

## 1992 BAR GUIDELINES WITH STRIKETHROUGH

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At the request of the SunPAC, Staff has provided the attached version of the 1992 BAR Guidelines with strikethrough edits indicating the text that has been omitted entirely and the text that has been retained, but changed.

- **Omitted:** Text with a single strikethrough line (e.g. ~~1992 BAR Guidelines~~) has been omitted from the new Draft Commercial Design Guidelines for Summerland currently under review by the SunPAC.
- **Changed:** Text with double strikethrough (e.g. ~~~~1992 BAR Guidelines~~~~) highlights text that has been retained, yet modified or updated for the purposes of formatting, clarification, or procedure change or update.
- All remaining text has been retained in the new Draft Commercial Design Guidelines document. This retained text may have been expanded, for example, the description of "Seaside Architectural Style" now includes additional information beyond what was in the 1992 BAR Guidelines but the original information is included in it's entirely.

Note the 1992 BAR Guidelines address both commercial and residential development. These two areas are now being separated into two different documents. Therefore, some of the text was omitted because is not appropriate for inclusion in the Draft Commercial Design Guidelines, but still may be included in the Draft Residential Design Guidelines document which will be created and issued for SunPAC review in the coming months. (For example, the section on "Mitigation of View and Privacy Impacts - Rural Projects" belongs with the Residential Design Guidelines, thus has been omitted from the Draft Commercial Design Guidelines.)

**BOARD  
OF  
ARCHITECTURAL  
REVIEW  
GUIDELINES  
FOR  
SUMMERLAND**

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**May, 1992**

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Revised October 1992

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## I. BACKGROUND

Summerland is a relaxed and friendly seaside community with a charming, eclectic character. Very important to this character is Summerland's location on a coastal south-facing hill which provides residents with exceptional ocean and mountain views and a climate more temperate than nearby areas.

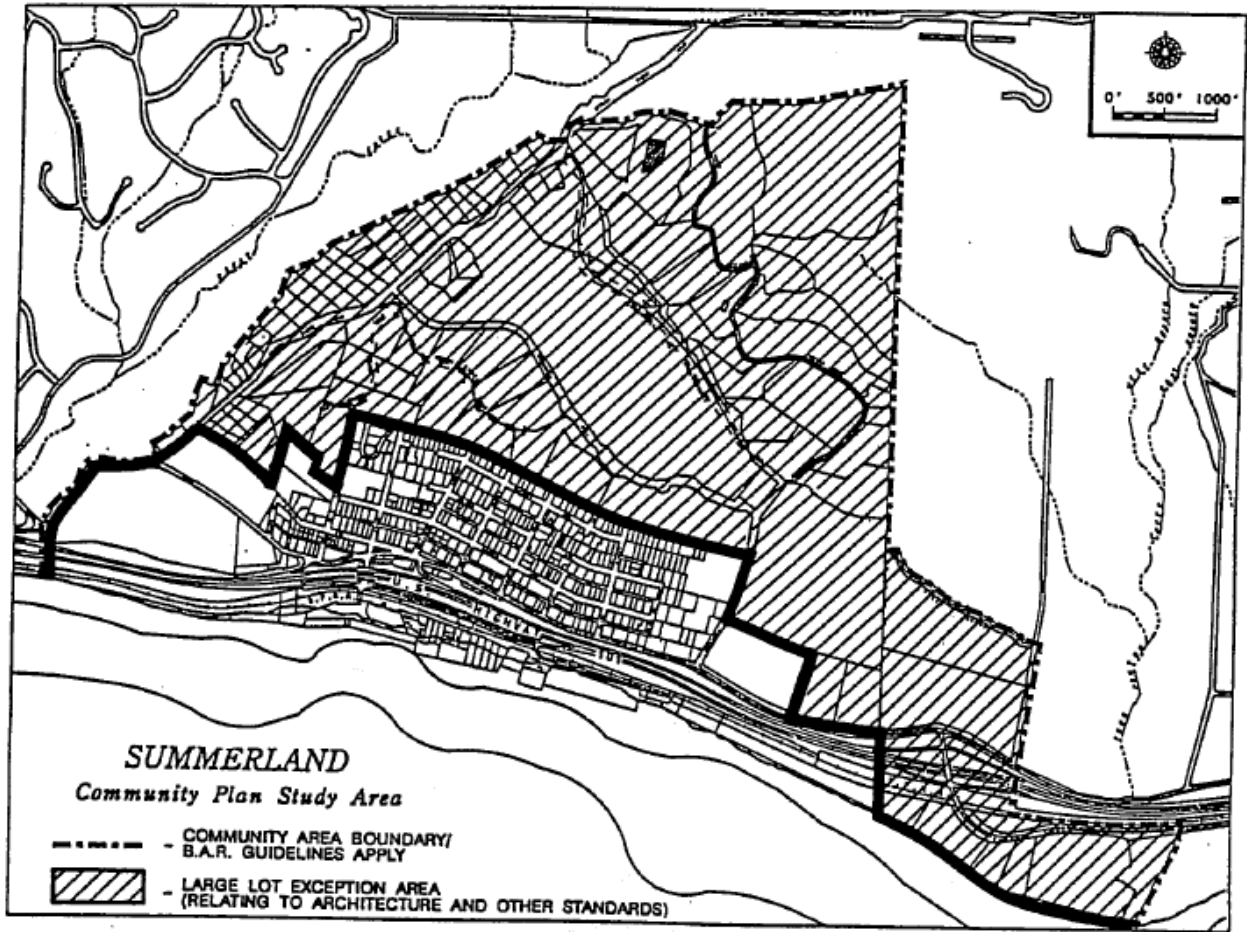
The overall purpose of these guidelines is to provide guidance to an applicant on locally appropriate architectural and landscape design features to ensure that a proposal will harmonize with and complement the character of Summerland.

The Board of Architectural Review (BAR) Guidelines for Summerland will be administered by the County's Board of Architectural Review. The Summerland Board of Architectural Review, created in 1974 by the Summerland Citizen's Association, is separate from and advisory to the County's BAR. ~~The area covered by these Guidelines is shown in Figure 1.~~

## II. GOALS

- GOAL #1.** To protect the scenic character of Summerland.
- GOAL #2.** To preserve the natural and/or agricultural environment.
- GOAL #3.** To preserve the architectural and historic qualities of Summerland.
- GOAL #4.** To promote visual relief throughout the community by preservation of scenic ocean and mountain vistas, creation and preservation of open space, and variation of styles of architecture, setbacks and landscaping.
- GOAL #5.** To promote neighborhood compatibility.
- GOAL #6.** To promote high standards of architectural design and the construction of aesthetically pleasing structures.
- GOAL #7.** To encourage the protection of public and private views.
- GOAL #8.** To encourage the protection of privacy for individual residences.
- GOAL #9.** To encourage the development of safe, quiet and attractive residential areas in a variety of housing styles.
- GOAL #10.** To encourage the development of attractive and appropriate commercial facilities and the signage therein.
- GOAL #11.** To encourage necessary and appropriate landscaping of slopes of 20% or greater featuring drought tolerant native landscaping wherever possible.

**GOAL #12.** To encourage appropriate lighting that provides for safety while respecting adjacent light-sensitive uses, especially at nighttime.



**Figure 1—Area Covered by B.A.R. Guidelines and Large Lot Exception Area**

### ~~III. GENERAL INFORMATION AND PROCEDURES~~

#### ~~A. APPLICABILITY~~

~~These guidelines are applicable to any new or altered buildings or structures within the area covered by the Summerland Community Plan and the SUM Overlay District.~~

#### ~~B. STEPS OF REVIEW~~

~~There shall be three (3) levels of review as outlined below:~~

##### ~~1. Conceptual~~

~~This is the initial review of a project. Applicants are required to initiate this review as early in their project design as possible. The Board welcomes very conceptual and "sketchy" drawings in order to make sure the applicant has good direction early in the process. This way an applicant does not spend unnecessary time and money developing a design concept that may not be acceptable. The Board may grant conceptual approval of the drawings or may continue the discussion to another meeting for further conceptual review.~~

~~Information required for Conceptual Review:~~

##### ~~a. Photographs~~

~~Photographs which show the site from all possible views and the surrounding neighborhood.~~

##### ~~b. Site Plan~~

~~A site plan showing topography (based on sea level datum base with 2 nearby benchmarks), location of proposed project, and vicinity map.~~

##### ~~e. Site Statistics~~

~~Site statistics including # residential units (and # bedrooms per unit), square footage of commercial and residential area by use and floor, Floor Area Ratio (FAR), number of covered and uncovered parking spaces, etc.~~

##### ~~d. Schematics of proposed project.~~

~~Schematics should include rough floor plan and at least one elevation. Perspective sketches of project are also acceptable. Proposed materials should be indicated.~~

~~e. Building Height and Footprint Representation~~

~~As an advisory, if the County Board of Architectural Review finds that the project has the potential to create significant view or privacy impacts, chalking and/or staking may be requested to benefit the neighbors.~~

~~f. Noticing~~

~~Notice of the BAR hearing shall be mailed to the owners of the affected property and the owners of the property within 100 feet of the exterior boundaries of the affected property at least 10 days prior to the hearing, using for this purpose the name and address of such owners as shown on the assessor tax rolls of the County of Santa Barbara.~~

~~2. Preliminary~~

~~This level of review establishes the project design as a preliminary approval and shall be deemed as a 'go-ahead' for working drawings. Fundamental design issues such as FAR, floor plan, site plan and elevations are resolved. If a project is scheduled for preliminary review, the Board may grant it final approval if the required information is provided and the design and details are acceptable.~~

~~Information required for Preliminary Review, in addition to the information required in the BAR Checklist (Appendix A) and conceptual review, shall be as follows:~~

~~a. Complete Site Plan~~

~~Complete site plan showing proposed grading, lot coverage statistics (i.e. building, paving, usable open space and landscape areas), cut and fill calculations and vicinity map.~~

~~b. Floor Plans~~

~~Floor plans at a 1/8" scale minimum are required.~~

~~.... c. Elevations~~

~~All elevations (1/8" scale min.) with heights and materials called out.~~

~~.... d. Landscape Plans~~

~~If required by the BAR, a landscape plan shall be provided to achieve the following:~~

- ~~1). Mitigation of potential grading and erosion impacts; and/or~~
- ~~2). Mitigation of potential visual impacts.~~
- ~~3). Mitigation of potential privacy impacts.~~

~~4). Provide an adequate basis to determine appropriate landscape bonds.~~

~~.... Landscape plans shall not be required for single family residences unless necessary to address major aesthetic, privacy, erosion or grading concerns.~~

### ~~3. Final~~

~~.... This review confirms that the working drawings are in conformance with the project that received preliminary approval. In addition to reviewing site plan and elevations for conformance, the Board will review details for acceptability.~~

~~Information required for review, in addition to the previous requirements, includes:~~

~~.... a. Working Drawings~~

~~.... Complete set of working drawings which must include window, eave & rake, chimney, railing and other pertinent architectural details, including building sections with finished floor, plate and ridge heights indicated.~~

~~.... b. Sample Board~~

~~.... 8 1/2" X 11" sample board of materials and colors to be used, as well as indicating the materials and colors on the drawings. Sheet metal colors (for vents, exposed chimneys, flashing, etc.) shall also be indicated.~~

~~.... c. Landscape plan~~

~~.... A Landscape Plan shall be provided as indicated in "Preliminary Review" above.~~

## IV. POLICIES

### ~~A. ARCHITECTURAL STYLES AND MATERIALS~~

All buildings in Summerland should demonstrate compatibility in materials and consistency in style throughout all exterior elevations.

#### ~~1... Large Lots~~

~~On lots of one acre or more behind Summerland Proper (e.g. Ortega Ridge Road, Greenwell Ave., and Asegra Road areas as shown in Figure 1), the provisions of sub-sections 2-6 shall not apply and Spanish, Mediterranean or other styles and materials associated with those styles may be acceptable with all of the following findings:~~

- ~~..... 1) The size, scale and profile of the building is appropriate to the site and surrounding.~~
- ~~..... 2) The building is integrated into the site and does not significantly alter the natural topography.~~
- ~~..... 3) The colors and materials are subdued.~~
- ~~..... 4) A landscape plan is incorporated as part of the design with emphasis on maintaining the natural or agricultural character and resources as much as possible.~~

#### ~~2... Acceptable and encouraged styles for commercial and residential areas of Summerland (see Figure 2)~~

##### ~~..... a. "Seaside"~~

~~..... This style is defined as any informal wood architecture traditionally associated with coastal communities on the East Coast of the United States. Historically based on general colonial architecture in the period between 1830 - 1860, the more recent association is often referred to as "Cape Cod". However, the intent of these guidelines is to encourage a much more broad interpretation reflecting a West Coast influence. This style is often composed of smaller "archetypal" gable end forms, horizontal window proportions, appropriate human scale, simple forms and detailing.~~

##### ~~... b. "California Bungalow"~~

~~..... This style is defined as a wood sided or shingle architecture associated with the California Craftsman movement attributed to the Greene brothers of Pasadena. This style is known for it's wood detailing, deep overhangs and traditionally low roof pitch. These guidelines encourage the simple yet charming interpretations of the Greene & Greene work that flourished along the California Coast in the 1920s and 30s.~~

..... c. "Victorian"

..... This style is very broad, but the intent of these guidelines is to encourage the "Late Queen Anne Revival" and "Colonial Revival" versions. "Italianate" would not be appropriate. Summerland possesses some wonderful examples of this style. Simple detailing is encouraged.

### **.3. Acceptable ~~and Encouraged~~ Materials**

Materials that are historically consistent with the selected styles are encouraged including, but not limited to:

.....

- ..... a. Beveled, ship-lap, board & batt (plywood under batt is acceptable), or shingle wood siding.
- ..... b. Composite or asphalt shingles, including shingles that look like wood.
- ..... c. Flat non-glazed ceramic or concrete tile roofs
- ..... d. Wood windows
- ..... e. Stone & Masonry

~~"Lively" colors are encouraged, but solutions that stand out as "bright" are not.~~

~~Figure 2 – Acceptable Architectural Styles~~

~~Figure 2 (continued) – Acceptable Architectural Styles~~

.... **4. Conditionally Acceptable Styles with Findings (see ~~Figure 3~~)**

.... a. "Monterey"

..... This style is named after the California coastal town, and is most often associated with simple hip roof forms, shingle or flat tile roofs, and continuous arcades and balconies. Exterior siding is traditionally plaster, but may be wood. Openings are simple and spaced apart.

..... b. "Contemporary"

..... Styles in this category are intended to allow for new and creative architecture within the residential areas of Summerland. Solutions may include contemporary interpretations of acceptable styles, or simply appropriate designs based on a contemporary approach. In the commercial area contemporary interpretations of encouraged and acceptable styles may be allowed by a 2/3 vote of the Board members present.

..... c. Findings to Approve Conditionally Acceptable Styles

..... These styles may be deemed acceptable if the Board can make the following findings:

- ..... 1) The design is well executed within the chosen style.
- ..... 2) The mass and scale of the building is compatible with the surrounding neighborhood.
- ..... 3) The location of the building is appropriate within the community.
- ..... 4) The materials proposed are compatible with the surrounding neighborhood.

..... Other styles not specifically mentioned in these Guidelines may be considered acceptable if found to be consistent with the goals and objectives of these guidelines and the four findings above can be made by a 2/3 vote of the Board members present.

..... **5. Conditionally Acceptable Materials**

- ..... a. Smooth Troweled or Float Sand Finish Plaster (finish must be compatible with style).
- ..... b. Flat Built-up Roof with Gravel Topping
- ..... c. Anodized Aluminum or Baked Enamel Aluminum Windows. The Board strongly encourages the use of color, other than black or brown, for aluminum windows.
- ..... d. Metal Roofing (Non-reflective)

~~Figure 3—Conditionally Acceptable Styles~~

... **6. Unacceptable Styles (see Figure 4)**

- ..... a. Spanish or Mediterranean
- ..... b. Southwest
- ..... c. European Provincial
- ..... d. A Frame
- ..... e. Geodesic Dome

..... **7. Unacceptable Materials**

- ..... a. Textured Stucco
- ..... b. Spanish Tile or Glazed Tile Roofs
- ..... ~~e. Metal Siding~~
- ..... d. Plywood Siding (Plywood under batt is acceptable)
- ..... e. Mil Finish Aluminum Windows
- ..... f. Mirrored or Reflective Glass
- ..... g. Metal patio enclosures
- ..... h. Plastic bubble skylights

..... ~~**8. Passive Solar Design**~~

..... ~~The BAR recognizes the desirability and encourages the use of passive solar principles in the design of energy efficient buildings. Integration of south facing glass, thermal storage, shading, insulation devices and other elements of passive design can result in an attractive building that also provides heating and cooling. Consequently, selection and location of the building materials used for solar design as they relate to the surrounding neighborhood will be considered in the review process. For example, reflective materials utilized in a solar design should not reflect the sun's rays towards a neighbor's house. The following shall be considered in reviewing all passive solar designs:~~

- ~~..... a. Man made materials on any building elevation shall be used with restraint in order to preserve the residential character of Summerland, including its commercial neighborhoods.~~
- ~~..... b. Installations shall employ landscaping or other screening where practical.~~
- ~~..... c. Other functions of the building must not be displaced by the installation (i.e. ventilation, usable outside open space, landscape area, etc. must still meet minimum standards).~~
- ~~..... d. Enclosed areas will be counted in the FAR.~~
- ~~..... e. Visibility from other parts of the community and the reflective qualities of any glazing will be a consideration of approval.~~
- ~~..... f. The practicality and function as a solar device may be a factor in approval.~~

~~..... Note: The use of solar greenhouses or other more visible elements for passive solar gain are acceptable as long as they are integrated into the design of the structure and the above findings can be made by a 2/3 vote of the BAR members present.~~

**Figure 4—Architectural Styles That Are Not Acceptable**

## **..B. VIEW AND PRIVACY PROTECTION**

### **..... 1. Requirements for Review**

..... Where the County BAR finds that the project has the potential to create significant view or privacy impacts, the Board and applicant should consider the following as possible mitigation for view and privacy protection:

- ..... a. Reduction of building height.
- ..... b. Excavation of building into site.
- ..... c. Hip roofs / direction of roof pitch / break up roof mass.
- ..... d. Siting of new structure.
- ..... e. Footprint of new structure.
- ..... f. Reducing the mass of the second story and adding to the first story.
- ..... g. Control of window, deck or balcony placement.
- ..... h. View blockage of only "secondary" views (i.e. Bedroom instead of living room).

### **..... 2. ~~Mitigation of View and Privacy Impacts – Rural Projects~~**

~~..... In rural areas, all new development shall be designed to minimize visual and aesthetic impacts utilizing the following:~~

- ~~..... a. All structures (primary and accessory structures, including residences, garages, guest houses, barns, corrals, sheds, greenhouses, lathhouses, artist's studios, etc.) and private driveways shall be located on slopes of 20% or less;~~
- ~~..... b. Special attention shall be focused on design of future structures in order to minimize use of large vertical faces. Large understories and exposed retaining walls shall be avoided;~~
- ~~..... c. All structures, fences, walls, and roofs shall be constructed using medium to dark earthtone colors and construction materials that are compatible with the natural surroundings. All colors shall blend in with the surrounding soils, vegetation and rock outcroppings. Light colors such as white, offwhite, grey, etc. shall be prohibited. Nightlighting shall be low intensity, hooded, and shielded inward from property boundaries;~~
- ~~..... d. Any necessary retaining walls shall be constructed in earthtones using materials or construction methods which create a textured effect. Where feasible, native groundcovers shall be planted to cover retaining walls from view;~~
- ~~..... e. All cut and fill slopes shall be revegetated with native drought tolerant groundcover immediately after grading is completed; and~~
- ~~..... f. All mitigation measures required for minimizing impacts to agricultural resources shall apply as aesthetic mitigation measures in order to ensure preservation of the existing rural agricultural setting.~~

### **..... 3. Findings to Approve**

~~..... The Board shall make all of the following findings prior to approving a project that may impact adjacent views or privacy:~~

- .... a. The applicant has designed a project which limits impacts on his/her neighbor's views.
- .... b. There are no feasible means to further mitigate the project's obstruction of views and privacy without reducing overall square footage.
- .... c. The project is consistent with the adopted FAR's and Design Standards.
- ....

**~~C. FLOOR AREA RATIOS (FAR)~~**

[Note: Basements, Understories and Plate Heights also affect floor area ratios and are described in the next section.]

In order to establish clear and objective standards of review for both the applicant and the Board, the following Floor Area Ratios shall be established to limit the maximum size of a structure allowed on both residential and commercial lots. These Floor Area Ratios (FAR) have been determined based on an assessment of existing structures in Summerland and found to be compatible and consistent with the goals set forth in these guidelines. A FAR Worksheet is included in Appendix B to assist in these calculations.

**~~1. Floor Area Ratio Defined~~**

~~FAR is defined as the Floor Area Net of the structure divided by the Lot Area Net.~~

~~Easements or encroachments which diminish the usable area of the lot will be taken into consideration when establishing the lot area net, and this area shall be adjusted accordingly. Easements and encroachments include, but are not limited to, roads, well sites, utility installations, portions of the property that in effect are used by other properties, etc.~~

~~Floor Area Net is defined as the total floor area of all floors of a building as measured to the surfaces of exterior walls, excluding unenclosed porches, balconies and decks. Garages and carports shall be excluded as per "Limitations and Exceptions to FAR" below. Interior stairs shall be counted on only one floor.~~

**~~2. Floor Area Ratios for Different Types of Projects~~**

- .... a. Single Family Residential Floor Area Ratios (FAR)

All new single family homes and remodels of and additions to existing single family homes in any zone district except Design Residential shall not exceed the following standards:

<del>Lot Size Between</del>	<del>FAR</del>	<del>Max. Allowable<sup>†</sup></del>
<del>Up to 2,500 s.f.</del>	<del>0.5</del>	<del>950 s.f.</del>
<del>2,501 and 3,600 s.f.</del>	<del>0.38</del>	<del>1,296 s.f.</del>
<del>3,601 and 4,700 s.f.</del>	<del>0.36</del>	<del>1,598 s.f.</del>
<del>4,701 and 5,800 s.f.</del>	<del>0.34</del>	<del>1,856 s.f.</del>
<del>5,801 and 6,900 s.f.</del>	<del>0.32</del>	<del>2,070 s.f.</del>

~~<sup>†</sup>The maximum square footage allowable is based on the minimum square footage of the next larger lot range category.~~

6,901 and 8,100 s.f.	0.30	2,268 s.f.
8,101 and 9,400 s.f.	0.28	2,538 s.f.
9,401 and 10,800 s.f.	0.27	2,808 s.f.
10,801 and 12,000 s.f.	0.26	3,100 s.f.
12,000 + s.f. <sup>2</sup>		

.... Note: The Maximum Allowable square footage column sets a cap on each category so that there is no overlap between the categories. Each parcel may develop to the limits set by the FAR for its parcel size except those parcels to the larger end of each category which may not develop structures larger than the Maximum Allowable square footage set for each category.

**Example #1:** If a lot is 5,998 sq. ft. (lot range of 5,801 to 6,900 sq. ft.), the residence shall be a maximum of 1,919 sq.ft. (FAR of 0.32 x 5,998 = 1,919 sf)

**Example #2:** With a lot of 6,600 sq. ft. (lot range of 5,801 to 6,900 sq. ft.), the residence shall be a maximum of 2,070 sq. ft. (although FAR of 0.32 x 6,600 sq. ft. = 2,112 sq. ft.; 2,070 sq. ft. is the maximum sq. ft. allowable in that lot range)

**b. Duplex FARs**

The FAR for duplexes shall be 0.27. Maximum duplex size shall be 3,600 sq. ft. of total living area (for both units in the duplex).

~~.... e. Commercial and Mixed Use<sup>3</sup> Floor Area Ratios~~

~~.... The maximum FAR shall be 0.29 if the entire project is commercial or 0.35 if it is a mixed use development. If mixed use, all of the additional square footage allowed over the 0.29 FAR shall be devoted exclusively to residential use.~~

~~.... Commercial projects will be subject to other County Planning and environmental constraints which may have a bearing on the size of the building. See the next section for garage exceptions.~~

~~.... d. Limitations and Exceptions to FAR~~

~~.... 1) Garages~~

~~.... For residential lots, up to 500 sq. ft./dwelling unit may be allowed for a two car garage. For larger single family lots (12,000 sq. ft. and above), a 3 car garage may be up to 750 sq. ft. Larger garages may be allowed, however excess square footage will be counted towards the net floor area of the dwelling.~~

<sup>2</sup>The maximum allowable square footage (sf) for lots over 12,000 sf shall be established as a base of 2,500 sf plus 5% of the lot area net with a maximum allowable size of 8,000 sf.

<sup>3</sup>Mixed use is defined in these guidelines as a project where 49% or less of the usable square footage (excluding garages) is for residential purposes.

~~For commercial and mixed use projects, up to 500 sq. ft. of garages per 6,000 sq. ft. of lot area can be excluded from the FAR (e.g., a commercial or mixed use project on a 12,000 sq. ft. lot can exclude 1,000 sq. ft. of garage space from the FAR calculations). On pre-existing lots of less than 6,000 sq. ft., up to 500 sq. ft. of garage space can be excluded.~~

~~.... All garages constructed under this exception shall remain permanently as garages, i.e., they shall not be converted to living, storage, commercial or other space.~~

~~.... 2) Abandoned East/West Rights of Way (ROW)~~

~~.... For lots with abandoned East/West right of ways, such abandoned area may only be credited 50% towards the total lot area used in the calculation of the FAR.~~

~~.... e. Existing Large Structures that Exceed the FAR~~

~~.... Existing large structures that exceed the FAR may be altered or reconstructed provided:~~

~~.... 1) The alterations or reconstruction shall not increase the FAR to an amount greater than was contained in the original structure; and~~

~~.... 2) The proposal conforms to these guidelines in all other respects.~~

**D. HEIGHT LIMITATIONS**

The following height limitations/restrictions apply to all parcels in Summerland:

22 feet maximum in urban areas (with variances allowed if appropriate)  
16 feet in rural areas

~~.... 1. Plate Heights [Plate heights are defined as distance between the floor and where the wall intersects with the roof or the floor joists of the story above.]~~

~~.... a. Small Lots~~

~~.... Since it is desirable to keep the height and bulk of a building within reason, plate heights shall be factored into the FAR as follows (this applies to lots of < 1 acre):~~

<del>.... Average Plate Height</del>	<del>.... FAR Adjustment</del>
<del>.... up to 9'</del>	<del>.... 0%</del>
<del>.... 9' - 10'</del>	<del>.... 10%</del>
<del>.... over 10'</del>	<del>.... 20%</del>

~~.... b. Large Lots~~

.... On lots of 1 acre and greater, a maximum of 40% of the floor area shall be allowed to exceed a plate height of 9 ft. If more than 40% of the floor area exceeds a plate height of 9 feet, the excess will be counted as two times the floor area.

~~2. Understories [Understories are defined as the portion of the structure between the exposed finished floor and the finished grade (as defined by the latest edition of the Uniform Building Code)]~~

.... The following provisions adjust for slopes but allow for larger houses if they are well designed with minimal understories.

.... Applicants should make every attempt to limit the height of understories, including spaces under decks. Excessive understories shall reduce the FAR as follows\*:

<u>Height of Understory</u>	<u>FAR Adjustment</u>
Over 4 Feet	10%
Over 6 Feet	20%
8 Feet or Over	33%

A proposed residential structure that does not qualify for a basement credit may add 5% to the FAR provided that no part of the lowest finished floor over the entire building footprint is more than 18" above grade.

*\*Homes built prior to the implementation of these Guidelines shall not be subject to the understory standards as long as any proposed addition conforms with the original building footprint and profile.*

~~3. Basements~~

The following provisions adjust for slopes but allow for larger houses if they are well designed with minimal basement exposure.

Basements shall be defined as any usable or unused under floor space where the finished floor directly above is not more than 4 ft. above grade (as defined by the latest addition of the Uniform Building Code).

**Figure 5 – Basement Area Defined**

For residential structures, basements shall be counted toward the FAR as follows (see Figure 6):

~~First 250 sq. ft. = 0% = 0 sq. ft. counted and 250 sq. ft. "free"~~  
~~Next 250 sq. ft. = 50% = 125 sq. ft. counted and 125 sq. ft. "free"~~  
~~Next 300 sq. ft. = 75% = 225 sq. ft. counted and 75 sq. ft. "free"~~  
~~Over 800 sq. ft. = 100% = all sq. ft. counted and none "free"~~

~~....~~  
~~.... If the living areas of a residential structures do not qualify as a basement or only partially qualify, any area of the given garage/storage allocation which qualifies under the basement definition may be calculated as per the above formula and the "free" square footage added to the allowable floor area of the structure. However, the basement "credit" may be used only once per lot, including lots with multiple unit structures.~~

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**Figure 6 – Percentage of Basement  
Applied to Floor Area**

~~... Basements shall be counted at 100% of floor area unless there is no second floor on the structure or unless the second floor mass is set back from the downslope face of the first floor by a minimum of 10 feet at all locations. Figure 7 shows a structure where the basement does not count 100% towards the floor area (as per Figure 6). Figure 8 shows a structure where the basement does count 100% towards the floor area.~~

**Figure 7 – Basement Does Not Count 100% Towards Floor Area**

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**Figure 8 – Basement Counts 100%  
Towards Floor Area**

**.E. SCALE AND ORIENTATION**

The commercial and urban residential areas of Summerland are diverse in style, unimposing and small in scale. ~~The scale of a proposal in relation to both the size of the site and the scale of the neighborhood and community is an important consideration.~~ An applicant should visualize his or her project from different area within the neighborhood and also from higher and lower elevations within the community. The treatment of large surfaces, landscaping, grading and retaining walls should be compatible with a small scale community and ~~should respect the grid orientation of Summerland.~~

**~~.F. NARROW LOTS AND SIDE YARDS~~**

~~As many of Summerland's lots are narrow, special consideration needs to be given to the minimization of the massing of the structure at or near the sideyard setbacks. Single plane walls and large expanses of wall~~

~~area should be avoided in order to add architectural interest and relief to these areas. Upper floors should be stepped back to enhance view corridors and a feeling of open space between structures.~~

### **~~Figure 9 – Effect of Narrow vs. Conventional Lot~~**

~~Figure 9 illustrates the comparative building footprint area (which is shaded) of three conventional lots and three narrower lots of the same lot size with the same setback standards. With a conventional lot (e.g. 70 foot wide lot), the setback is 10% or 7 feet in this example. Assuming two 70 foot wide lots, a total setback of 14 feet would be provided between two adjacent structures. With a narrow lot (e.g. a 50 foot wide lot), the same 10% setback (5 feet) provides a total setback between two structures of only 10 feet. In addition, the length of this narrow setback area is greater with a narrow lot than for conventional lots. This figure illustrates the potential for large wall areas and the undesirable closeness of the buildings as well as reduced yard areas.~~

### **~~G. LIGHTING~~**

~~The lighting of buildings, landscaping, driveways, signs and other exterior uses of lighting should be handled in a way that is in keeping with the light sensitive character of Summerland. The following are of primary concern:~~

- ~~.... 1. The amount of exterior lighting should not be excessive and should only be the amount that is reasonable and necessary.~~
- ~~.... 2. The use of exterior lighting should not result in incident or ambient light rising over or falling on off-site areas in ways or at times that impact the use and enjoyment of those areas.~~