Uptown/Town Centre Specific Plan*, the Victorian commercial style may be applied to commercial and mixed-used building types (Live-Work, Flex Block, and Flex Shed).



*Narrow two-story gabled volume with columns and simple details*



*Narrow two-story with elaborate bay window and gable end roof*



*Wide massing with flat roof and simple details in a flat plane*



*Wide massing with hipped roof; ground floor entry to second story at right*



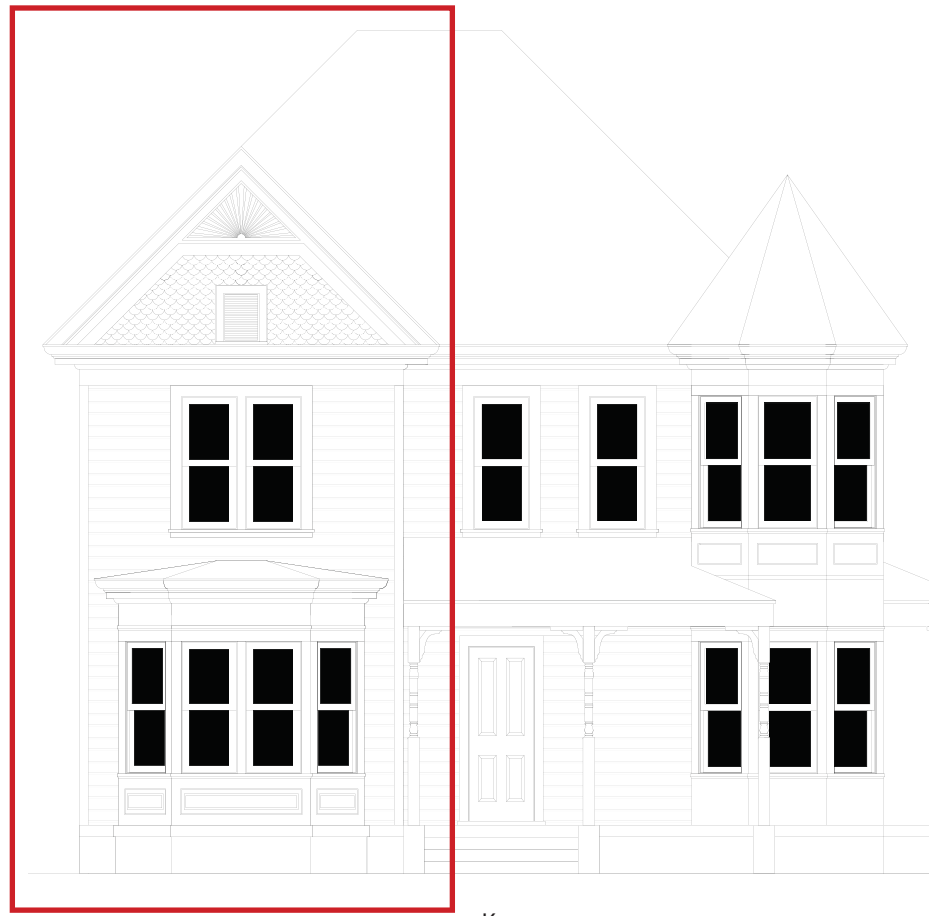
*Large massing with elaborate cornice and bay windows; transoms at the corner*



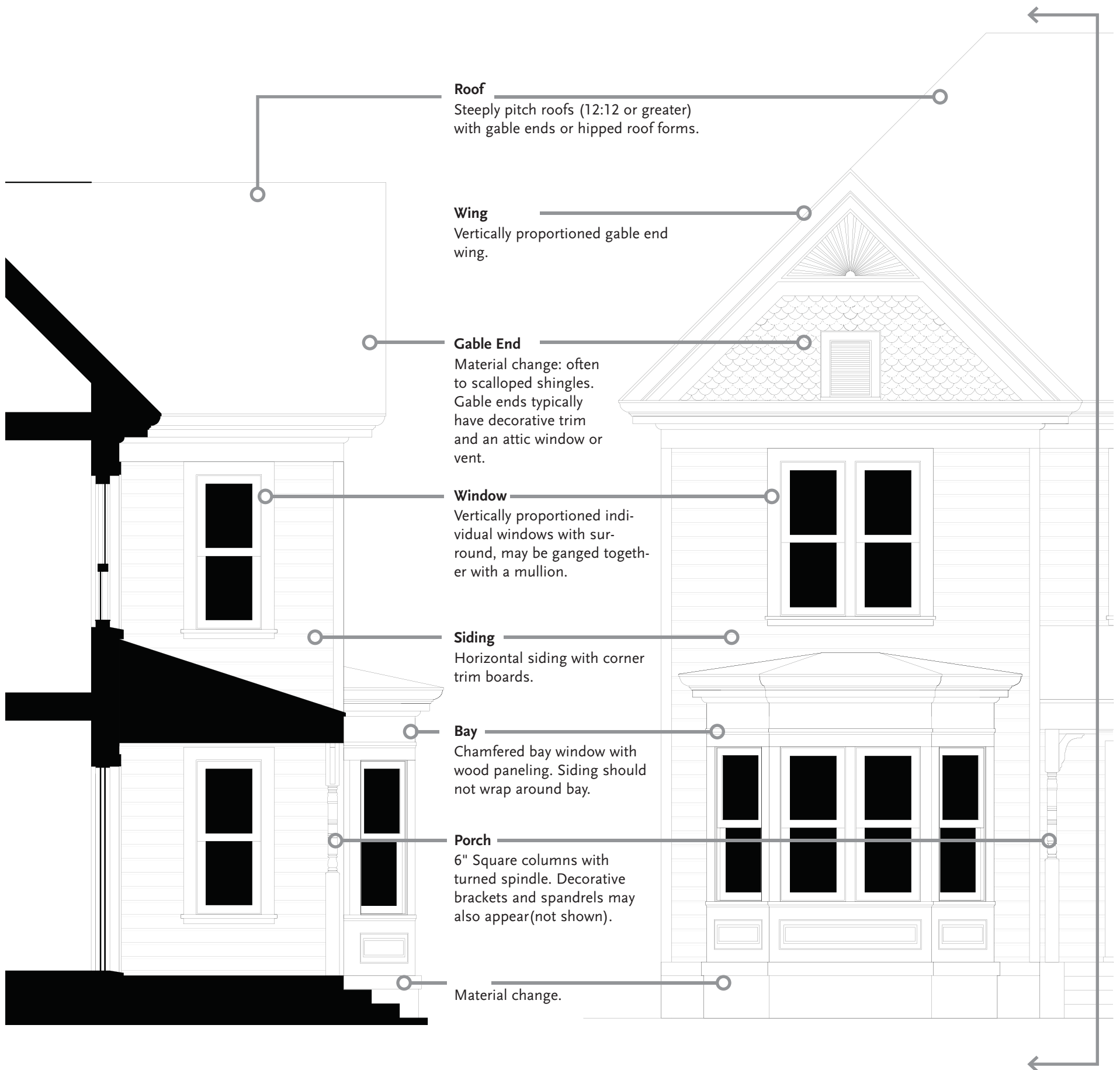
*Large massing with elaborate cornice, two-story bay windows and detailed storefronts*

**Example Elevation and Section**

This page shows one possible elevation and composition in the Victorian style. Key elements of the drawings and the style are called out for a medium-sized single family residence. A portion of the full elevation (at right) is illustrated.



Key





**MASSING ELEMENTS**

**Roof**

- a. Primary roof, whether flat or sloped, may be hidden by street-facing parapet.
- b. Sloped roofs may be shingled.
- c. Gable ends often have scalloped or decorative shingles.



*Low pitched roof with simple continuous cornice*



*Tall, formal continuous cornice*

**Cornices**

- a. The cornice provides an appropriate building “cap”. There are three types of cornice: standard bracket, tall bracket and formal.
- b. Minimum overhang is 18-24”.
- c. Proportions are borrowed from the architrave, frieze and cornice of the classical orders.
- d. The cornice is able to wrap around the building, engaging bay windows.
- e. Materials are either wood or fiber cement members.
- f. The cornice should be painted the color of the building or an accent color.



*Wood siding meets the cornice, which is painted with an accent color; the cornice engages the bay windows*



*Tall cornice with small gable*



*Formal cornice with tall brackets*



*Standard bracket cornice with small parapet*



*Colorful accent on formal cornice*

**Primary Walls**

- a. Primary walls should be clad in siding or shingles (wood or cementitious: no T-111).
- b. Primary walls may be finished with smooth stucco.
- c. Facades should be embellished with decorative elements such as window molding.



*Combination of painted wood siding and shingles*



*Combination of painted wood siding on the second floor and smooth stucco below*



*Smooth stucco finish*

**Base**

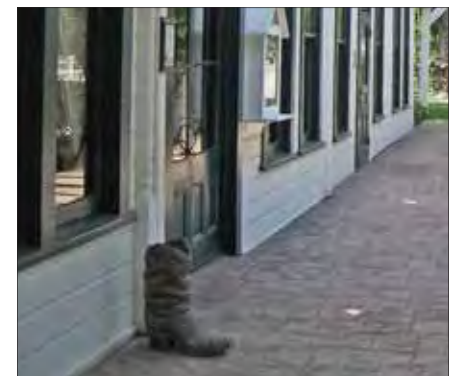
- a. Exterior walls should rest upon a brick or stone base.
- b. Wood siding may extend down to grade as long as a base condition is suggested.



*Raised panel base*



*Brick base with panel below storefront window*



*Wood plank siding to grade*

**Turrets**

- a. Turrets are often found on the corners of buildings.
- b. Turrets are round or octagonal.



*Round turret at building corner over a commercial storefront*



*Round turret at building corner over a commercial storefront*



CHAPTER 5 : THE DEVELOPMENT CODE

OPENINGS

Storefronts

- a. Storefronts can be found with recessed entry, angled corner entry or flush entry.
- b. Storefront windows and doors have clear glass panes and often have a transom windows above.
- c. Storefronts are setback a minimum of 6" and a maximum of 1' from facade plane.
- d. Storefronts have a 1' - 2' tall continuous base finished with wood panels, brick, tile or fiber cement.



Storefront with awning; entry to second story at left



Recessed entry between shopfronts



Recessed entry under flush transom



Angled corner entry storefront with transom and large, heavy brackets supporting two second-story bay windows above (bay windows not pictured)



Storefront with vertical panes

Windows

- a. Windows are typically double hung with clear glass panes; Sliding windows not allowed.
- b. Windows should be framed with a 3½" minimum wood or fiber cement trim and a 2" minimum apron. Window trim caps may be a basic trim board or a more formal cap with or without brackets.
- c. Windows should be vertically proportioned and multi-paned with exterior true or simulated muntins. Muntins should have a profile and minimum ¾" width and minimum ½" depth.
- e. Windows may be ganged together when a mullion with a minimum 4" width and a minimum 1" depth is used.
- f. All windows must have a sill. The sill should not be integrated into a "picture frame" surround and have a depth of ¾" minimum from the plane of the wall.
- g. Shutters are not used in this style.



Ganged, double-hung window



Ganged, double hung window



Hinged, casement window



Storefront window



Double-hung window with surround



Ganged, double-hung window



Ganged, double-hung window with decorative brackets



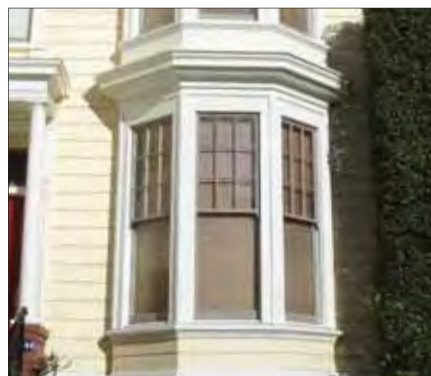
Ganged, double-hung window with decorative brackets

Bays

- a. Bay windows may be square, chamfered or round. Bays come in a variety of heights and depths.
- b. Generally do not have supporting brackets and should not project above the cornice
- c. On multi-story bay forms are continuous with the same horizontal articulation on a building.



Chamfered second-story bay window



Two-story chamfered bay window



Two-story round bay window

Doors

- a. Doors should have simple, rectangular panels and windows. Top transom windows are allowed.
- b. Doors should be framed with a 3½" minimum wood or fiber cement trim and a 2" minimum apron. Window trim caps may be a basic trim board or a more formal cap with or without brackets.



Door with transom above



Paired, paneled doors with square, divided windows



Swinging doors with transom above



Door to second-story at street facade



ATTACHED ELEMENTS AND SITE DEFINITION

**Brackets**

- a. The Victorian style has highly decorative brackets on porch columns, under formal window caps and incorporated into the roof form - either as part of the cornice or supporting an overhang.



*Stoop entry bracket*



*Porch bracket*



*Roof bracket*

**Columns/Posts**

- a. Square porch columns may be articulated and are embellished with decorative brackets.



*Paired entrance with columns separating entries under second-story balcony*



*Elaborate columns framing a stoop*



*Bracketed columns framing a gallery*

**Awnings/Canopy**

- a. Awnings and canopies may extend into the public right-of-way and may be used to provide shelter to passing pedestrians, to emphasize ground floor uses such as cafes and restaurants, and/or to add interest to the facade.



*Corrugated metal canopy extending below transom*



*Canvas awning turning the corner*



*Canvas awning with lettering*

**Site Definition and Landscape**

- a. For buildings in a zero-setback urban condition, planted pots may be placed at sidewalk.
- b. Forecourts may be hardscaped, landscaped, or a combination of the two. Large shade tree should be provided in all forecourts and courtyards.



*Forecourt with abundant plantings*



*Planted pots at zero setback condition*



*Forecourt with lawn and large shade tree*

CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows some massing and composition possibilities in the Victorian style that are appropriate for commercial buildings. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the Victorian architectural style at different scales.

**Narrow Massing (Live/Work or small Flex Block)**

A free standing narrow massing type that is appropriate in neighborhood centers or on the edges of the town core. The massing is intended as a transition from a town center flex block to a residential character.

**Wide Massing (Live/Work or Flex Block)**

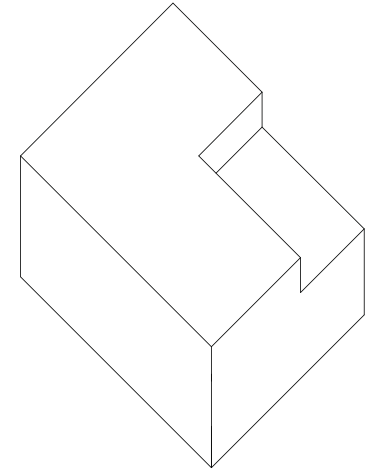
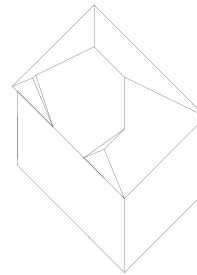
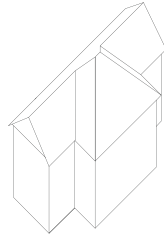
A free standing wide massing type that is appropriate in neighborhood centers or on the edges of the town core. The massing is intended as a transition from a town center flex block to a residential character.

**Large Massing (Flex Block)**

A wide 75' long massing appropriate for the town core. This massing and composition in appropriate on frontages of 50'-125'. Longer frontages should be broken down into a composition of two or more buildings.

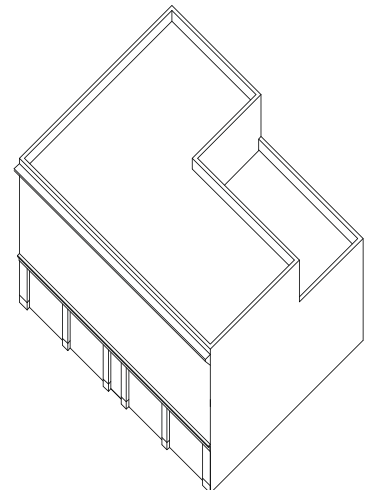
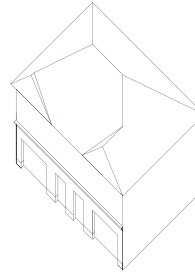
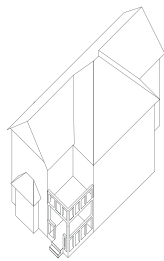
**Basic Massing**

Simple rectilinear massing or a combination of gable ends and hipped roof forms in two or three story massings.



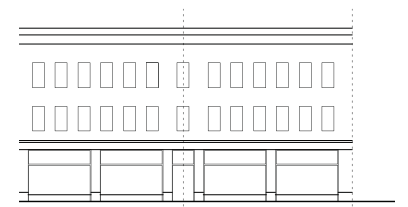
**Detailed Massing Elements**

The addition of storefronts, bay windows and/or porches are used to break down the overall massing.



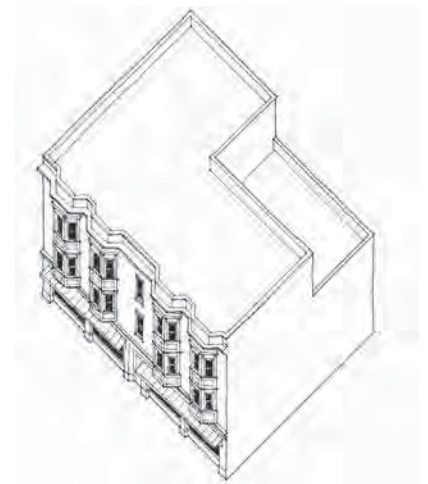
**Openings and Composition**

The Victorian style has regular rhythm of elements. Bay windows and vertical openings characterize the style.



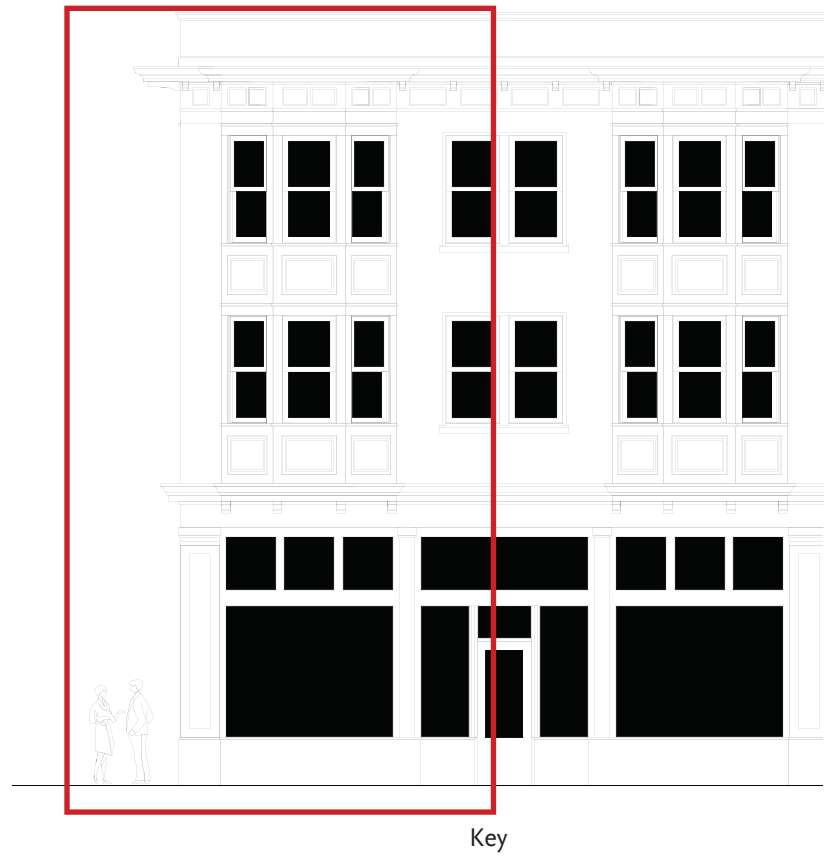
**Illustrative Elevations and Axonometrics**

Elaborately carved brackets, spandrels, columns, cornices, bay windows, and storefronts with transoms and/or awnings and canopies are appropriate details for the Victorian commercial building.

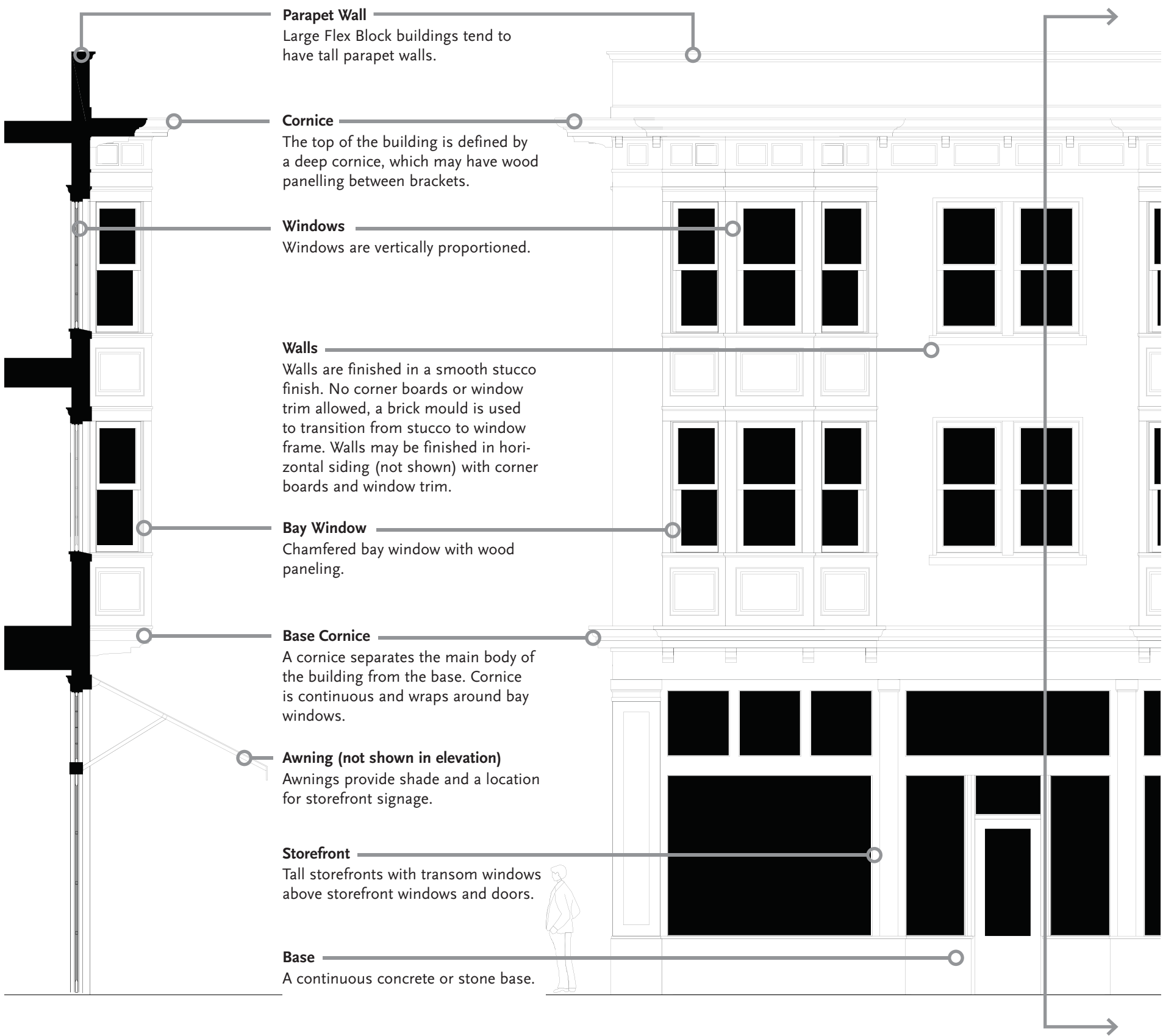


**Example Elevation and Section**

This page shows one possible elevation and composition in the Victorian commercial style. Key elements of the drawings and the style are called out. The example section and elevation provide typical profiles and overhangs for a large-scale Flex Block building. A portion of the full elevation (at right) is illustrated.



Key







5.5.3 - Architectural Styles (continued)

3. Craftsman

The Craftsman Style is derived from the constructional logic of carpentry in which buildings are proportioned and formed by the repetition of structural elements: walls, columns, beams, rafters railings and so on. Craftsman Style buildings are defined by large gabled roofs, occupied attic spaces lit by dormer windows and street-friendly porches. The massing is low slung. Walls of horizontally patterned wood siding or shingles typically sit upon a brick, stone or stucco foundation base. Windows and doors are vertical in proportion and are trimmed in wood. Roofs are shallow in slope and clad in wood or asphalt shingles with broad overhangs and exposed rafter tails. Porch and balcony roofs are typically supported by brick, stone, stucco or heavy timber piers. Chimneys are stucco, stone or brick.

Typical massing compositions include one or both of the following key elements of the Craftsman form:

- a. A cross gabled roof with upper floor dormers concealing either the second or third floors; and
- b. An attached porch or veranda which may extend partially across the facade or across the entire length.

In the *Uptown/Town Centre Specific Plan*, the Craftsman style may be applied to residential building types (Carriage House, Single Dwelling, Duplex, Triplex, Quadplex, Villa, Rosewalk, Bungalow Court, Rowhouse, Tuck-Under, and Courtyard Housing).



*Simple gable-fronted form with gable ended porch*



*Simple cross gable form with shed dormer with an English arts and crafts character*



*Simple cross gable form with gable ended porch and dormer*



*Simple gable-fronted, L-shaped form*



*Simple gable-fronted form with wrapped porch*



*Simple gable-fronted form with wrapped porch with side gable*



**MASSING ELEMENTS**

**Roof**

- a. Principal gables are between 3:12 and 4:12, and shed slopes are less than the principal slope (between 2:12 and 6:12).
- b. Dormers may be used to provide light and air to rooms in the attic space.
- c. Heavy timber throughout in lookouts and brackets (6x8 min).



*Roofs parallel to street*



*Dormer window with pitched roof*



*Simple cross gable form with shed dormer*

**Roof Form and Details**

- a. Cross gable and end gable roof forms.
- b. Roof will often have shed, gable or knee wall dormers.
- c. Gable ends and second floors may change materials to shingles.



*Side gable with shed dormer*



*Gable end with gable end porch*



*Side gable with large cross gable porch*

**Dormers**

- a. There are four types of dormers: Cross Gable, Shed, Hipped, and Knee Wall dormers.
- b. Eaves on dormers match the rest of the house.
- c. Materials may change on dormers from those found on the building.



*Hipped dormer with asphalt shingles and deep overhang*



*Shed dormer with asphalt shingles and deep overhang*



*Cross gable dormer with wood shingles and deep overhang supported by brackets*

**Roof-Wall Connections**

- a. Wide eaves with exposed rafters are encouraged. Minimum overhang is 18".
- b. Rafter tails are often elaborately carved.
- c. Wood braces may be used.
- d. Paced boards to hide attic vent attics are encouraged.



*Exposed rafters*



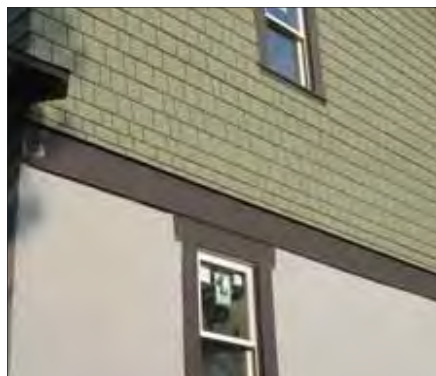
*Decorative rafter tails with wood brace*



*Large overhang*

**Primary Walls**

- a. Walls should show no more than two materials along any vertical section of the building.
- b. Wood columns should be 6" x 6" minimum.
- c. Stone or stucco piers should be 18"x18" minimum.
- d. Lower floor may be wood siding or stucco (20-30 fine sand finish) with the upper floor(s) clad in wood or shingle siding.



*Shingle siding above stucco base*



*New construction with appropriate, simple massing (simple box with a few applied elements), materials, deep eaves with brackets, appropriate window sizes and porch details.*

**Base**

- a. Craftsman houses invariably rest upon a base of concrete, stone, or brick.
- b. Stone is largest at the bottom and smallest at the top reflecting the natural stacking of the material.



*Concrete base finished with stucco*



CHAPTER 5 : THE DEVELOPMENT CODE

OPENINGS

Windows

- a. Windows are typically double hung, casement or french case-ment with clear glass panes; Sliding windows not allowed.
- b. Individual windows are vertically proportioned.
- c. Windows should be framed with a 3½" minimum wood or fiber cement trim and a 2" minimum apron.
- d. Windows should be vertically proportioned and multi-paned with exterior true or simulated muntins. Muntins should have a profile and minimum ¼" width and minimum ½" depth.
- e. Windows may be ganged together when a mullion with a minimum 4" width and a mini-mum 1" depth is used.
- f. All windows must have a sill. The sill should not be integrated into a "picture frame" surround and have a depth of 2" mini-mum from the plane of the wall.
- g. Louvered or paneled shutters are allowed and are encouraged to be operable. Shutters should be half as wide as a single window and match the window height. Not allowed on ganged win-dows.



Vertical openings



Double hung windows paired with surround dividing them



Typical shed dormer window pattern



Note: New construction with appropriate massing, dormer, materials, and windows.



Triple-ganged casement windows with surround dividing them



Single hung window with planter box

Bays

- a. Bays are used to break down the massing of the building.
- b. Two types found Square and Oriel/Chamfered.
- c. Made from a combination of wood, stucco or cast stone.
- d. Bays may be one, two or full sto-ries.
- e. Upper floor bays have support brackets.



Square side bay supported by heavy brackets



Square side bay supported by heavy brackets



Chamfered, stucco side bay

Vents

- a. Attic vents are often found on gable ends and have a simple trim surround.
- b. May be grouped with small accent windows.
- c. Sometimes found as decorative grills.



Framed vent in upper gable



Slatted wood attic vent

Doors

- a. Doors appear heavy and have a deep set back from exterior walls.
- b. Doors are panelled and may have a small lite. Side transom windows are allowed.
- c. Doors may have square or arched tops.
- d. Door surrounds may be wood, brick or cast stone.
- e. Residential garage doors are panelized with lites across the top.



Wood door with screen door



Simple, paneled, wood door with side lites



Simple, paneled door with upper-door windows and a shelf below the window



ATTACHED ELEMENTS AND SITE DEFINITION

**Eave Details**

- a. Rafter tails can be simple or elaborately carved. Recommended minimum overhang is 18".
- b. Painted or carved rake boards may provide interesting accents.



Stacked bracket supporting tall rake board



Sculpted rafter tails with deep overhang



Tall, decorative rake board with cut-out

**Brackets**

- a. Wood brackets range from simple to elaborately carved profiles.



Simple wood bracket



Heavy bracket with carved details



Heavy bracket with carved details

**Porches**

- a. One-bay and full front porches are common in the Craftsman style.
- b. Porches may be one-story or two-stories high.



Engaged porch



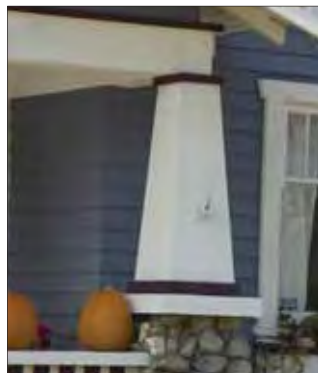
One bay, gable front porch with decorative rake



Full front porch

**Columns**

- a. Columns on porches are tapered or square columns.
- b. Columns are always set on a base.



Tapered wood column with stone base



Tapered wood column with brick base



Tall wood column with paneled wood base



Multiple beams forming one column

**Drainage**

- a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.
- c. Downspouts are painted or copper and typically round or square.



Gutter and downspout



Downspout

**Site Definition and Landscape**

- a. Buildings typically face a front yard.
- b. Garden walls of rounded stone or brick are common.
- c. Trellis and other woodwork define outdoor porches and patios.



Walls composed of natural materials to blend into landscape



Trellis as entry



Natural materials with accented gate



CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows some massing and composition possibilities in the Craftsman style. The examples illustrated are not intended to show every combination of massing and building type, but instead show how to apply the style at different scales.

Small Massing  
(Single family dwelling)

A simple, but broad single family dwelling that would fit on a 50' wide lot. The house is strongly anchored with a full front porch. A partial second story is concealed below the roof.

Medium Massing  
(Single Family or Duplex)

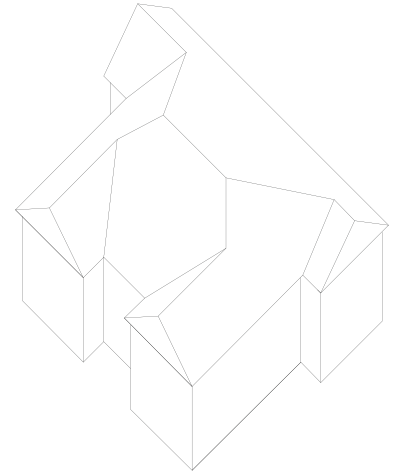
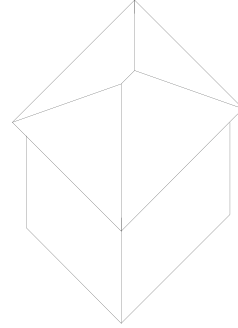
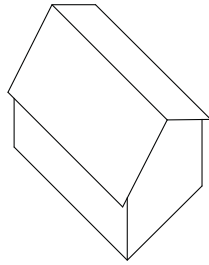
A two-and-one-half story single family home or stacked duplex with small dormer. This massing would fit on a 50' wide lot. A second entrance to the upper floor could be provided on the side.

Large Massing  
(Duplex, Triplex or Quadplex)

This large massing could be accommodated on a 75'-100' wide lot. The building could be configured as two, three or four residential units.

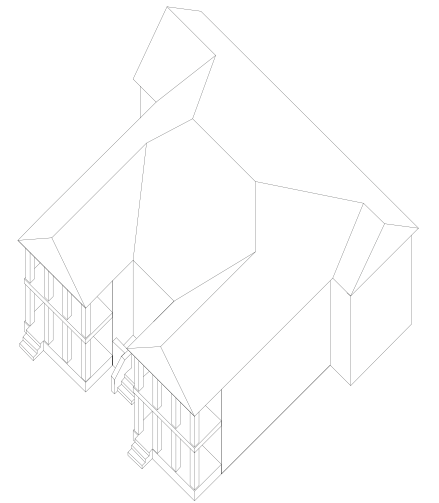
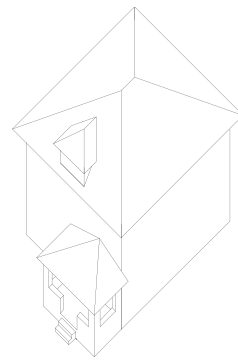
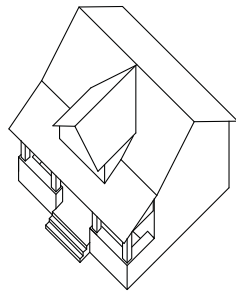
Basic Massing

Simple rectilinear massing with a combination of cross gables and hipped roof forms in two- or three-story massings.



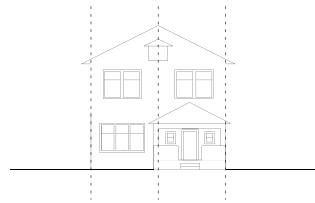
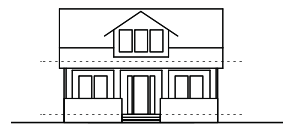
Detailed Massing Elements

The addition of (generally large) dormers and porches are used to break down the overall massing.



Openings and Composition

The Craftsman style has regular rhythm of elements. Dormers and porches are evenly proportioned within vertical bays.



Illustrative Elevations and Axonometrics

Wood-framed windows, dormers, porches with large cement bases and heavy wood doors are appropriate details that reinforce the Craftsman style.



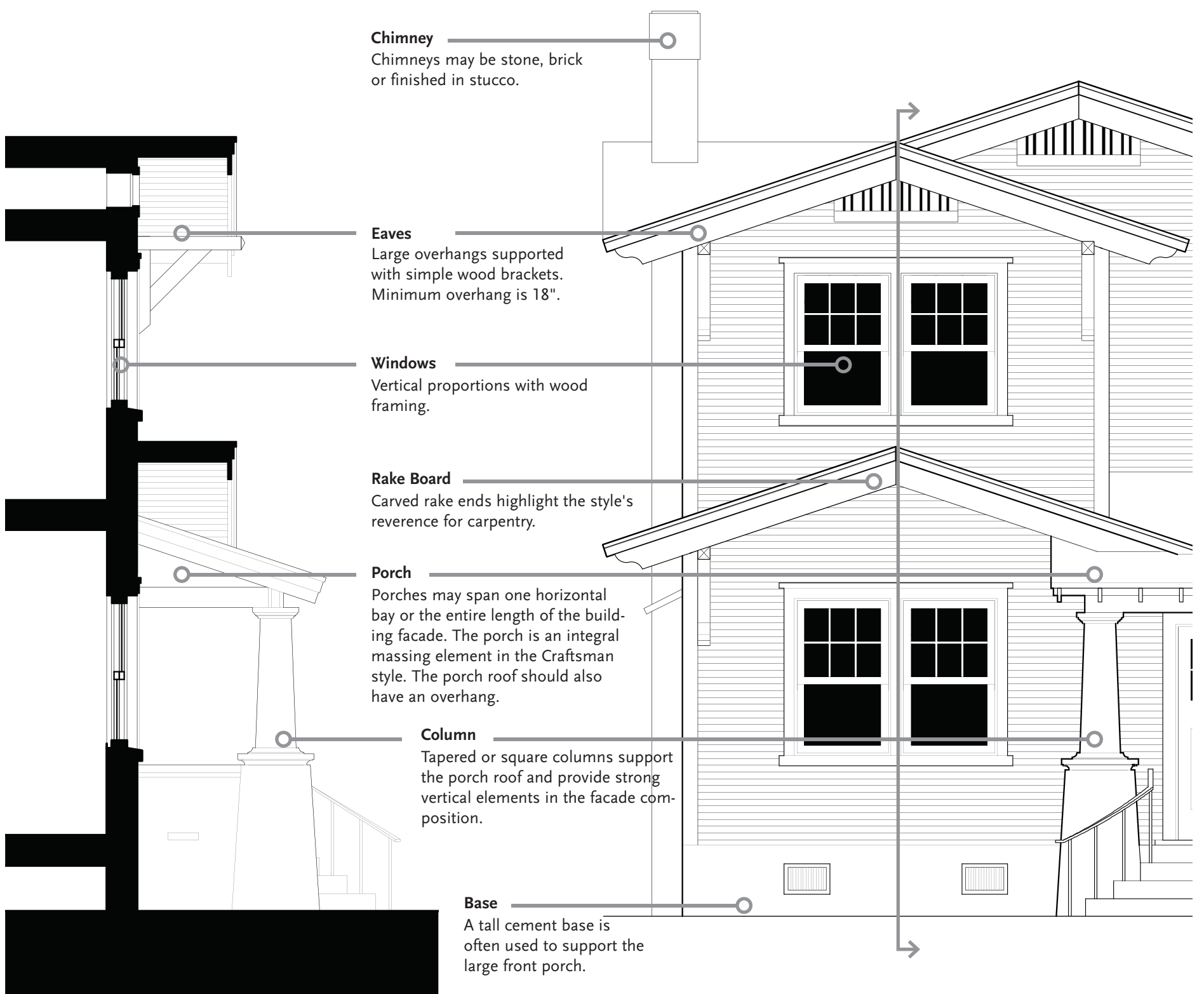


**Example Elevation and Section**

This page shows one possible elevation and composition in the Craftsman style. Key elements of the drawings and the style are called out. The example section and elevation provide typical profiles and details for a single family residence or duplex. A portion of the full elevation (at right) is illustrated.



Key







5.5.3 - Architectural Styles (continued)

4. Spanish Revival - Residential Character

The Spanish Revival Style features flat, austere stucco planes and punched, recessed windows and door openings. Window openings are elaborated with small metal balconies, grilles, or awnings and are deep set to accentuate shadows. Exterior trim is reserved for principal doorways, often framed by elaborate pilasters, columns and capitals. Wood detailing is spare and is typically reserved for rafter tails, heavy timber brackets supporting cantilevered balconies, window shutters, or balcony railings. Roofs are always tile and shallow in slope.

In the *Uptown/Town Centre Specific Plan*, the Spanish Revival (Residential Character) style may be applied to freestanding residential building types (Carriage House, Single Dwelling, Duplex, Triplex, Quadplex, Villa, Rosewalk, Bungalow Court, Rowhouse, Tuck-Under, Courtyard Housing, and Stacked Dwelling).



Single volume composition



Offset of primary volume



Two story single volume



Two story massing single volume



Three story massing in courtyard



Two story massing in courtyard



**MASSING ELEMENTS**

**Roof**

- a. Pitched roof slopes should be approximately 3:12 - 4:12.
- b. Pitched roofs should be clad in Roman or Mission tile laid irregularly.
- c. Flat roof parapets should be articulated as an extension of the exterior wall.
- d. Flat roofs may be occupied as balconies or terraces.
- e. Tile end condition (at eave) should be mortar filled; bird stops should be avoided.



*Sloped tile roof*



*Sloped tile roof*



*Parapet with flat roof*

**Roof-Wall Connections**

- a. Eaves can be open or closed with wood or stuccoed finish.
- b. Terra cotta tiles overhang eaves and wrap rake on gable ends.
- c. Closed eaves have a stuccoed cornice with profile with a minimum 6" depth and a minimum 6" height.
- d. Open eaves have exposed rafters and can include decorative profile on rake boards. Eaves on the main roof have a minimum 2' depth and on porches or balconies a minimum 10" depth. Rafter tail have a minimum 4" depth and a minimum 4" height.



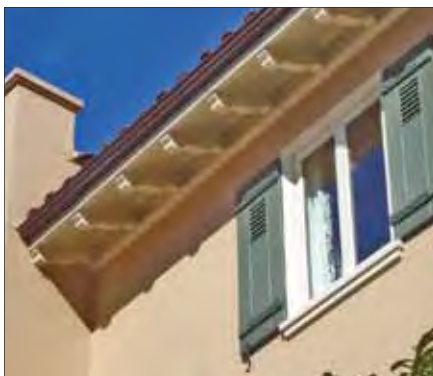
*Closed eave with Simple stucco detailing*



*Closed eave with stucco detailing*



*Closed eave with Simple stucco detailing*



*Open eave with exposed rafter tails*



*Open eave with exposed rafter tails and simple coffering in soffit*



*Open eave with decorative brackets*

**Primary Walls**

- a. In the spirit of historical precedents constructed of load-bearing masonry, exterior walls should convey a sense of mass and weight and should be expressed as single-plane expanses of plaster wall.
- b. Walls may be articulated with traditional moldings or applied ornament of stone or cast concrete.
- c. Plaster finish shall be Santa Barbara Mission-Stucco, Humpy-Bumpy brown coat 16/20 finish with 0 - 3/8" variation, or 20-30 fine sand finish.
- d. Control joints should be avoided.



*Open eave tile roof with monolithic walls and no base*



*Garden wall as extension of primary walls*



*Stucco walls with windows recessed in punched openings*



*Stucco walls with windows recessed in punched openings. Walls have no base.*

**Base**

- a. Buildings may be designed with or without a base.
- b. Explicit base elements may be described either as a painted band of traditional colors or an applied band of stone or cast concrete.
- c. Elements set back within the primary wall, may be composed of different materials than adjacent walls. Acceptable materials include tile, plaster or concrete.



CHAPTER 5 : THE DEVELOPMENT CODE

MASSING ELEMENTS (CONTINUED)

**Chimneys**

- a. Chimneys are stuccoed to match building materials and may be engaged with the facade or within the roof.
- b. Chimney tops vary from simple tops with tiled roofs to elaborate tops with simple square or arched openings.



Simple chimney



Chimney with ornamental top



Chimney with openings and roof



Brick chimney



Chimney with openings and tile roof



Chimney with openings and tile roof

**Exterior Stairs**

- a. Located in courtyards, along paseos or as entrances to upper floor units.
- b. Exterior stairs are made from a combination of stucco, stone, terra cotta, or tile. Tiles are often set on the risers.
- c. Exterior stairs often have metal rails or stepped stucco or stone wall.
- d. Entrance landing may be covered by an overhanging balcony or shallow roof.



Exterior stair off of a courtyard



Exterior stair off of a courtyard



Exterior stair up to entry door; balcony above door provides some shelter.

**Tower Elements**

- a. Tower elements are round, octagonal or square in form and are located at important corners.
- b. Towers typically have few small punched openings and a tiled roof, hipped or round.
- c. Towers may be used to provide usable floor space or simply as smaller, decorative element.



Round Tower



Octagonal Tower



Round Tower



**OPENINGS**

**Windows**

- a. Individual windows are vertically proportioned, recessed a minimum depth of 6" and set in square punched openings, full arch or ornamental arched openings.
- b. Ganged windows have a mullion with a minimum 4" width and a minimum 1" depth.
- c. Fixed or casement windows with divided lites are allowed; Sliding or double-hung windows are not allowed. Windows should be divided with exterior muntins that have a minimum 3/4" width and a minimum 1/2" depth.
- d. Decorative tile surrounds may be used but surround or exterior casings are not typical.
- e. Windows must have a sill made out of stucco or cast-stone with a minimum projection of 2".
- f. Louvered or paneled shutters are half the width of a single window width and the height should match the window. Shutters are not allowed on ganged windows.



*Fixed window with operable shutters and stucco sill*



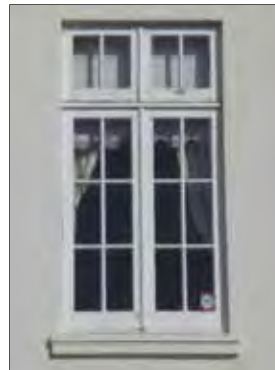
*Arched windows with stucco details and decorative tile.*



*Double arch windows*



*Ganged windows recessed with decorative columns between*



*Vertical casement window*



*Wood casement window with vertically proportioned panes and a stucco sill*

**Doors**

- a. Doors should have simple, rectangular panels and windows.
- b. Doors may have square or arched tops.
- c. Single Doors; French doors; Paired doors



*Recessed door with tile*



*Recessed door*



*Wooden gate within arch*



*Door with angled recess and arched surround*



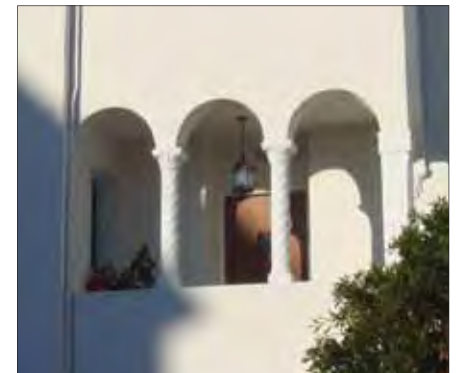
*Heavy wood door with tile shed roof above*

**Arcades and Loggias**

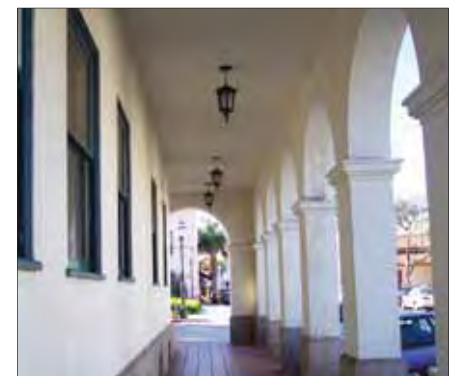
- a. The archways are regularly spaced and emphasize the tall floor-to-ceiling heights.
- b. Edges integrate heavier piers or pilasters to visually carry the weight of the building above.
- c. Ground floor arcades and loggias have an approximately 1'-6" tall continuous base.



*Upper floor loggia/arcade*



*Upper floor loggia/arcade*



*Loggia with arcade along street*

**Decorative Vents**

- a. Typically located in gable ends or as accent elements in wall composition. Simple two or three circles or more elaborate patterns may be used.
- b. Typically made from stucco, wood or metal.



*Wall vent*



*Wall vent*



*Wall vent*



CHAPTER 5 : THE DEVELOPMENT CODE

ATTACHED ELEMENTS

**Balconies**

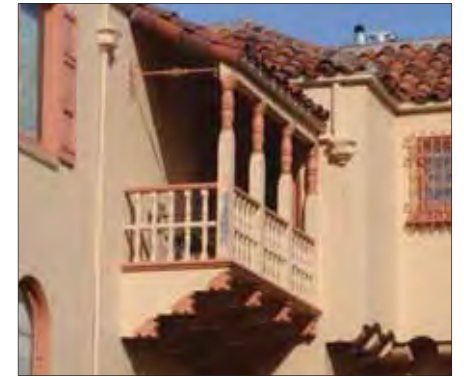
- a. Balconies are used as accents along facades and are generally made from Wood, heavy timber or metal.
- b. Wood and Heavy Timber balconies have decorative wood brackets and simple posts or decorative columns/rail. Often covered with tiled roof and exposed rafter tails. Balconies generally have a minimum 3' depth.
- c. Metal balconies are made from wrought or cast iron and may have metal rails and decorative, supporting metal brackets or metal rails with concrete or stone base and brackets. Typically uncovered but may have an awning. Metal balconies have a minimum 12" depth.



*New construction example of a metal balcony with awning*



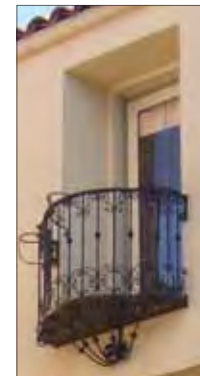
*Heavy timber balcony*



*Wood balcony*



*Metal balcony*



*Rounded metal balcony with concrete cantilever*

**Window Grilles**

- a. Window grilles are generally made from metal, but can be made from wood.
- b. Grilles come in a variety of designs from simple iron work on small accent windows to more ornate designs on large windows.



*Metal Grille*



*Metal Grille*



*Wooden Grille*



*Simple Iron Grille*



*Metal Grille*

**Pergola and Trellises**

- a. Creates usable outdoor space on upper floors by providing a structural canopy that provides shade.
- b. Wood or heavy timber beams and purlins supported by wood or stucco post/columns.
- c. May have vines growing on them.



*Pergola*



*Pergola*

**Drainage**

- a. Pitched roofs may be drained by gutters and downspouts.
- b. Flat roofs may be drained by scuppers.
- c. Rainwater reaching the ground may be harvested in cisterns, temporarily collected in dry wells, or pass through gravel beds and permeate into soil.



*Gutter and downspout*



*Gutter and downspout*



*Scuppers*



SITE DEFINITION AND LANDSCAPE

**Walls and gates**

- a. Walls and gates are used heavily in the Spanish Revival style to define courtyards and forecourts.
- b. Walls are generally finished in stucco and may have a tile cap.
- c. Gates are either wrought iron or wood.



Verandah with gate and garden wall



Wooden gate



Wooden door to residential forecourt



Entry gate



Wall defines edge of enclosed patio



Low wall defines edge of property and entry

**Fountains**

- a. Fountains may be simple stucco, stone or concrete or can be elaborate with decorative tile.
- b. Should be carefully located within courtyards or forecourts as freestanding or engaged wall element fountains.



Fountain within courtyard



Tile fountain within a courtyard



Tiled fountain engaged with low wall



CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows massing and composition possibilities in the Spanish Revival style. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the Spanish Revival architectural style at different scales.

Small Massing (Single Family)

A simple cross gable massing for a single family building. This single story massing incorporates a porch.

Medium Massing (Rowhouse)

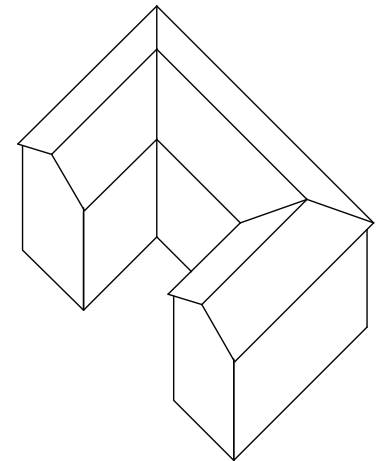
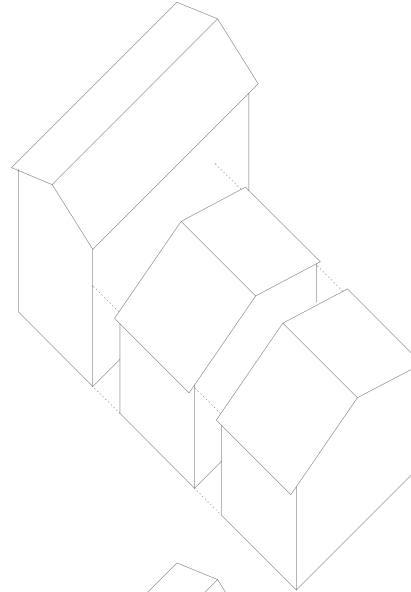
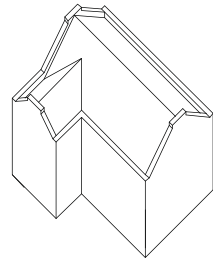
A combination of two and three story narrow rowhouses. Each rowhouse is a simple rectangular massing broken down with balconies, projecting bays and chimneys.

Large Massing (Courtyard Housing)

A wide two story facade with a courtyard open to the street. The buildings is symmetrical, the facing page shows a three story asymmetrical version of this massing

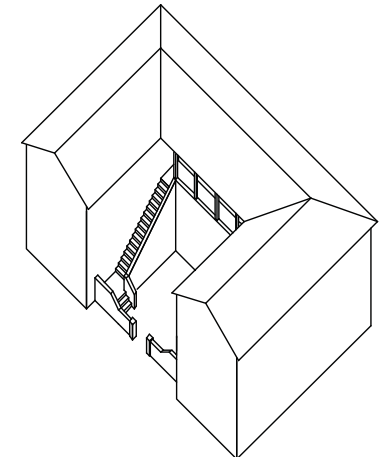
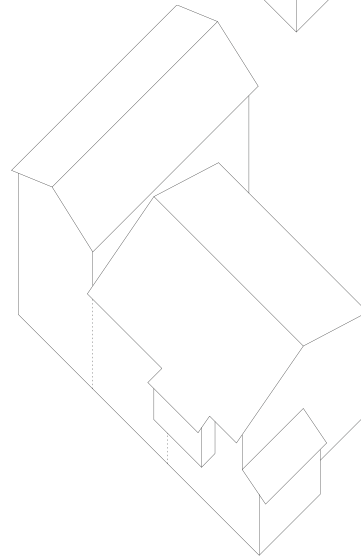
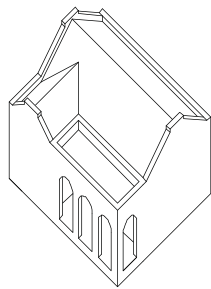
Basic Massing

A combination of gable ends and hipped roof forms in one, two or three story massings.



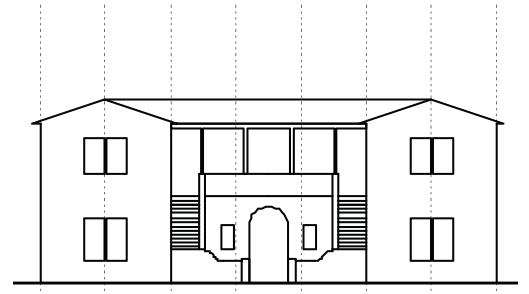
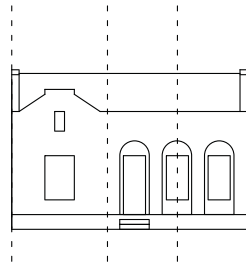
Detailed Massing Elements

Overall building massing is broken down by a regular rhythm of bays, and the addition of exterior stairs and/or porches are used to break down the overall massing.



Openings and Composition

Composition of openings and massing elements may be overall asymmetrical with local symmetry or vice versa. Residential character buildings tend to be more asymmetrical than commercial character buildings.



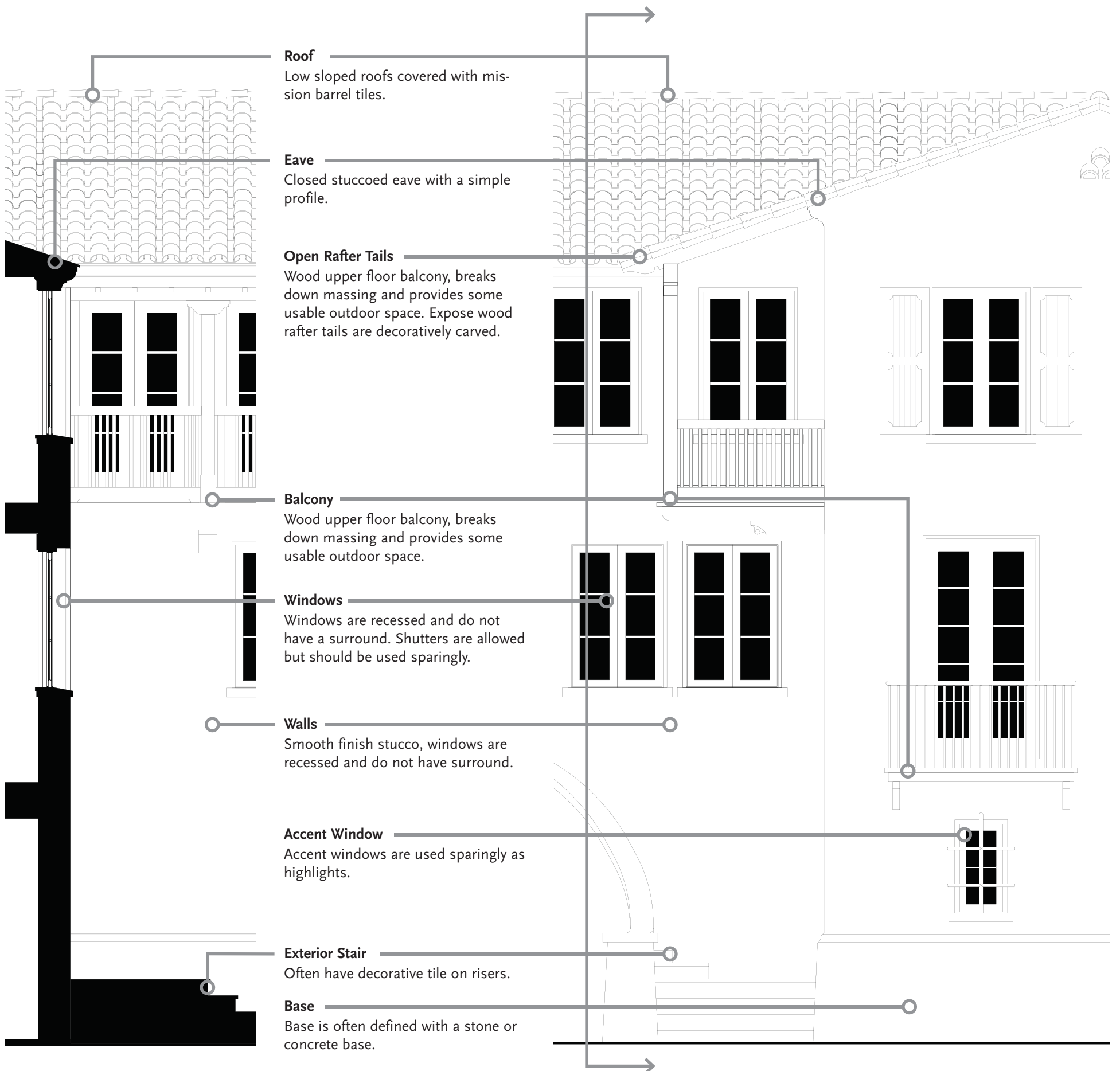
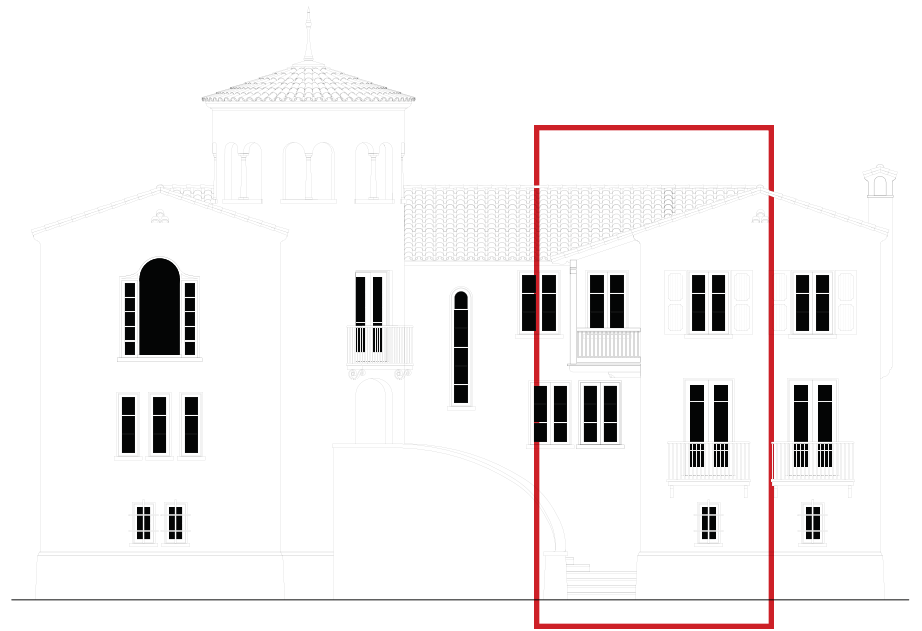
Illustrative Elevations and Axonometrics

These drawings illustrate the possible character and scale of Spanish Revival buildings that would be appropriate in Paso Robles.



**Example Elevation and Section**

This page shows one possible courtyard housing massing and composition in the Spanish Revival style. The overall building is asymmetrical with an interior corner tower breaking down the massing. Each end gable is treated differently adding some local asymmetry to the composition. Key elements of the drawings and the style are called out.







5.5.3 - Architectural Styles (continued)

5. Spanish Revival - Commercial Character

This architecture is derived from Spanish, Italian, Greek and North African precedents, and their extraordinary progeny in North and South America from the Colonial period, and up to 1950. The Spanish Revival style is a mature and complex architectural language. Its heritage is so extensive that when applied, it evokes a casual, relaxed atmosphere, and an intimate relationship with nature.

In the *Uptown/Town Centre Specific Plan*, the Spanish Revival (Commercial Character) style may be applied to commercial building types (Live-Work, Liner, Flex Block, and Flex Shed).





**MASSING ELEMENTS**

**Roof**

- a. Pitched roof slopes should be approximately 3:12 - 4:12.
- b. Pitched roofs should be clad in Roman or Mission tile laid irregularly.
- c. Flat roof parapets should be articulated as an extension of the exterior wall.
- d. Flat roofs may be occupied as balconies or terraces.
- e. Tile end condition (at eave) should be mortar filled; bird stops should be avoided.



*Sloped tile roof*



*Parapet with flat roof*



*Parapet as extension of exterior wall*

**Roof-Wall Connections**

- a. Eaves can be open or closed with wood or stuccoed finish.
- b. Terra cotta tiles overhang eaves and wrap rake on gable ends.
- c. Closed eaves have a stuccoed cornice with profile with a minimum 6" depth and a minimum 6" height.
- d. Open eaves have exposed rafters and can include decorative profile on rake boards. Eaves on the main roof have a minimum 2' depth and on porches or balconies a minimum 10" depth. Rafter tail have a minimum 4" depth and a minimum 4" height.



*Clay tile with no eave*



*Closed eave with stucco detailing*



*Shallow eave with large rafter tails*



*Expressed rafters, broad eave*



*Open eave with exposed rafter tails and simple coffering in soffit*



*Open eave with decorative brackets*

**Primary Walls**

- a. In the spirit of historical precedents constructed of load-bearing masonry, exterior walls should convey a sense of mass and weight and should be expressed as single-plane expanses of plaster wall.
- b. Walls may be articulated with traditional moldings or applied ornament of stone or cast concrete.
- c. Plaster finish shall be Santa Barbara Mission-Stucco, Humpy-Bumpy brown coat 16/20 finish with 0 - 3/8" variation, or 20-30 fine sand finish
- d. Control joints should be avoided.



*Single plane composition*



*Intermediate molding at base*



*Applique at cornice*

**Base**

- a. Buildings may be designed with or without a base.
- b. Explicit base elements may be described either as a painted band of traditional colors or an applied band of stone or cast concrete.
- c. Elements set back within the primary wall, may be composed of different materials than adjacent walls. Acceptable materials include tile, plaster or concrete.



*Tile base*



*Plaster base*



*Painted base*



**CHAPTER 5 : THE DEVELOPMENT CODE**

**MASSING ELEMENTS (CONTINUED)**

**Chimneys**

- a. Chimneys are stuccoed to match building materials and may be engaged with the facade or within the roof.
- b. Chimney tops vary from simple tops with tiled roofs to elaborate tops with simple square or arched openings.



*Simple chimney*



*Chimney with ornamental top*



*Brick chimney*



*Chimney with openings and tile roof*



*Chimney with corbelled base engaged in the side gable*

**Exterior Stairs**

- a. Located in courtyards, along paseos or as entrances to upper floor units.
- b. Exterior stairs are made from a combination of stucco, stone, terra cotta, or tile. Tiles are often set on the risers.
- c. Exterior stairs often have metal rails or stepped stucco or stone wall.
- d. Entrance landing may be covered by an overhanging balcony or shallow roof.



*Exterior stair from courtyard*



*Exterior stair from plaza*



*Exterior stair from street*

**Tower Elements**

- a. Tower elements are round, octagonal or square in form and are located at important corners.
- b. Towers typically have few small punched openings and a tiled roof, hipped or round.
- c. Towers may be used to provide usable floor space or simply as smaller, decorative element.



*Square tower*



*Octagonal tower*



*Square chamfered tower*

**Arcades and Loggias**

- a. The archways are regularly spaced and emphasizes the tall floor-to-ceiling heights.
- b. Edges integrate heavier piers or pilasters to visually carry the weight of the building above.
- c. Ground floor arcades and loggias have an approximately 1'-6" tall continuous base.



*Loggia with arcade along street*



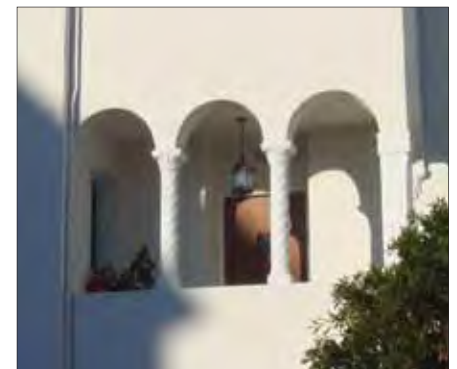
*Arcade*



*Loggia extended from main building*



*Upper floor loggia/arcade*



*Upper floor loggia/arcade*



**OPENINGS**

**Storefronts**

- a. Storefronts can be found with arched, punched, inset openings.
- b. They are regularly spaced and emphasize tall floor to ceiling heights.
- c. Edges integrate heavier piers or pilasters to visually carry the weight of the building above.
- d. Storefronts are setback a maximum of 9" from facade plane, typically with inset or flush entry doors.
- e. Storefronts have a 1'-6" tall continuous base finished with decorative tiles, stone or concrete.



Storefront



Arched storefront



Storefront



Chamfered corner storefront



Storefront with awnings and central entry

**Windows**

- a. Individual windows are vertically proportioned, recessed a minimum depth of 6" and set in square punched openings, full arch or ornamental arched openings.
- b. Ganged windows have a mullion with a minimum 4" width and a minimum 1" depth.
- c. Fixed or casement windows with divided lites are allowed; Sliding or double-hung windows are not allowed. Windows should be divided with exterior muntins that have a minimum 3/4" width and a minimum 1/2" depth.
- d. Decorative tile surrounds may be used but surround or exterior casings are not typical.
- e. Windows must have a sill made out of stucco or cast-stone with a minimum projection of 2".
- f. Louvered or paneled shutters are half the width of a single window width and the height should match the window. Shutters are not allowed on ganged windows.



Three part bay of windows divided by stucco pilasters, also with three part divisions within each window bay



Double arch windows



Ganged windows recessed with decorative columns between



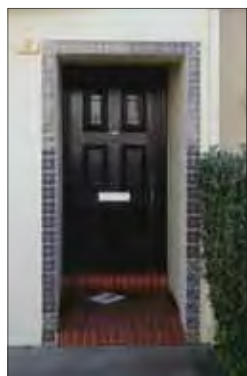
Vertical casement window



Door with angled recess and arched surround

**Doors**

- a. Doors should have simple, rectangular panels and windows.
- b. Doors may have square or arched tops.
- c. Single Doors ;French doors; Paired doors.



Recessed door with tile



Recessed door



Wooden gate within arch

**Decorative Vents**

- a. Typically located in gable ends or as accent elements in wall composition. Simple two or three circles or more elaborate patterns may be used.
- b. Typically made from stucco, wood or metal.



Wall vent



Wall vent



Wall vent



CHAPTER 5 : THE DEVELOPMENT CODE

ATTACHED ELEMENTS

**Balconies**

- a. Balconies are used as accents along facades and are generally made from Wood, heavy timber or metal.
- b. Wood and heavy timber balconies have decorative wood brackets and simple posts or decorative columns/rail. Often covered with tiled roof and exposed rafter tails. Balconies generally have a minimum 3' depth.
- c. Metal balconies are made from wrought or cast iron and may have metal rails and decorative, supporting metal brackets or metal rails with concrete or stone base and brackets. Typically uncovered but may have an awning. Metal balconies have a minimum 12" depth.



*New construction of metal Balcony with awning*



*Covered wood balcony supported by heavy brackets*

**Window Grilles**

- a. Window grilles are generally made from metal, but can be made from wood.
- b. Grilles come in a variety of designs from simple iron work on small accent windows to more ornate designs on large windows.



*Metal grille*



*Metal grille*



*Wooden grille*



*Simple iron grille*



*Metal grille*

**Pergola and Trellises**

- a. Creates usable outdoor space on upper floors by providing a structural canopy that provides shade.
- b. Wood or heavy timber beams and purlins supported by wood or stucco post/columns.
- c. May have vines growing on them.



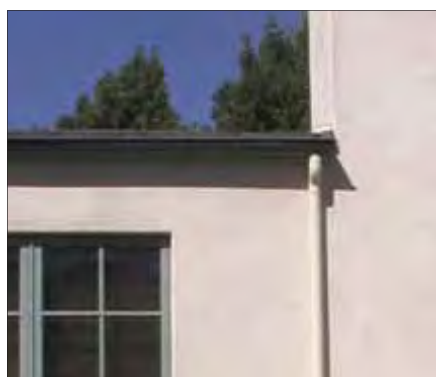
*Pergola*



*Pergola*

**Drainage**

- a. Pitched roofs may be drained by gutters and downspouts.
- b. Flat roofs may be drained by scuppers.
- c. Rainwater reaching the ground may be harvested in cisterns, temporarily collected in dry wells, or pass through gravel beds and permeate into soil.



*Gutter and downspout*



*Projecting scuppers*



*Scuppers*



SITE DEFINITION AND LANDSCAPE

**Walls and gates**

- a. Walls and gates are used heavily in the Spanish Revival style to define courtyards and forecourts.
- b. Walls are generally finished in stucco and may have a tile cap.
- c. Gates are either wrought iron or wood.



*Low wall defines edge of forecourt*



*Entry to courtyard*



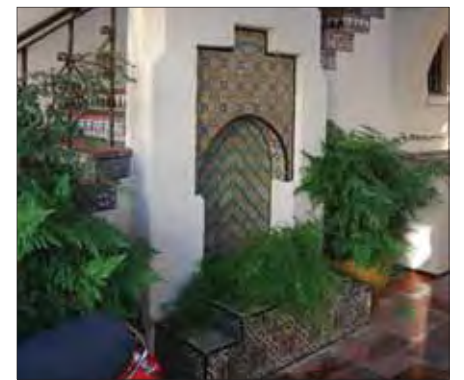
*Wall and entry gate into courtyard*

**Fountains**

- a. Fountains may be simple stucco, stone or concrete or can be elaborate with decorative tile.
- b. Should be carefully located within courtyards or forecourts as freestanding or engaged wall element fountains.



*Tile fountain within a courtyard*



*Tiled fountain engaged with wall*



*Tile fountain within a plaza*



CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows massing and composition possibilities in the Spanish Revival style. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the Spanish Revival architectural style at different scales.

Narrow Massing (Live/Work or Flex Block)

A free standing narrow massing type that is appropriate in neighborhood centers or on the edges of the town core. The massing is intended as a transition from a town center flex block to a residential character.

Wide Massing (Flex Block)

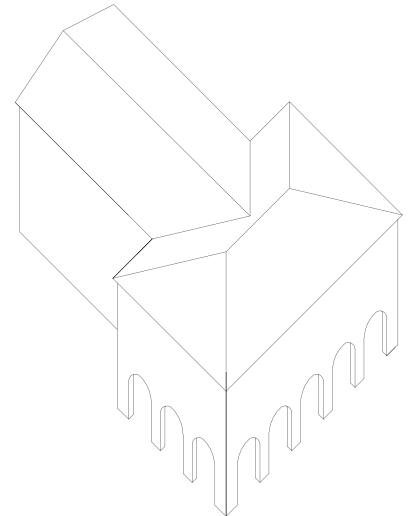
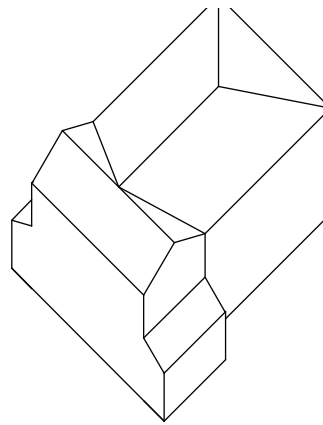
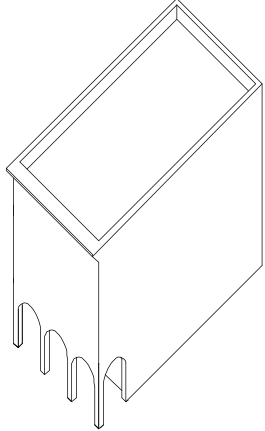
A simple 50' wide massing for a flex block building. The facade is broken down into a regular rhythm of bays.

Large Massing (Flex Block)

A wide 100'+ facade that breaks down the massing through the use of arcades, galleries and facade plane shifts. Located on a corner or paseo the arcade and tower elements turns the corner of the building.

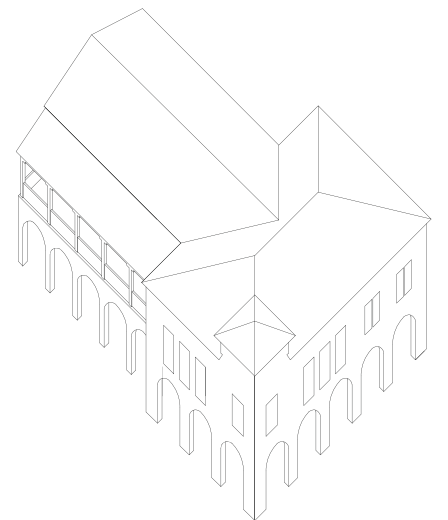
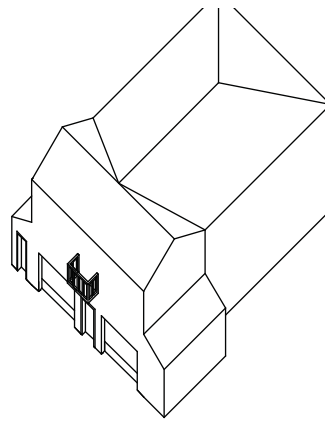
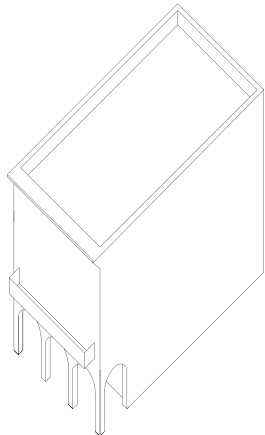
Basic Massing

Simple rectilinear massing with a flat roof or a combination of gable ends and hipped roof forms in two or three story massing.



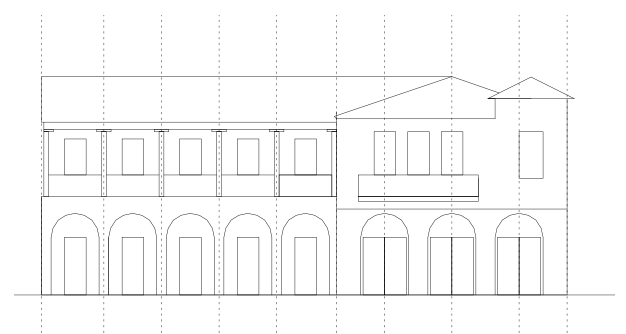
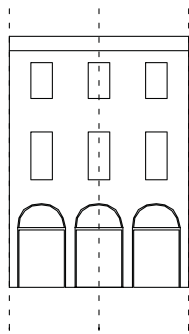
Detailed Massing Elements

Overall building massing is broken down by a regular rhythm of bays and the addition of storefronts, balconies and/or tower elements. Buildings should have a clearly defined top, middle and base.



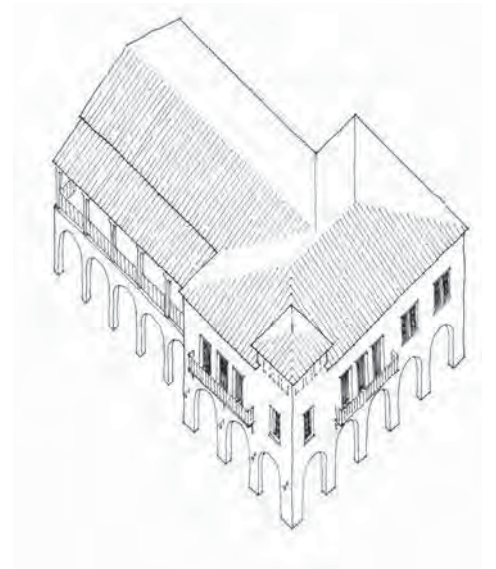
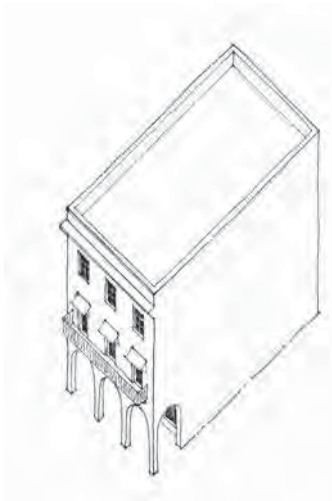
Openings and Composition

Composition of openings and massing elements may be overall asymmetrical with local symmetry or vice versa. Commercial character buildings tend to be more symmetrical than residential character buildings.



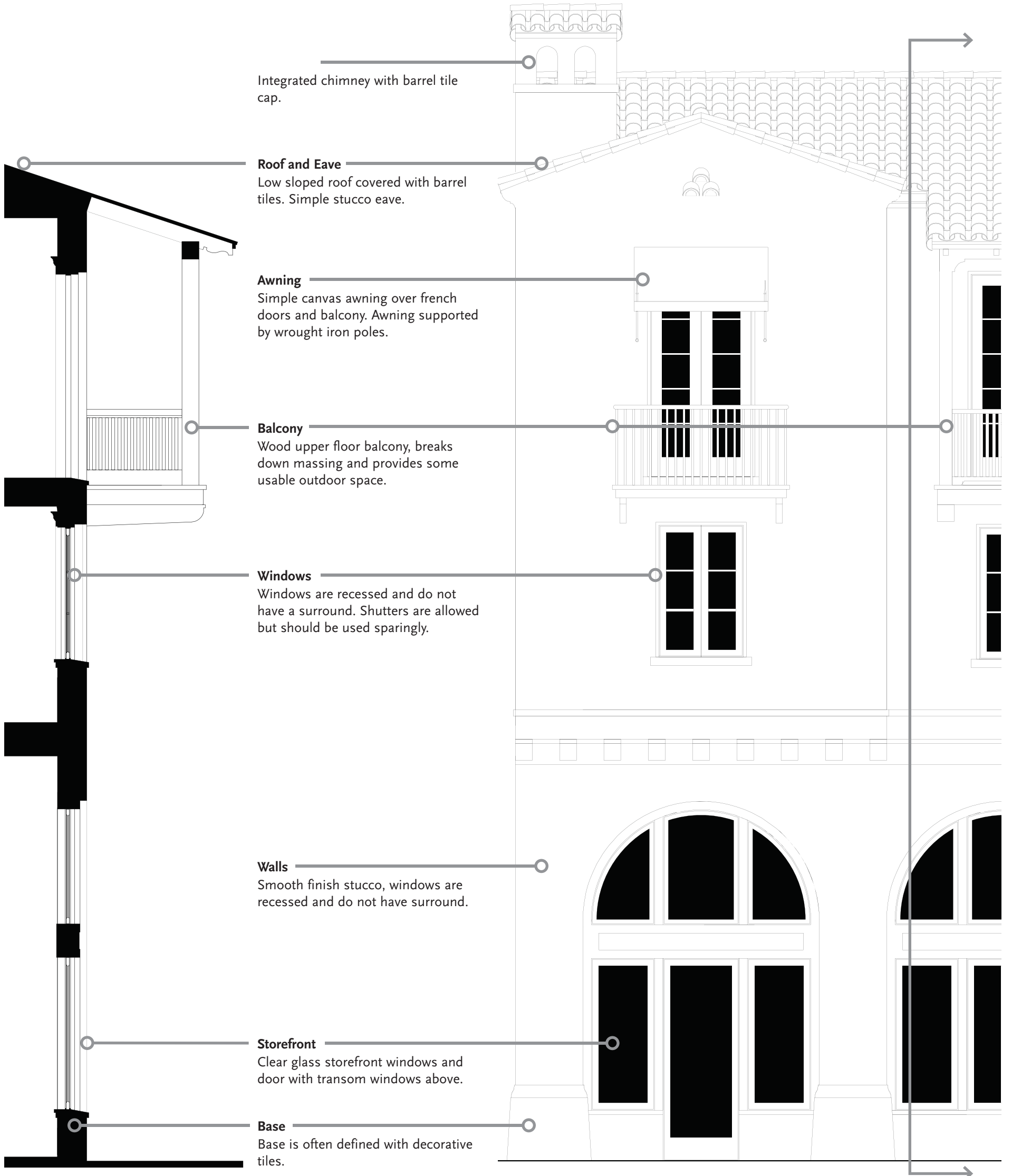
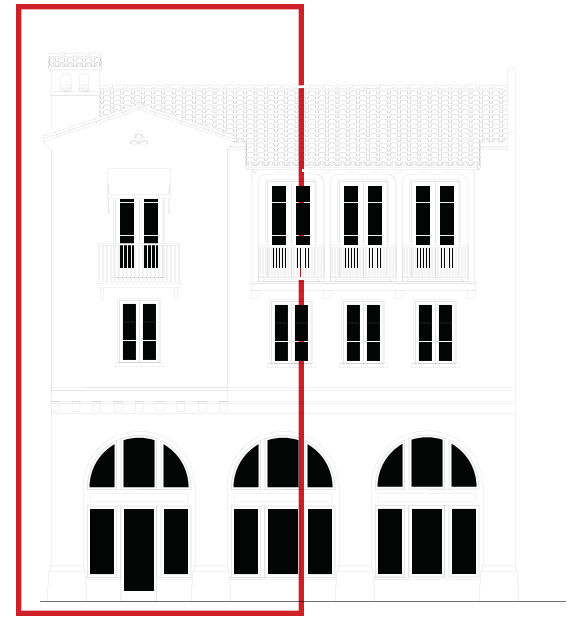
Illustrative Elevations and Axonometrics

These drawings illustrate the possible character and scale of Spanish Revival buildings that would be appropriate in Paso Robles.



**Example Elevation and Section**

This page shows one possible Flex Block massing and composition in the Spanish Revival style. The overall building is a simple rectangular massing with a chimney, projecting bay and balconies breaking down the massing. The base is defined by a series of arched storefronts. Key elements of the drawings and the style are called out.







5.5.3 - Architectural Styles (continued)

6. Main Street Commercial

The Main Street Commercial building is found on almost every pre-World War II American Main Street. Basically a decorated rectangular masonry box in form, one-story buildings are always commercial in use, while multi-story buildings are mixed-use with commercial ground floors. Multi-story facades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.

Whether one-story or multiple-story, Main Street Commercial buildings tend to be square or rectangular boxes. However, subtle variations in height can add interest to a facade, emphasize important architectural features such as a building entrance or variations can accentuate a corner condition.

In the *Uptown/Town Centre Specific Plan*, the Main Street style may be applied to commercial building types (Live-Work, Liner, Flex Block, and Flex Shed).



One-story narrow massing in mid-block



Two-story narrow massing in mid-block



Two-story flex block



Two-story flex block



Large massing with tall base



Large massing with tall base



**MASSING ELEMENTS**

**Roof**

- a. Invariably flat roofs are used. Parapets are articulated as an explicit exterior wall making a visual transition to the sky through plain or elaborate profiles.
- b. Roofs may be accessible and be used as balconies or terraces.



*Continuous parapet with central detail and attached cornice*



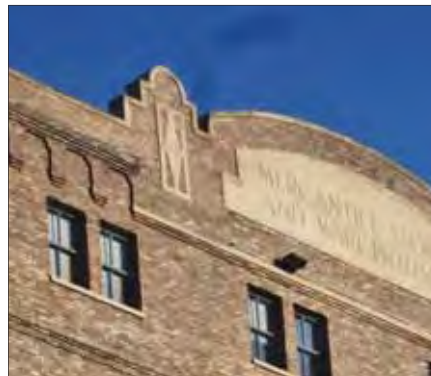
*Accessible roof used as restaurant*

**Roof-Wall Connection**

- a. The roof-wall connection is the top of the facade's tripartite facade composition. This top, articulated as a substantial cornice, can be formed with the same material as the rest of the wall or fashioned of complimentary materials such as stone, concrete, or metal.
- b. Foam moldings are expressly prohibited.
- c. Parapets are typically continuous across an entire elevation.
- d. Two cornice types: Attached formal and corbelled brick.
- d. Corbelled cornices are made from brick, stone, and formal cornices are made from metal, stone or a combination of these materials.
- e. Parapets should typically be continuous.
- f. The formal cornice follows the basic compositional and proportional rules of the classical orders and sometimes has formal details such as brackets and dentils.



*Corbelled, painted brick parapet*



*Brick cornice broken at center with decorative parapet*



*Corbelled brick parapet steps up for hierarchy*



*Attached formal cornice*



*Base cornice using combination of materials with frieze and cornice detail*

**Primary Walls**

- a. The primary walls, usually composed of brick, comprise the main body of the building's tripartite facade structure. The masonry work can be very plain or highly decorative.
- b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.



*Single brick plane*

**Base: Cornice**

- a. Multi-story buildings: the base of the building is articulated by a cornice that separates the ground floor from the upper floors.
- b. The base cornice may be made from brick, stone, wood paneling or fiber cement.



*The wall below the base cornice changes material from the brick primary wall and acts as an independent pier*

**Base: Piers**

- a. Multi-story buildings: ground floor is the base and is articulated by large storefront windows and, in some cases, walls or columns of different materials from upper floors.
- b. Elements (not walls) setback within the wall may have their own material connection to the ground, such as tile, wood, and/or cast iron.



*The wall below the base cornice changes material, but the base columns retain the same masonry as the primary wall*



*The wall below the base cornice is composed of a combination of materials, different from the primary wall above*



*The wall below the base cornice changes from brick and is anchored with heavy masonry columns*



CHAPTER 5 : THE DEVELOPMENT CODE

OPENINGS

Storefronts

- a. Storefronts have large expanses of glass with tall windows that often have transom windows that allow light to penetrate deep into the store.
- b. Entry doors should be accessed from primary street address. Handicapped access ramps are not to be located within public right-of-way.
- c. Entry ways are commonly recessed but may also be found flush with the storefront windows or as a corner entry.
- d. Storefront frames are made of wood, metal, or aluminum and are recessed from the facade a minimum of 6" to a maximum of 1'.
- e. Storefront glass is clear and smooth, shall not be tinted, mirrored or colored.
- f. A continuous 1' - 2' base made from wood paneling, brick, tile or fiber cement wrap storefronts.
- g. Subdividing display window member size: Depth a 4" minimum projection beyond storefront and 4" minimum width.
- h. Corner Storefront entry doors are located on an angled 45° wall on the corner of the building. Typically has bay window above door and can have 6" minimum width vertical support at the very corner of building form.



Recessed entry with a transom window across entire storefront. Wood paneling at base of storefront



Storefront with a recessed chamfered entry and windows with transom



Recessed storefront doors with transom windows flush with storefront windows.



Storefront with a recessed entry and storefront windows.

Windows

- a. Window types allowed are double hung, casement; french casement, fixed-highlight. Sliding windows are not allowed.
- b. Windows shall have vertical proportions with clear glass panes divided by muntins of a minimum width of 3/4" and a minimum depth of 1/2".
- c. Ganged windows are allowed when a mullion of a minimum 4" width and minimum 1" depth is used to separate them.
- d. The openings shall be finished with a segmented arch, jack arch, stone lintel, or ornamental arch.
- e. Brick facades shall not have surrounds or shutters.
- h. Lintel width is equal to window opening plus a 2" minimum extension on each side. The height of a stone lintel is equal to 1/4 the stone sill height. Brick lintel minimum height is one soldier course of bricks.
- i. All windows must have a sill with a minimum projecting depth of 3/4" from the plane of the wall; the sill should not be integrated into a "picture frame" surround.



Double hung windows set in simple brick frame



Double hung windows set in simple brick frame



Double hung windows set in simple brick frame



Ganged double hung windows with transom, divided by a deep mullion



Double hung windows set in an arched-brick frame and keystone



Ganged double hung windows with mullion between

Doors

- a. Doors should have simple, rectangular panels and windows. Top transom windows are allowed.
- b. Doors may have square or arched tops.
- c. Single Doors; French doors; Paired doors.
- d. On brick facades doors shall not have surrounds or shutters.



Deep recessed, double door entry



Double door entry



Single door with side lites



Double door entry



ATTACHED ELEMENTS AND SITE DEFINITION

Attached Elements

- a. Awnings and canopies may extend into the public right-of-way and may be used to provide shelter to passing pedestrians, emphasize the ground floor uses, and/or add interest to the box-like massing inherent to the style.



*Awning that is part of storefront and hinges below the transom windows*



*Awning that hinges above the transom windows*



*Canopy at commercial frontage*

Site Definition and Landscape

- a. At zero-setback frontages, planting on ground floor street-facing facades should be avoided.
- b. Internal courtyards and street-facing forecourts should be finished with hardscape, landscape, and, where appropriate, street furniture.



*Commercial frontage*



*Street-facing forecourt*



*Courtyard within a flex block*



*New construction of a well-proportioned and detailed Main Street building. The building is designed as a simple wall plane with appropriate proportion of wall to window opening, depth in the windows, and cornice scale and detail.*



CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows some massing and composition possibilities in the Main Street style. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the Main Street architectural style at different scales.

Narrow Massing (Live/work or Flex Block)

A simple, two-story narrow deep massing found on 25' - 50' wide lots. Regular upper story bay rhythm and ground floor storefront.

Wide Massing (Flex Block)

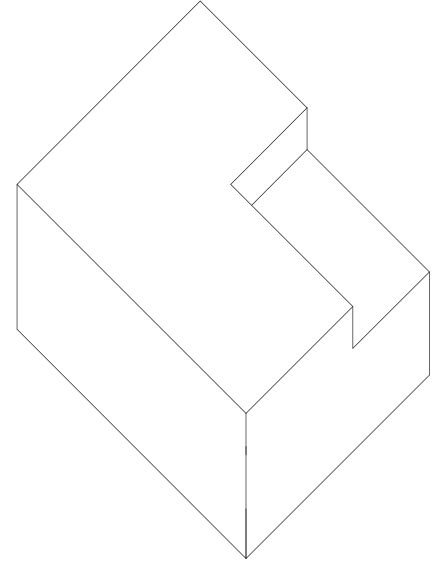
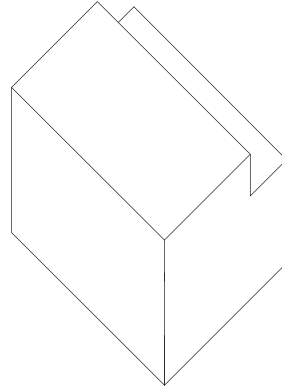
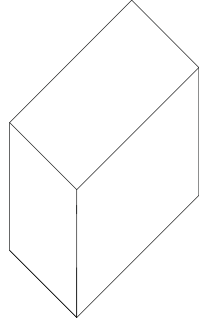
A wide 50' - 75' lot that presents a single, broad face to the street. This facade is broken down into a regular bay rhythm and has a clearly defined top, middle and base. The massing can be further broken down on the rear side with the addition of a roof-top terrace.

Extra Wide Massing (Flex Block)

A wide 100'-125' building is the longest length that should be composed as a single facade. This large massing is broken down into a regular bay rhythm and has a clearly defined top, middle and base. Courtyard or roof top terraces are often incorporated.

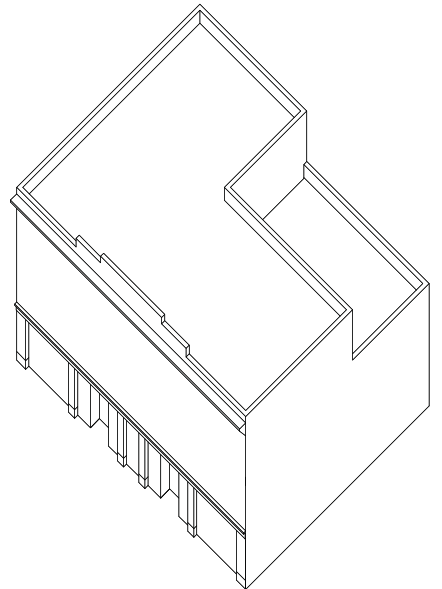
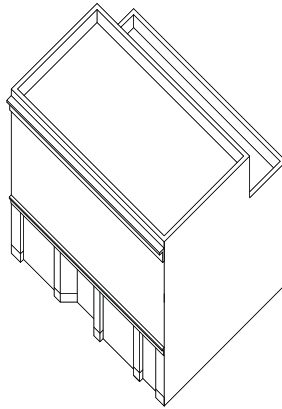
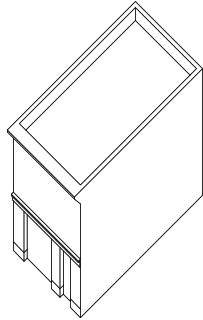
Basic Massing

Simple rectilinear boxes with a single orientation (except for buildings on a corner, which must address both cross streets). Buildings of a width greater than 125' should be broken into multiple facades to appear as individual buildings.



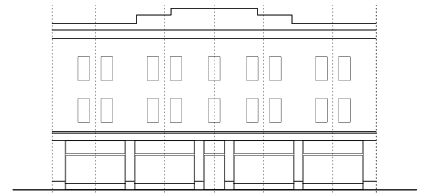
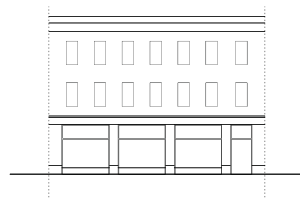
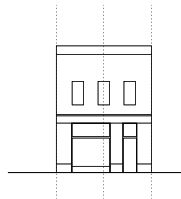
Detailed Massing Elements

Massing is broken down with a bay rhythm and a clearly defined top, middle and base. Define a continuous base, cornice and parapet.



Openings and Composition

Composition of openings and massing elements is regular and symmetrical.



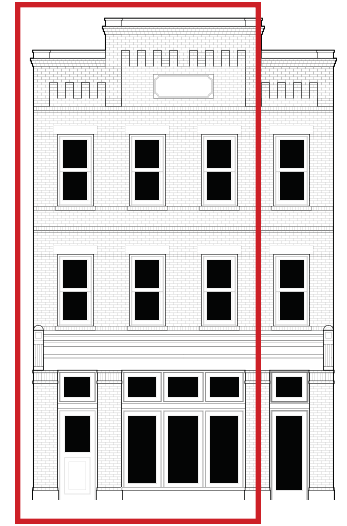
Illustrative Elevations and Axonometrics

These drawings illustrate the possible character and scale of Main Street buildings that would be appropriate in Paso Robles.

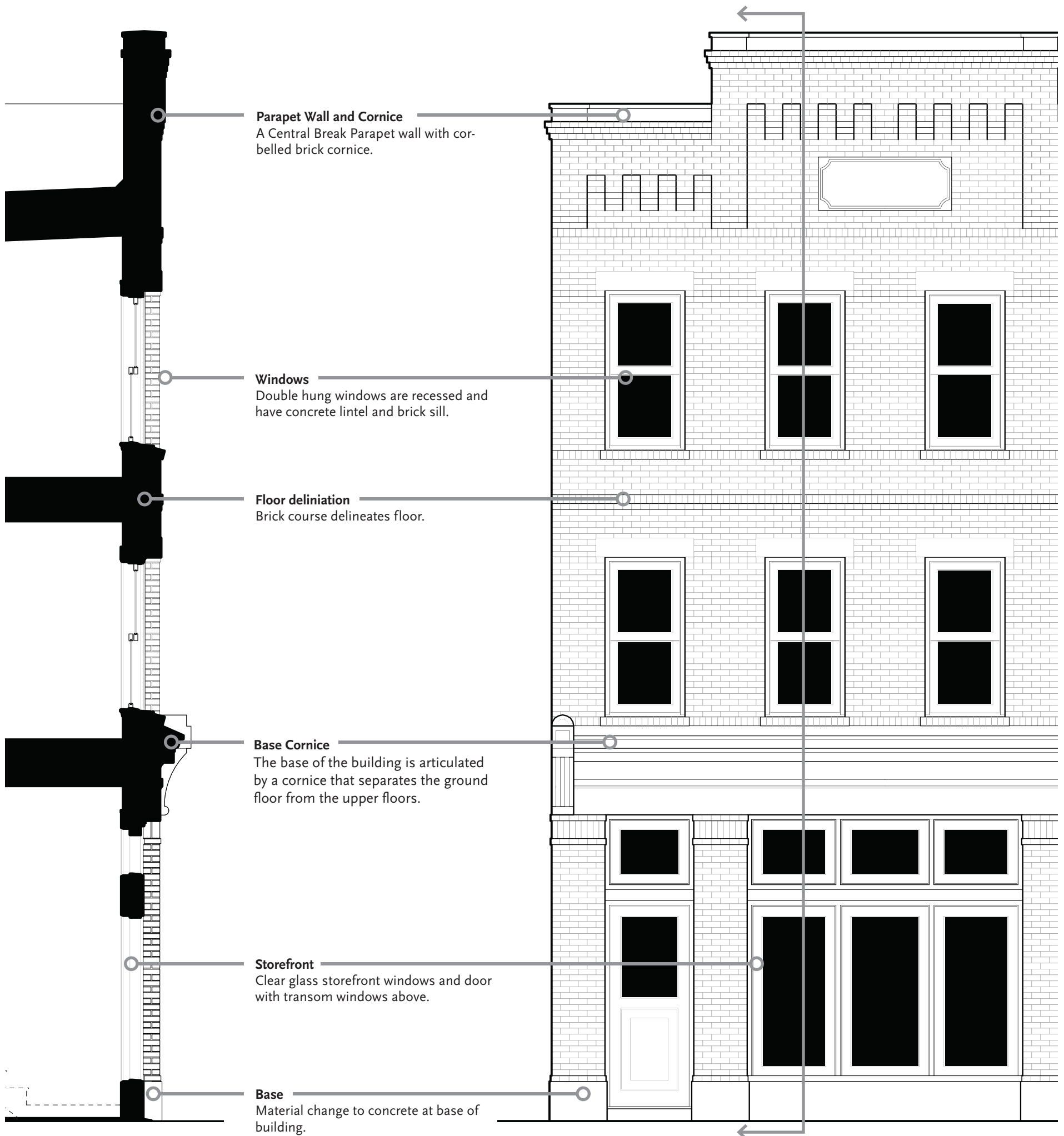


**Example Elevation and Section**

This page shows one possible elevation and composition in the Main Street style. Key elements of the drawings and the style are applied to a medium-sized Flex Block building. A portion of the full elevation (at right) is illustrated.



Key





**CHAPTER 5 : THE DEVELOPMENT CODE**

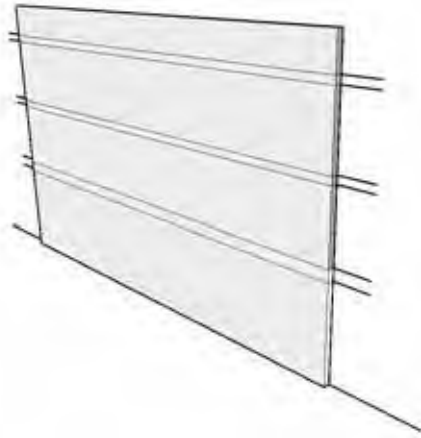
**COMMERCIAL PROPORTIONS**

**Example Facade Composition**

This page shows an example of how to compose the facade of a large Flex Block building. The rules described here are not specific to any style. The intent is to illustrate how rhythm is established. The rhythm can then be tailored for each style appropriate to a Flex Block building: Victorian, Spanish Revival or Main Street.

**Step One - Background**

- a. Find local or regional precedent of the same building type and use. Take photographs, copy images, etc. to bring into initial meetings with the City.
- c. Define a simple plane the entire length of your lot frontage line.
- d. Define floor heights.



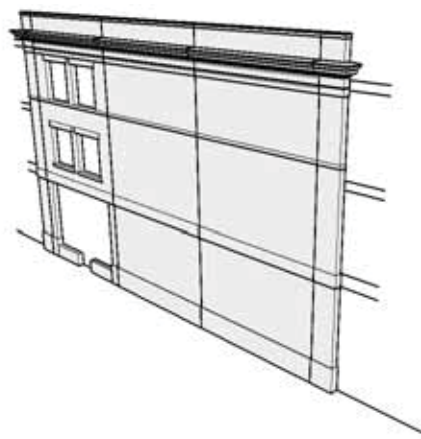
**Step Two - Establish Guides**

- a. Define a continuous base with cornice and parapet. The cornice style, height and depth should be appropriate for the building scale.
- b. Divide the facade into a regular rhythm of bays.



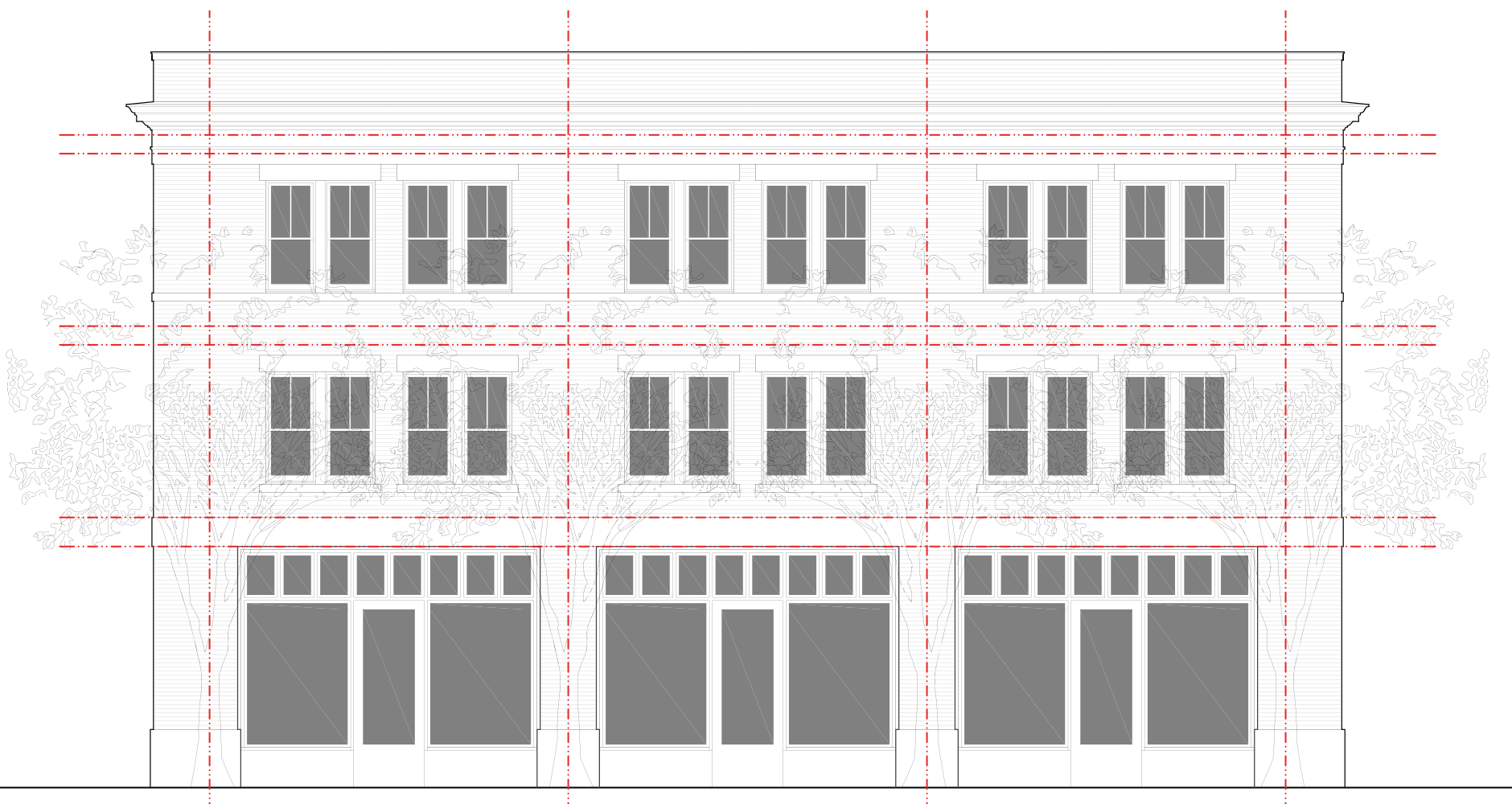
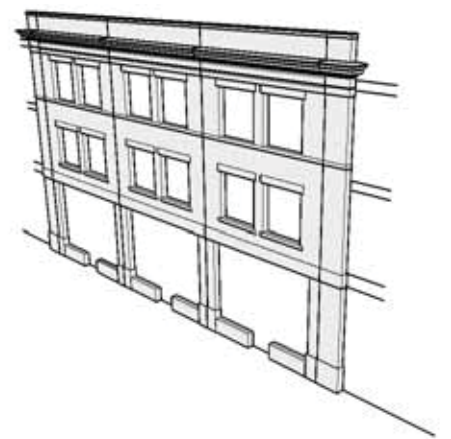
**Step Three - Architectural Elements**

- a. Select a window type from the relevant Architectural Style and apply appropriate pattern to bay. Verify proportions and size in keeping with the style. The spacing between the end window and the building corner should be greater than the distance between windows.
- b. Select a storefront to reinforce the style and rhythm of windows above.
- c. Add optional awnings or canopies.



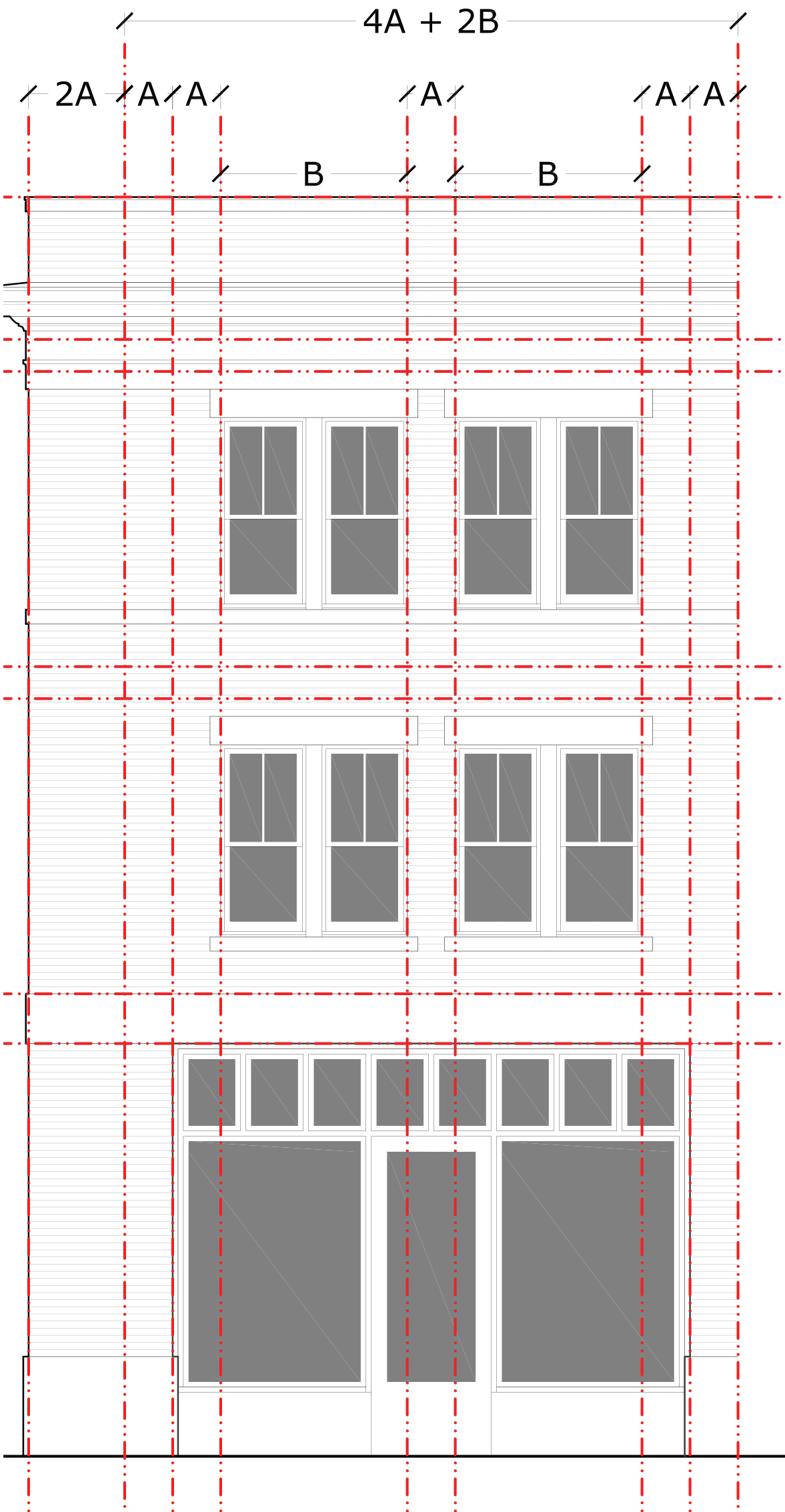
**Step Four - Complete Composition**

- a. Complete the primary rhythm and determine whether a secondary rhythm of openings is needed.
- b. Refine the base, corner, window and storefront details.



Full building elevation

COMMERCIAL PROPORTIONS



Partial building elevation



Photo example





5.5.3 - Architectural Styles (continued)

7. Warehouse Industrial

The style is characterized by simple warehouse forms with gable ends fronting streets, other roof forms such as saw tooth and flat roofs are also allowed. Windows and other openings are simple and laid out in a rational manner.

In the *Uptown/Town Centre Specific Plan*, the Warehouse Industrial style may be applied to Live-Work and Flex Shed building types.



Gable end warehouse with shopfront



Gable end warehouse with large swinging doors



Saw tooth roof warehouse with sliding front door



Gable end warehouse with regular openings



Gable end warehouse with loading dock frontage



Gable end warehouse with loading door



**MASSING ELEMENTS**

**Roof**

- a. In most cases, roofs should be sloped with gable ends fronting streets. Other allowed roof forms allowed saw tooth, gable end with parapet, side gable or flat roof with deep overhangs.
- b. Roof slopes should not be greater than 12:12.
- c. Roofs should be made of corrugated or standing seam metal.



*Simple gable end form*



*Simple warehouse with a parapet*



*Gable end with enclosed side porches*



*Flat roof with deep overhangs*



*Gable ends side to side*



*Contemporary saw-tooth form*

**Roof-Wall Connections**

- a. Connection details are simple and made of metal or wood.
- b. There are three types of eave condition: boxed eave, exposed purlins on gable ends, and exposed rafter tails on eaves.
- c. Eaves should have a 3" min. depth.



*Boxed eave*



*Exposed purlin tails on gable end*



*Exposed rafter tails on eave*

**Primary Walls**

- a. Exterior walls may be constructed of steel columns with corrugated metal siding or load-bearing masonry with brick or stucco veneers.
- b. Corrugated metal should be left unpainted.



*Horizontal corrugated sheet metal siding*



*Stucco finish*



*Vertical corrugated sheet metal siding*

**Base**

- a. Exterior walls are supported on a base composed of stone or cast concrete.
- b. The entire ground floor height may be articulated as the base of the building.



*Ground floor is brick to visually act as base*



*Ground floor is painted to visually act as base*



*Concrete base is painted a different color than the brick siding*



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OPENINGS

Storefronts

- a. The nature of the style allows storefronts to use forecourt.
- b. Entry doors should be accessed from primary street address or fore court. Handicapped access ramps are not to be located within public right-of-way.



Large double-height storefront



Large fixed window in front of artist gallery



Hidden shopfront behind sliding garage doors



Shopfront accessed from forecourt



Residential entrance for warehouse lofts



Commercial shopfront along a primary street



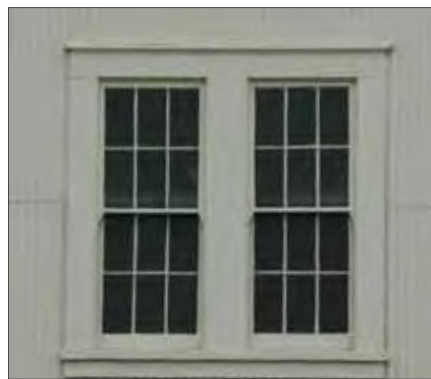
Metal and glass entryway.

Windows

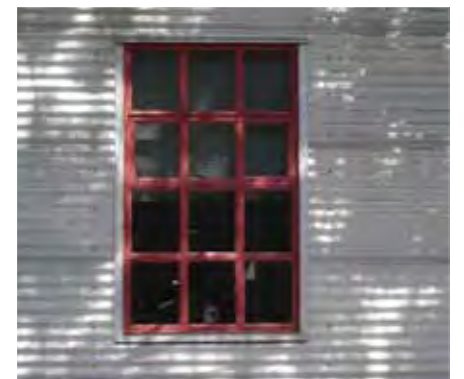
- a. Typically, windows are vertically proportioned with a minimum depth of 4" from exterior wall face.
- a. Fixed, double hung, case-ment and awning windows are allowed.
- a. Windows must have divided lites with square or vertical proportions.
- a. Muntins should be 1/2" min in depth and width.
- a. Sliding windows are not allowed.
- a. All windows should have square openings with a surround: width is 3 1/2" min. and depth 3/4" min.
- a. When ganged, windows should use mullions with a width of 4" min. and a depth of 1" min.
- a. Sill must have relief.



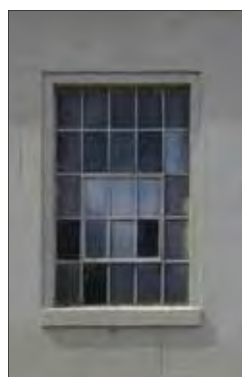
Horizontally proportioned fixed window with an awning window



Paired double-hung operable windows



Operable window with divide lites



Fixed window with vertical divided lites



Paired fixed windows with pressed metal surrounds



Paired fixed windows with vertical divided lites



**Doors**

- a. Doors have three types of operation: Roll-up, slider, and swinging doors.
- b. Windows with divided lites are encouraged on doors where possible or appropriate.
- c. Doors are generally made of wood.
- d. Swinging doors may have square, arched, segmented arch or jack arch tops.
- e. Door surrounds may be wood, brick or cast stone.
- f. Garage doors are panelized with lites across the top.



Single slider garage door with external track



Single slider garage door with external track



Single slider garage door with external track



Roll-up garage doors with square panels and windows



Single slider garage door with external track



Swinging wood doors with segmented brick arch



Swing doors with windows



Slider doors with divided windows on internal track



Swinging doors with small canopy



Swinging doors with divided windows



CHAPTER 5 : THE DEVELOPMENT CODE

ATTACHED ELEMENTS

**Roof Monitors**

- a. Used for light and air ventilation, roof monitors should have ganged windows along shed sides with divided lites.
- b. Roof should match building roof pitch and material.
- c. Should be 6' min. wide on gable end.



Roof Monitor



Roof Monitor



Roof Monitor

**Canopies**

- a. Deep, structural elements over openings to provide shelter or shade made of simple wood or metal members.
- b. Roof materials can be corrugated metal, glass between steel supports, or wood.
- c. Canopies must project 30" min.



Canopy made of wooden slats on their sides providing shade but not protection from rain



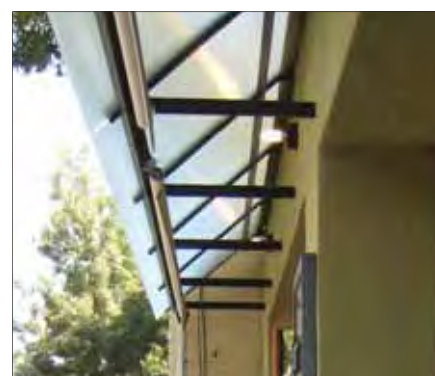
Continuous covered canopy with small steel members supporting corrugated metal roof



Trellis over parking



Metal canopy over windows



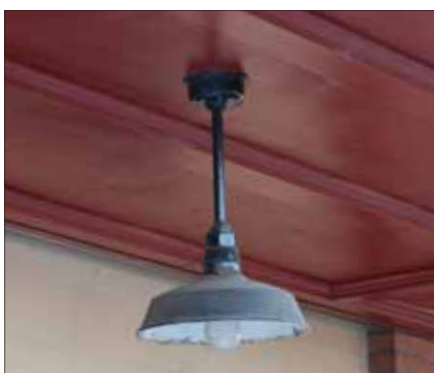
Small glass canopy with roll-down shades that eliminate glare for restaurant diners



Skeleton frame canopy

**Lighting**

- a. Exterior lighting should be made of the same materials as signage.
- b. Attached lighting to building structure should be a min. of 10' from grade.
- c. Avoid brass or gold finishes.



Suspended porch lighting



Exterior attached lighting



Exterior attached lighting



**SITE DEFINITION**

**Signage**

- a. Signage is an accent to architectural character.
- b. Buildings are encouraged to integrate painted signage as part of their design .
- c. Should be made of materials used on building such as metal, iron work, aluminum, steel or paint.
- d. Signage is painted, cut out or attached objects on the building structure, landscape or site definition.



Site directory



Wall signage



Cut-out address numbers



Building signage



Small address signage

**Site Definition and Landscape**

- a. Low walls or fencing should be used to define property when not by building using similar materials found on building or concrete.
- b. Planting on street-facing facades are encouraged in front of low walls.
- c. Internal courtyards and street-facing forecourts should be finished with hardscape, landscape, and, where appropriate, street furniture.



Continuous low concrete wall with taller wooden screens define the property edge. A break is made for bicycle storage and access to the parking lot.



Low concrete wall with landscaping along sidewalk edge



Low wall incorporates more privacy with sheet metal panels above wall



Gate and fence screen parking lot



Concrete wall and french drain



Gate to residential courtyard and signage



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COMPOSITION

Example Compositions

This page shows some massing and composition possibilities in the Industrial style. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the Industrial architectural style at different scales.

Narrow Massing (Flex shed)

A single long gable end building defines one edge of the parcel, allowing for a parking and loading zone adjacent to the building. A low wall is used to screen the parking from view.

Wide Massing (Flex shed)

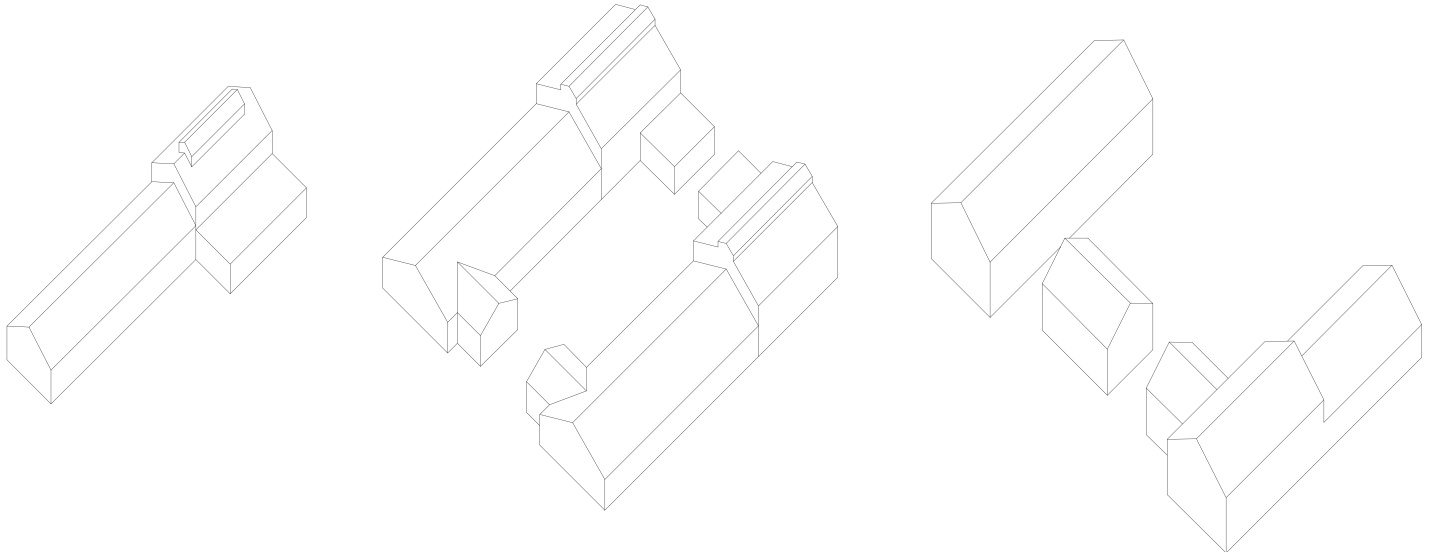
Two long gable end building define the edges of the parcel, allowing for a parking and loading courtyard. Two small cross gables help to define the street edge and screen the courtyard from the street.

Large Massing (Flex shed)

Two long gable end building define the edges of the parcel and a small cross gable building hold the street edge. A parking/loading courtyard is defined by these buildings.

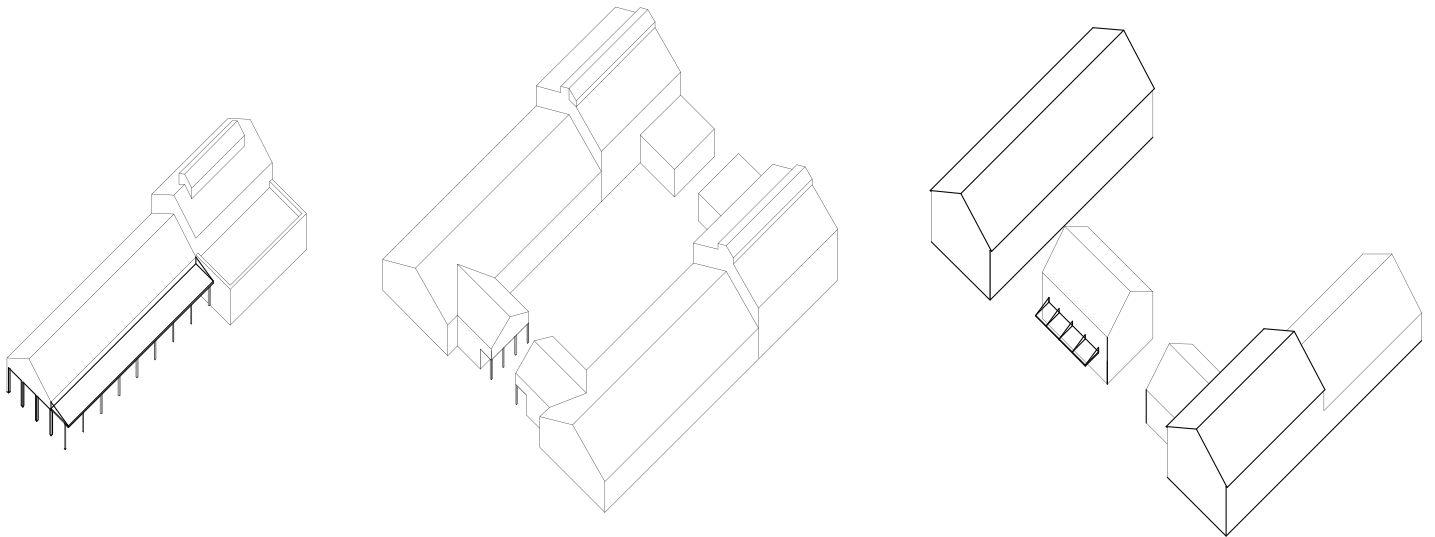
Primary Massing

The typical massing is a long, bar building with a gable end to allow easy access to uses within the building. These massings can be arranged in a manner to define the edges of a parcel and to create parking courts or storage areas screened from the street by buildings.



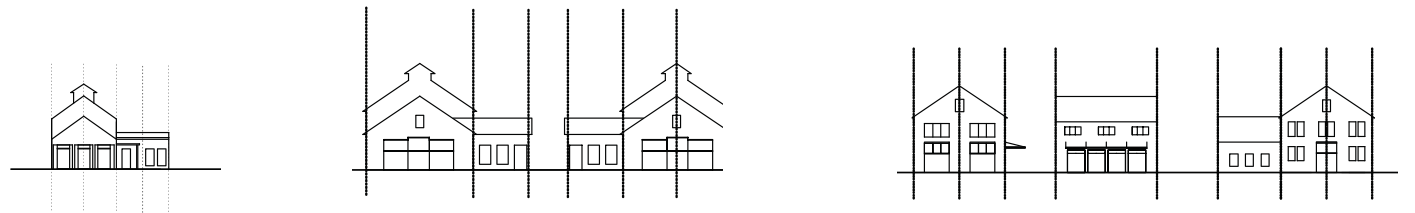
Detailed Massing Elements

Galleries and/or canopies can be used to break down the massing.



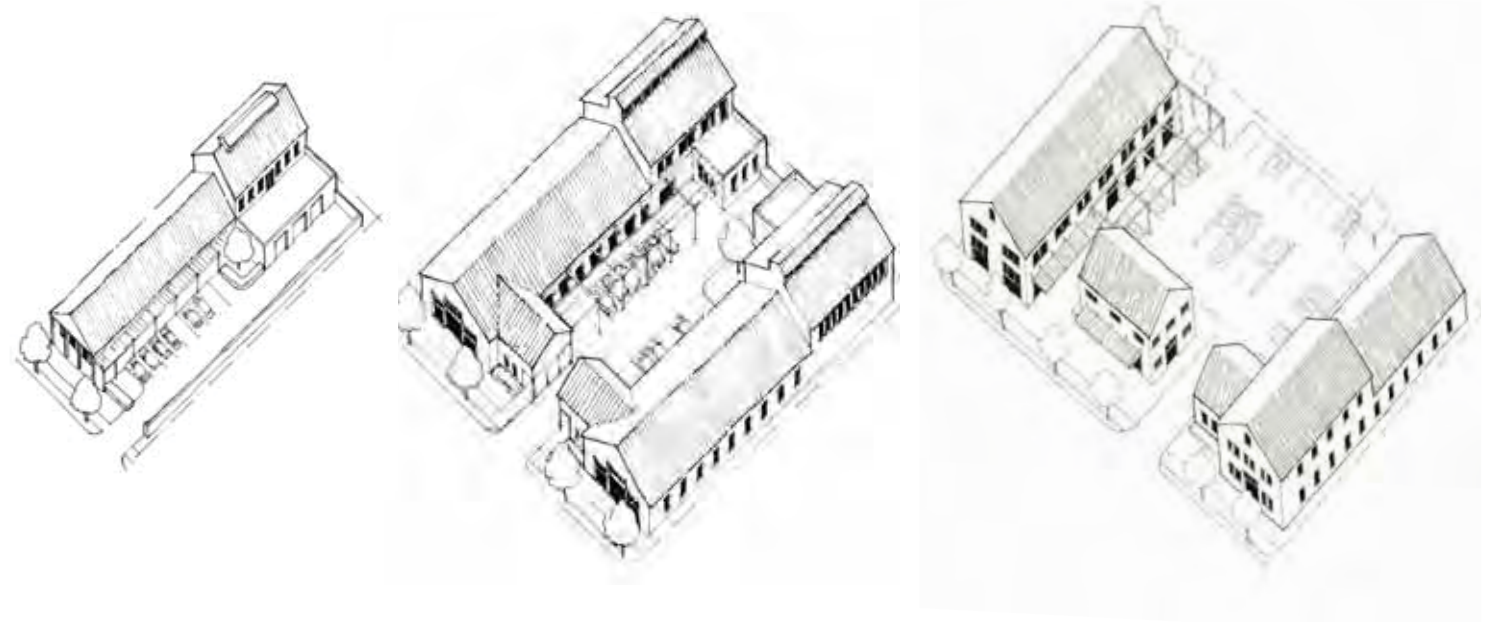
Openings and Composition

Windows and other openings are simple and laid out in a rational manner.



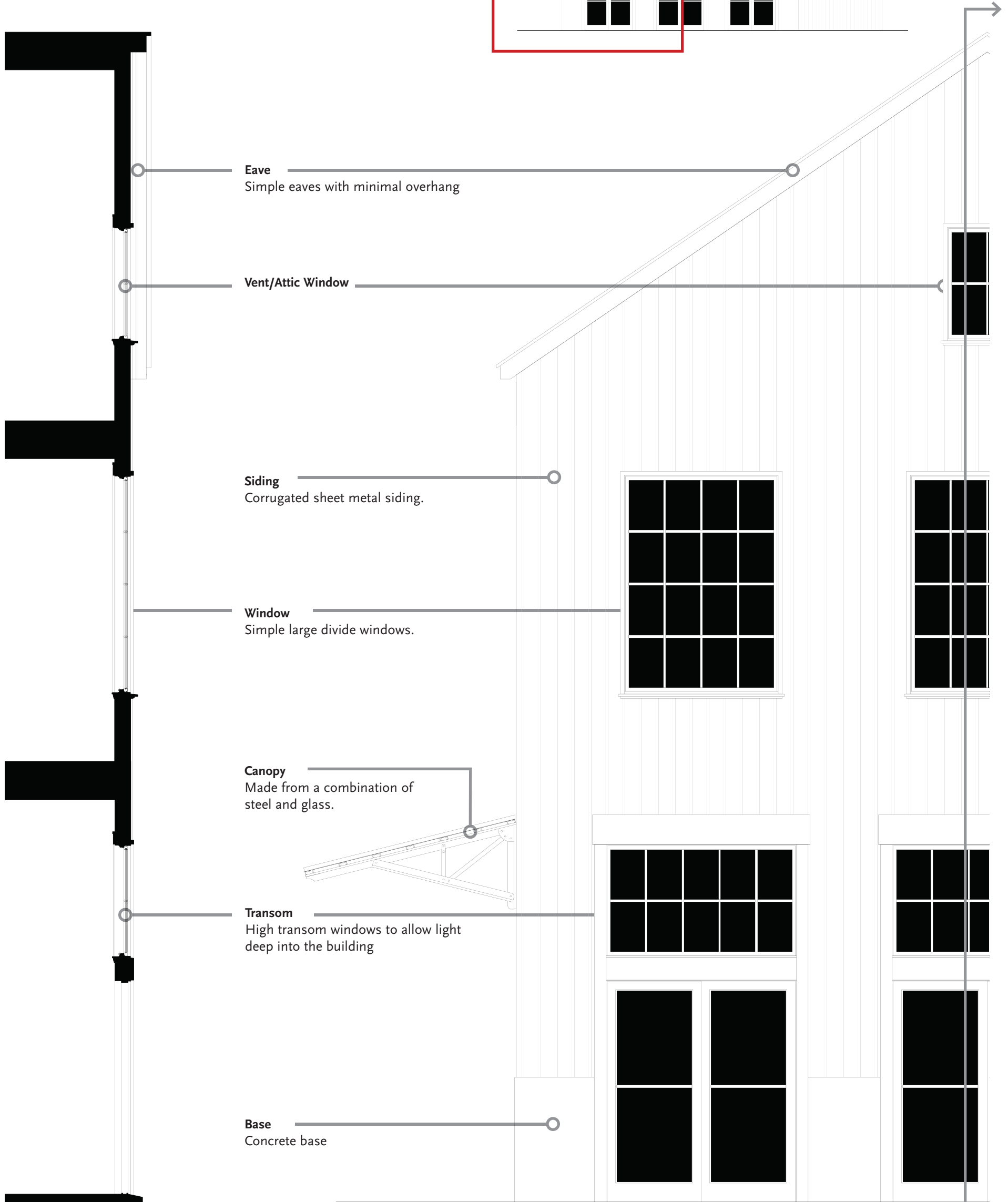
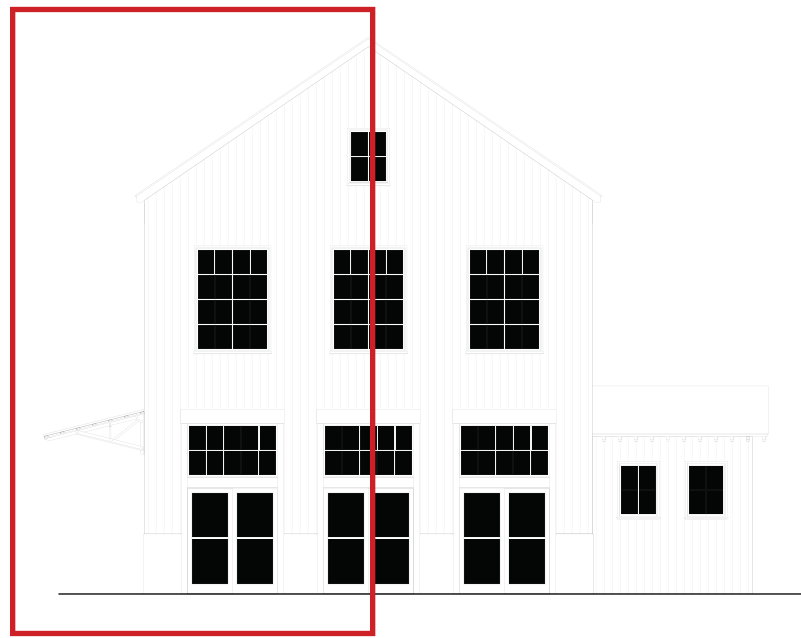
Illustrative Elevations and Axonometrics

These drawings illustrate the possible character and scale of Warehouse Industrial buildings that would be appropriate in Paso Robles.



**Example Elevation and Section**

This page shows one possible elevation and composition in the Warehouse Industrial style. Key elements of the drawings and the style are applied to a medium-sized Flex Shed building. The full elevation (at right) is illustrated.





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5.5.3 - Architectural Styles (continued)

8. Art Deco

The Art Deco style is inspired by the streamlined styling of modern technology. Characterized by volumes that step back at upper floors and long pilasters that run the entire height of the building, Art Deco's sleek and cubic forms are decorated with patterns and motifs taken from the Far East, ancient Greece and Rome, Africa, India and Mayan and Aztec cultures. Windows are typically located between the pilasters and are often separated by decorated transom panels.

In the *Uptown/Town Centre Specific Plan*, the Art Deco style may be applied to Live-Work, Courtyard Housing, Stacked Dwelling, Flex Block building types.



Corner entryway with decorative pilasters and canopy



Simple one story building with decorative pilasters



Art Deco theater



Simple rectangular building



Rectangular massing with central and corner tower elements. Pilasters run from base of the building to the top.

9. English Arts and Crafts

The English Arts and Craft style is built upon the styles that were popular in the United States and Great Britain in the early 20th Century. The style is often a picturesque combination of steeply pitched, gable end roof forms with swaybacked additive elements. Stucco walls are accented with brick, stone or half-timbering details around openings. Large, elaborate chimneys are prominently located on the front or side facades.

In the *Uptown/Town Centre Specific Plan*, the English Arts and Crafts style may be applied to Carriage House, Single Dwelling, Duplex, Triplex, Quadplex, Villa, Rosewalk, Bungalow Court, Rowhouse, and Tuck-Under building types.



Simple Gable "L" massing



Cross gable massing with wing



Gable "L" massing



Gable ends may have decorative half-timbering



Gable "L" massing with simple stucco walls



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### **APPENDIX 2B: COMPLEMENTARY ARCHITECTURAL STYLES**

This Appendix provides a catalog of architectural styles for residential and commercial development that complement the 9 styles presented in Appendix 2A. As noted in Section 5.5.3.B, the architectural style guidelines presented in this specific plan are not mandatory. They serve to guide development and redevelopment by providing suggested styles. Existing buildings in the specific plan area exhibit a broad range of architectural styles beyond the 9 styles presented in Appendix 2A. Many of these additional styles make a positive contribution to the visual character of the specific plan area. The residential and commercial styles presented in Appendix 2B are presented to show examples of styles that are generally-acceptable in the specific plan area. These are not an exhaustive list of styles, but serve to help illustrate that there are more acceptable styles than the 9 presented in Appendix 2A. In similar manner, the features described in the following pages are not mandatory but serve to suggest treatments that builders might consider.

#### **RESIDENTIAL ARCHITECTURAL STYLES**

The styles presented in pages A-2Biii – xviii are for residential buildings, including single and multi-family buildings.

#### **COMMERCIAL ARCHITECTURAL STYLES**

The styles presented in pages A-2Bxix – xxiv are for commercial buildings. It should be noted that residential styles are appropriate in commercial zones, particularly for office buildings.

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### Bungalow – Farmhouse



1520 Olive Street

Component	Aspect	Notes
<b>Roof</b>	Design	Dutch hip, gable faces side yard
	Pitch	6 – 8/12
	Eave overhang	about 12 inches
	Materials	Asphalt composition
	Special features	Note chimney in middle
<b>Windows</b>	Styles	sliders with muntins
	Spacing	Mostly regular
	Trim/borders	Wood
<b>Elevations</b>	Treatments/articulation	1 plane
	materials	Wood shiplap siding
	Special features	
<b>Frontage</b>	Type (porch, stoop)	Porch was enclosed with siding and windows
	Special features	
<b>Other</b>		

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### Farmhouse - Victorian



530 – 9<sup>th</sup> Street

Component	Aspect	Notes
<b>Roof</b>	Design	Gable parallel to street with Tee gable end that faces street
	Pitch	8 - 10/12
	Eave overhang	12 inches
	Materials	Asphalt composition
	Special features	
<b>Windows</b>	Styles	double-hung
	Spacing	Regular
	Trim/borders	Wood
<b>Elevations</b>	Treatments/articulation	One panel
	materials	Wood shiplap siding
	Special features	
<b>Frontage</b>	Type (porch, stoop)	Porch (add-on facing street)
	Special features	
<b>Other</b>		



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### Farmhouse



1233 Olive Street

Component	Aspect	Notes
<b>Roof</b>	Design	Gable parallel to street with two levels
	Pitch: tall, medium, minimal	6 – 8/12
	Eave overhang	12 inches
	Materials	Asphalt composition (architectural grade)
	Special features	
<b>Windows</b>	Styles	double-hung with muntins and mullions
	Spacing	Regular
	Trim/borders	Wood with wooden shutters
<b>Elevations</b>	Treatments/articulation	3 planes
	materials	Wood tongue and groove siding
	Special features	Stone chimney
<b>Frontage</b>	Type (porch, stoop)	Porch
	Special features	
<b>Other</b>		

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### Farmhouse



535 – 8<sup>th</sup> Street

Component	Aspect	Notes
<b>Roof</b>	Design	Jerkinhead or clipped hip with gable parallel to street
	Pitch	8 - 10/12
	Eave overhang	10 - 12 inches
	Materials	Asphalt composition
	Special features	
<b>Windows</b>	Styles	double-hung with muntins
	Spacing	Regular – on either side, but not in middle
	Trim/borders	Wood with shutters
<b>Elevations</b>	Treatments/articulation	One panel, but visually broken with porch
	materials	Wood tongue and groove siding
	Special features	
<b>Frontage</b>	Type (porch, stoop)	Covered porch full width of house
	Special features	
<b>Other</b>		



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### New England Colonial



25 – 12<sup>th</sup> Street

Component	Aspect	Notes
<b>Roof</b>	Design	gable parallel to street
	Pitch	8 - 10/12
	Eave overhang	6 inches
	Materials	Asphalt composition
	Special features	Dormers – symmetrically set
<b>Windows</b>	Styles	double-hung with muntins and mullions
	Spacing	Regular
	Trim/borders	Wood with wooden shutters
<b>Elevations</b>	Treatments/articulation	One panel
	materials	Wood tongue and groove siding
	Special features	Brick chimney
<b>Frontage</b>	Type (porch, stoop)	Covered entryway porch/stoop with tee gable facing street
	Special features	
<b>Other</b>		

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### Farmhouse



5 - 17<sup>th</sup> Street

Component	Aspect	Notes
<b>Roof</b>	Design	Multiple gables and dormers
	Pitch	6/12
	Eave overhang	10 inches
	Materials	Asphalt composition (architectural grade)
	Special features	Multiple roofs
<b>Windows</b>	Styles	Double-hung with muntins
	Spacing	Regular
	Trim/borders	Wood with architectural articulation
<b>Elevations</b>	Treatments/articulation	Several planes
	materials	Hardie board shiplap siding
	Special features	Scalloped shingles under gable end
<b>Frontage</b>	Type (porch, stoop)	Covered porch with filigreed knee braces
	Special features	
<b>Other</b>		



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### Multi-Family Farmhouse



810 – 29th Street (Oak Park)

Component	Aspect	Notes
<b>Roof</b>	Design	Multiple gables
	Pitch	5/12
	Eave overhang	18 - 20 inches)
	Materials	Asphalt shingle (architectural grade)
	Special features	Knee braces
<b>Windows</b>	Styles	double-hung with mullions and inlaid muntins
	Spacing	Regular
	Trim/borders	Wood
<b>Elevations</b>	Treatments/articulation	Multiple planes
	Materials	Hardie board shiplap
	Special features	
<b>Frontage</b>	Type (porch, stoop)	Some entrances via porches; others have cover, but no porch or stoop
	Special features	
<b>Other</b>		

A-2B-ix

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### Prairie



1344 Oak Street

Component	Aspect	Notes
<b>Roof</b>	Design	Hipped
	Pitch	4 – 5/12
	Eave overhang	about 24 inches
	Materials	Metal standing seam
	Special features	Ceiling joists extend beneath eaves
<b>Windows</b>	Styles	Picture windows with muntins at corners; single-paned squares in center recessed areas
	Spacing	At corners of building and centered in recessed plane
	Trim/borders	vinyl
<b>Elevations</b>	Treatments/articulation	Multiple planes
	Materials	Corrugated metal vertical siding and shiplap wood panel accents to emulate shingles
	Special features	Shallow white arbor features over lower level windows
<b>Frontage</b>	Type	Semi-circle covered entry at grade (no step); double glass doors
	Special features	
<b>Other</b>		

A-2B-x



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### Farmhouse



1020 Vine Street

Component	Aspect	Notes
<b>Roof</b>	Design	Dutch hip
	Pitch	5 - 6/12
	Eave overhang	about 15 inches
	Materials	Asphalt composition (architectural grade)
	Special features	
<b>Windows</b>	Styles	casement with muntins
	Spacing	Mostly regular
	Trim/borders	Wood
<b>Elevations</b>	Treatments/articulation	Multiple planes
	materials	Shiplap Hardie board
	Special features	Second story is setback
<b>Frontage</b>	Type (porch, stoop)	covered entryway at grade
	Special features	
<b>Other</b>		

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### Farmhouse



935/945 - 12<sup>th</sup> Street

Component	Aspect	Notes
<b>Roof</b>	Design	Gable parallel to street with Tee gable end that faces street
	Pitch	6/12 on upper roof; 4 – 5/12 on lower roof
	Eave overhang	about 8 inches
	Materials	Asphalt composition
	Special features	
<b>Windows</b>	Styles	1 <sup>st</sup> floor: Storefront windows with muntins; 2 <sup>nd</sup> floor: casement with muntins
	Spacing	Regular
	Trim/borders	Wood
<b>Elevations</b>	Treatments/articulation	2 planes: second story is set-back
	materials	Hardie board shiplap siding
	Special features	
<b>Frontage</b>	Type (porch, stoop)	porch
	Special features	
<b>Other</b>		