

City of Carlsbad
Multifamily Housing and
Mixed-Use Development
Objective
Design Standards
Manual
June 2023

Acknowledgments

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Introduction

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Introduction

A. Purpose. *Objective design standards* are intended to provide the public, building and design professionals, and decision-makers with objective criteria for development. The *Multifamily Housing and Mixed-Use Development Objective Design Standards Manual* (“Manual”) provides clear direction that enhances an area’s unique character and sense of place, allows design flexibility, and promotes construction of new housing in the city. It is in alignment with the goals of the city and State to address the housing affordability in this community.

B. Eligibility. This document establishes standards for new multifamily residential and mixed-use development that consists of at least two attached homes. Eligible projects are established by the provisions of Chapter 21.88 of the Carlsbad Municipal Code, and Statewide legislation that mandates a streamlined, objective design process for various types of homes.

C. How to Use the Objective Design Standards Manual.

- 1. Apply Zoning Requirements in Title 21.** Identify which base zone and/or overlay zone an eligible project is located in. Chapter 21.06 through Chapter 21.40 of Title 21 establish standards for each zone such as building height, yards and setbacks, and lot size. Specific design topics are also addressed, such as signs in Chapter 21.41 and parking design in Chapter 21.44.
- 2. Apply Objective Design Standards Manual.** An eligible project is subject to site design standards, building design standards, and utilitarian design standards. Additionally, mixed-use projects are subject to additional mixed-use standards. Some standards only apply to projects with a large amount of homes; these standards specify a threshold for the number of homes.

3. **Identify Waivers.** A project applicant may request up to four (4) waivers to the standards provided in this manual without the requirement for an additional application.
 - a. *Density Bonus.* The waiver process set forth in this section is a separate process from the concessions/incentives and waiver process pursuant to Density Bonus Law (Govt Code Section 65915) and/or other applicable state laws. However, if the state density bonus concession/incentive or waiver is for an *objective design standard* in this Manual, it would be counted as one (1) of the four (4) allowed waivers under this section.
 - b. *Waiver Request.* The waiver request must be made in writing as part of the application for the proposed project. The written justification for a waiver(s) must identify the design standard(s) that is requested to be waived and how the request meets the waiver findings listed below.
 - c. *Waiver Findings.* The decision maker will consider the request and information provided and make findings to approve or deny the request. A waiver shall be granted only if all the following findings are made:
 1. The proposed project meets the intent of the design standard under consideration, or a similar design standard is implemented in substitution.
 2. The project meets the allowed density with the proposed waiver(s).
4. **Reconcile Conflicting Standards.** The City of Carlsbad maintains multiple regulatory documents that contain design direction for multifamily residential and mixed-use development, including the Carlsbad Municipal Code, specific plans, and master plans. In the case of a conflict between an objective standard in this Manual and an objective standard in another regulatory document, the standard in this Manual shall prevail.

Exception: The objective design standards specified in the applicable master plan or specific plan shall prevail if such standards conflict with the standards of the Multifamily Housing and Mixed-Use Development Objective Design Standards Manual.

Site Design Standards

2





Site Design Standards

Site design refers to the arrangement of – and relationships between – buildings, parking areas, common and private recreational space, and pedestrian connections. The site design standards in this chapter address site layout and building placement, vehicular surface parking and access, pedestrian circulation and access, landscaping, and private and common recreational space. Projects shall follow objective requirements of the base zone it is located in, such as setbacks and building height.

A. Site Layout and Building Placement.

- 1. Street Building Wall.** If there is an existing contiguous building wall that has a consistent setback along the *primary street* frontage (maintaining the same building plane setback for at least 75% of the buildings on a single street block), then buildings shall be located to maintain the contiguous street wall and consistent front setback.
- 2. Common Recreational Space Adjacent to Primary Street – Projects with 50 or More Units.** Projects of 50 units or more shall include at least one on-site common recreational space located outdoors and adjacent or visible from the *primary street*. The common recreational space should provide an opportunity for resident interaction, such as a *courtyard*, picnic/sitting area, or play area. This gathering space counts towards the requirements of *Section 2.D, Common Recreational Space – Projects of 20 or More Units*.

B. Vehicular Parking and Access. Vehicular access and parking shall be designed as follows, unless the Fire Department determines that doing so would endanger the public welfare and safety. Refer to the Chapter 21.44, Parking, of the Carlsbad Municipal Code for additional parking and access regulations.

1. Access and Driveways

- a. *Primary Access.* Side street or alley access shall serve as the primary vehicular access to parking and carport areas, if available. If not available, the *primary street* shall provide vehicular access.
- b. *Number of Access points.* A maximum of one vehicle access point from the street is permitted per 100 linear feet of street frontage.
- c. *Enhanced Paving for Entry Driveways.* Entry driveways connecting public streets to the interior of the site shall use enhanced paving treatment with patterned and/or colored pavers, brick, or decorative colored and scored concrete, a minimum of 12 feet deep, and spanning the width of the driveway.

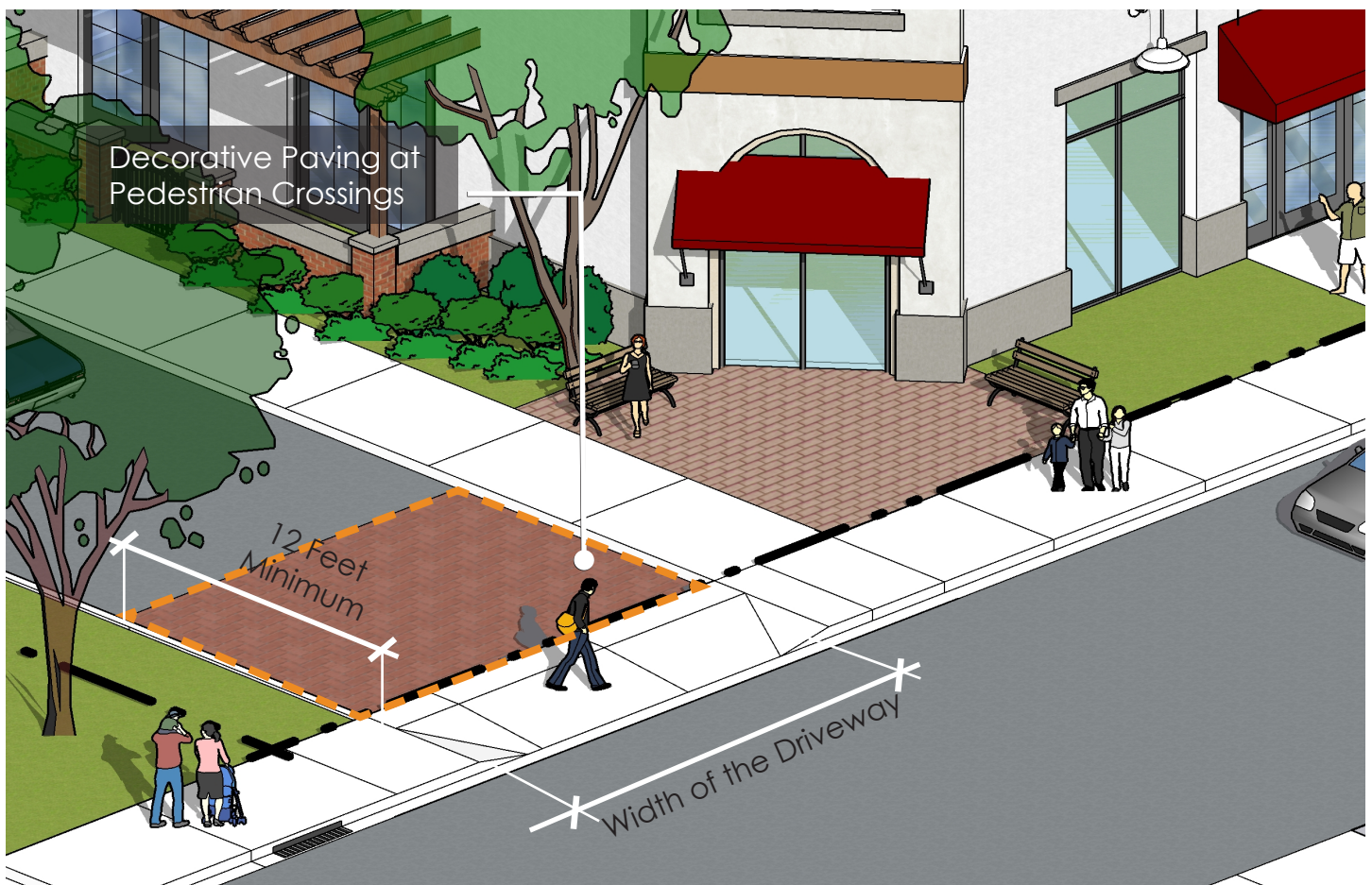


Figure 1: Enhanced paving treatments shall be provided for entry driveways (2.B.3.c)

- 2. Number of Parking Spaces.** The provisions of Section 21.44.020, Off-Street Parking Spaces Required, of the Carlsbad Municipal Code shall be implemented except as defined by Section 65585 of the Government Code:
- 3. Traffic Calming Measures – Private Streets.** Projects with privately owned or maintained streets shall implement four traffic calming measures and techniques from the City’s Residential Traffic Management Program (Phase II or Phase III) throughout the project. Examples of such traffic calming tools include speed tables and speed cushions, high visibility crosswalks, and intersection bulb-outs.
- 4. Passenger Pick-up and Drop-off Location - Projects with 50 or More Units.** Projects with 50 or more units shall provide at least one pick-up and drop-off location located within 100 feet of a common recreational space (such as a community clubhouse or pool), or located within 100 feet of a vehicular access point. The passenger loading space shall be at least the size of a standard parking space and shall be clearly marked and visible from an entry driveway (access point) into the site. Pick-up and drop-off locations shall incorporate a minimum of one bench and one shade structure.
- 5. Vehicle Light Intrusion.** Vehicle parking areas shall be located, oriented, and/or screened to prevent visual intrusion of vehicle lights into habitable residential spaces. Where parking areas are located within 15 feet of a residential unit, they shall be located within a garage, *carport*, or parking structure, or screened by a solid wall, fence, or landscaping a minimum of six feet in height.

C. Pedestrian Circulation and Access.

1. **General.** Paved or hardscape on-site pedestrian circulation and access shall be provided according to the following standards:
 - a. Pedestrian walkways shall connect residential units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common recreational space, waste and recycling enclosures, and other amenities.
 - b. Pedestrian walkways shall connect public sidewalks to all building entrances and vehicle parking areas.
 - c. Pedestrian walkways shall connect building entrances through the site interior to all transit stops directly adjacent to the project.
 - d. Pedestrian walkways shall connect multiple buildings throughout the site.
2. **Pedestrian Walkways.** Pedestrian walkways shall be provided with a minimum width of five feet along the entire length, according to the following standards:
 - a. *Materials.* Walkways shall be constructed of firm, stable and slip-resistant materials such as poured-in-place concrete (including stamped concrete), permeable paving, or concrete pavers.
 - b. *Enhanced Paving for Pedestrian Crossings.* Where a pedestrian walkway intersects with a vehicle accessway, enhanced paving treatment using patterned and/or colored pavers, brick, or decorative colored and scored concrete shall be used. Pedestrian crossings shall feature enhanced paving with a minimum width of five feet, and span the length of the intersecting drive area.

- c. *Landscaping.* See Section 2.F, *Landscaping*, for landscaping requirements adjacent to pedestrian walkways.

D. Common Recreational Space - Projects of 20 or More Units.

Projects of 20 or more units shall provide on-site common recreational spaces at a minimum of 100 square feet per unit. Common recreational space include amenities accessible to all residents such as play areas, community center, *courtyards*, gathering and picnic spaces, rooftop lounges, multi-use paths/trails, pocket parks, athletic/recreational courts or gyms, dog runs and enclosures; pools and spas; and community gardens. An applicant may provide on-site common recreational space through an amenity not on this list if it is readily accessible by all residents for recreation and social purposes.

1. **Minimum Dimensions.** Except for pocket parks and multi-use paths and trails, common recreational spaces shall be continuous space with no less than 15 feet in any given direction.
 - a. *Pocket Parks.* Pocket parks shall have a minimum width of 50 feet in at least one direction.
 - b. *Exemption for Multi-Use Paths and Trails.* Multi-use paths and trails are not subject to the minimum dimension requirement of 15 feet.
2. **Visibility.** Common recreational space shall be located and arranged to allow visibility into the space from pedestrian walkways on the interior of the site. Fencing or barriers shall be designed with transparency to allow visibility.

E. Private Recreational Space. Private recreational spaces include amenities such as porches, patios, decks, and balconies. Where provided, private recreational spaces shall comply with the following requirements:

- 1. Minimum Dimensions.** Private recreational space shall be a minimum of six feet in any direction.
- 2. Screening.** Where private recreational space (such as a *balcony* or ground floor patio) is located within 15 feet of a window of an adjoining dwelling unit, railings, walls, and fencing shall be constructed with wood, metal, or glazing. Screening shall be constructed with limited openings to provide a minimum of 85 percent surface area screening (measured from the finished floor of the private recreational space to the top of the railing, fencing, or walls).

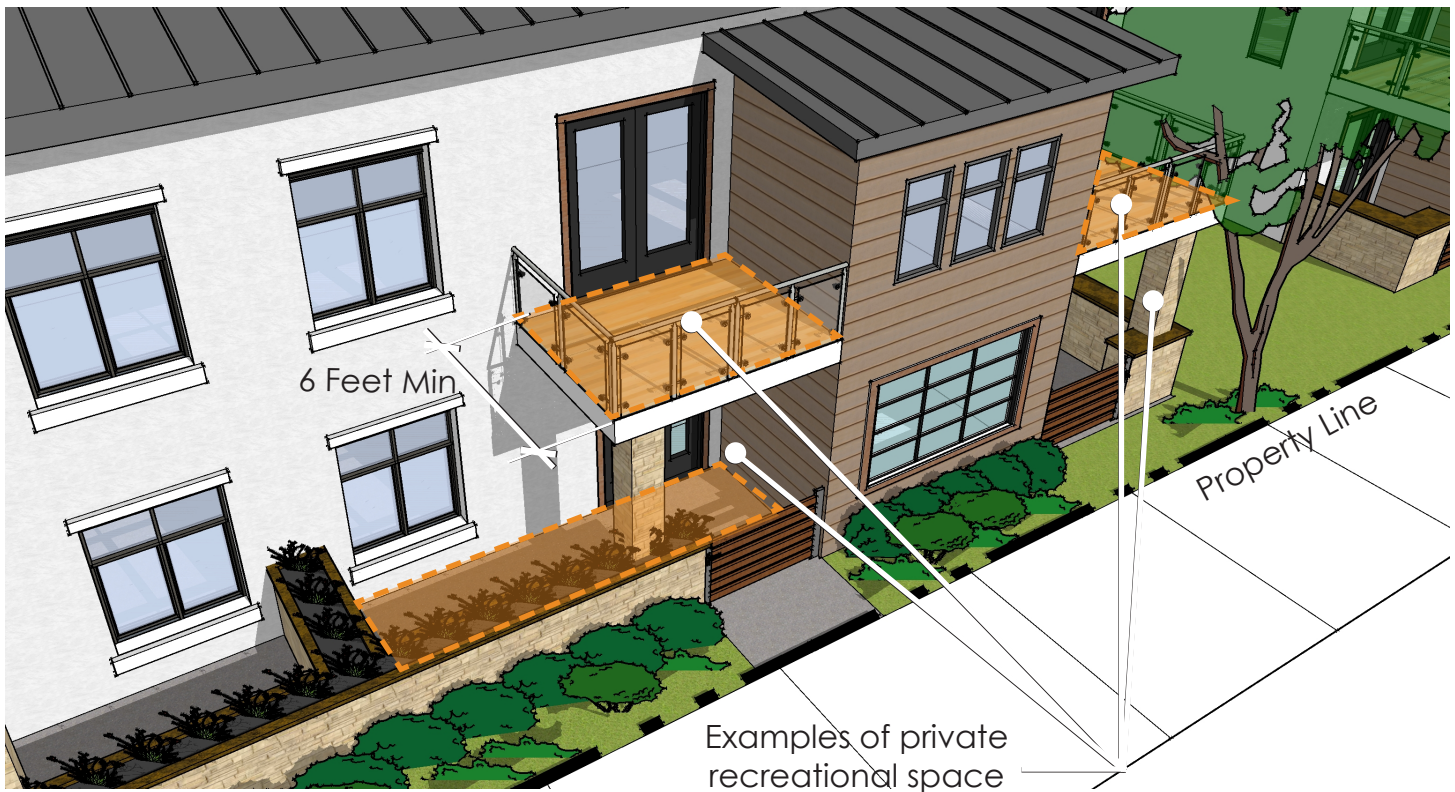


Figure 2: Private recreational space shall be provided for each residential unit and may include balconies and decks for upper stories (2.E.3)

F. Landscaping

Landscaping shall be utilized for all outdoor areas that are not specifically used for parking, driveways, walkways, patios, or recreational space. Projects shall comply with additional objective standards in the Carlsbad Landscape Manual and Chapter 18.50, Water Efficient Landscape, of the Carlsbad Municipal Code.

- 1. Landscape Buffer.** A landscape buffer of minimum five feet shall be located adjacent to all ground-level residential spaces to provide additional privacy and security for residents. The buffer shall be planted with shrubs which grow to or are maintained at a maximum height of four feet.
- 2. Pedestrian Walkways.** Pedestrian walkways shall be flanked on both sides with landscaping, including, groundcover, and shrubs a maximum of four feet in height. A tree shall be provided on either side of the walkway at a minimum of every 50 feet of walkway length. Regular alternating intervals of trees on both sides of all walkways may be provided where there is sufficient space to promote healthy tree growth and avoid root damage to adjacent hardscape elements.
- 3. Plant Selection.** Projects shall utilize plant materials consistent with the requirements of the Carlsbad Landscape Manual and any applicable permit conditions.
- 4. Privacy.** Landscape screening shall obscure direct sight lines into dwelling units and private recreational space from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscaping may be used in combination with walls, fencing, and/ or trellises to screen views where consistent with objective standards from the Carlsbad Landscape Manual.

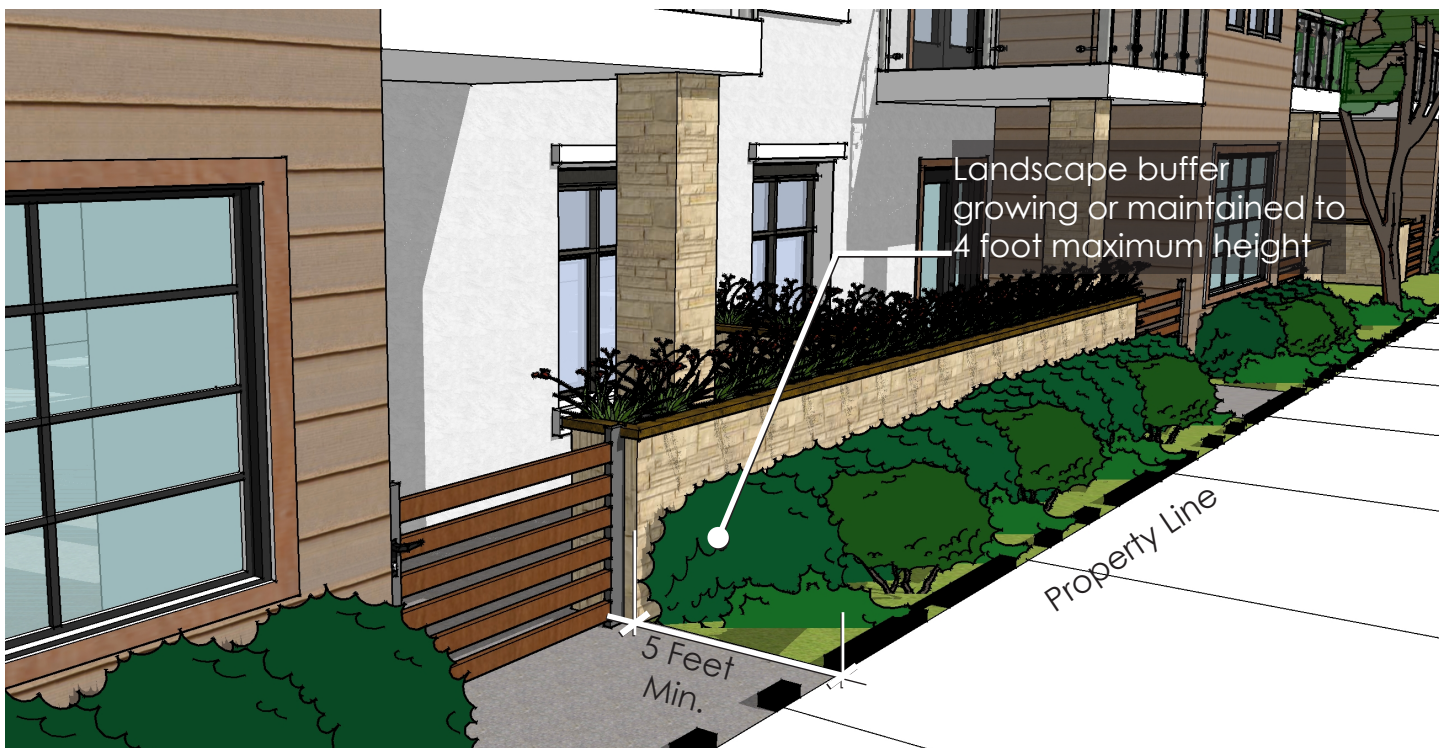


Figure 3: A landscape buffer shall be located adjacent to all ground-level residential spaces (2.F.1-2.F.2)

Building Design Standards

3





Building Design Standards

Topics in this chapter include building massing and form, façade articulation, roof forms, building and unit entrances, *fenestration*, parking structure design, and building materials and colors.

A. Building Form, Massing, and Articulation. Building form, massing and façade articulation facilitates the distinction of individual units, or groups of units, through varied heights, projections, setbacks, and recesses. Materials and colors emphasize changes and hierarchy in form.

1. **Building Form and Hierarchy.** Buildings greater than two stories shall be designed to differentiate a defined base; a middle or body; and a top, *cornice*, or *parapet* cap. Buildings two stories or less shall include a defined base and top. The “base” and “top” each shall not exceed two stories in height. This effect shall be achieved through at least two of the following for all buildings:
 - a. Color, texture, or material changes.
 - b. Variations, projections, or reveals in the wall plane.
 - c. Variations in *fenestration* size or pattern.
 - d. Decorative architectural details such as *cornices* and columns, or *arcades*.

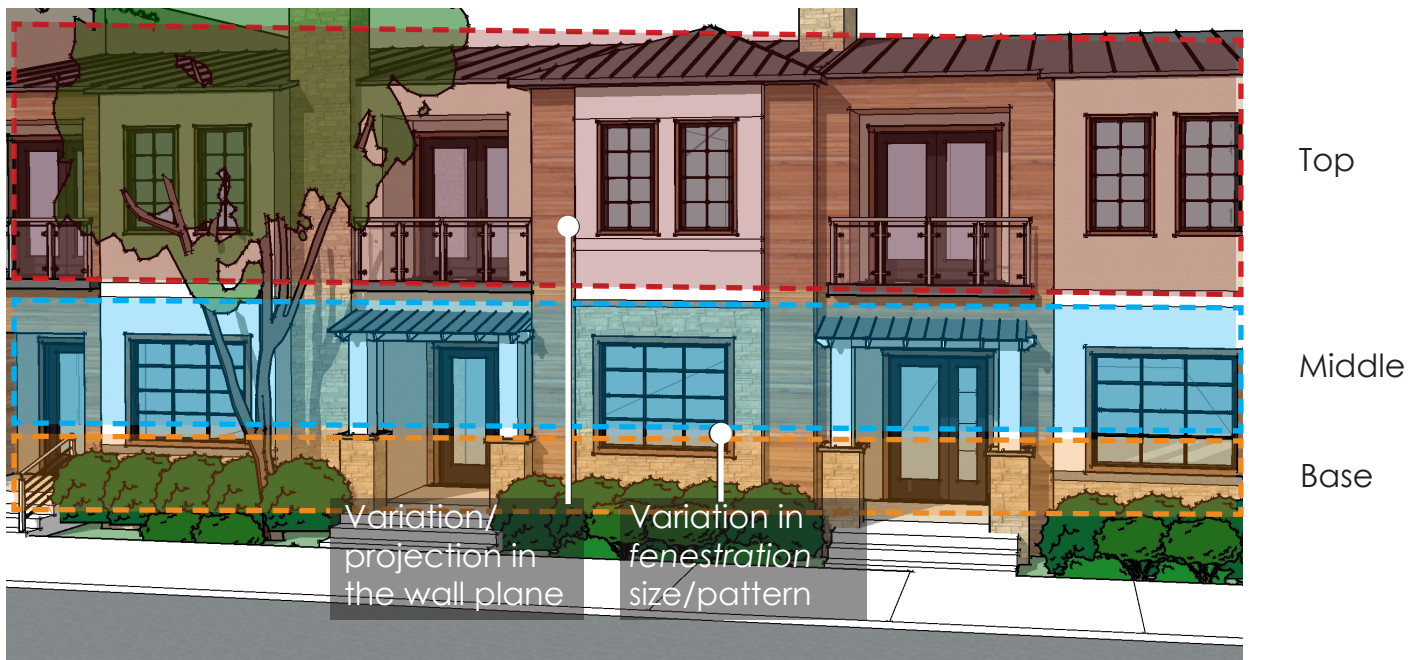


Figure 4: The design of this building provides a defined base, middle, and top, through changes in colors, materials, and a second story projection in the wall plane (3.A.1)

- 2. Wall Plane Variation.** Building façades visible from the *primary street* shall not extend horizontally more than 40 feet in length without a two-foot variation in depth in the wall plane. Building entrances, unit entrances, upper-story setbacks, and projections such as stoops, porches, bays, overhangs, fireplaces, and trellises count towards this requirement.
- Upper Floor Area Reduction - Projects with 5 or More Units.* The floor area for upper floors shall be a maximum of 90% of the ground floor area. The upper floor area shall not protrude over the first floor along the street frontage more than five feet.
 - Horizontal Articulation.* Walls visible from a public right-of-way shall not run in a continuous horizontal plane for more than 40 feet without incorporating articulating features such as glazing, overhangs, *cornices*, canopies, columns, *pilasters*, trellises, arches, or clearly defined projecting or recessed architectural elements.



Figure 5: Building facades shall not extend horizontally more than 40 feet in length without a variation in the wall plane (3.A.2)



Figure 6: Corner buildings shall incorporate a building entrance, variation in materials, colors, or fenestration, or a variation in height (3.A.3)

- 3. Corner Buildings.** Corner buildings greater than two stories shall include one or more of the following features on both *façades*:
- An entry to ground-floor commercial uses or a primary building entrance located within 25 feet of the corner of the building.
 - A different material application, color, or *fenestration* pattern of windows and doors from the rest of the *façade* located within 40 feet of the corner of the building.
 - A change in height of at least 5 feet (taller or shorter) compared to the height of the abutting *façade*, located within 40 feet of the corner of the building.



Figure 7: Rooflines shall not extend horizontally more than 40 feet in length without a prominent change in roof form, variation in architectural elements, or a variation in roof height (3.A.4)

4. **Roof Line Variation.** Roof lines shall not extend horizontally more than 40 feet in length without at least one prominent change as described below:
 - a. Provide variation in roof form, such as hipped, gable, shed, flat, and mansard.
 - b. Provide variation in architectural elements, such as *parapets*, varying *cornices*, chimneys, and reveals.
 - c. Provide variation of roof height of at least 18 inches (as measured from the highest point of each roof line).
5. **Flat Roofs and Parapets.** *Parapets* shall be provided around the perimeter of a flat roof.
 - a. Rooftop equipment shall be located a minimum of five feet away from any roof edge and *parapet* adjacent to a public right-of-way.
 - b. Interior side of *parapet* walls shall not be visible from a common recreational space or public right-of-way.
 - c. *Parapets* shall be capped with precast treatment, continuous banding, projecting *cornices*, dentils, or similar edge treatment.
6. **Garages.** Garage doors shall be recessed into the garage wall a minimum of four inches to accentuate shadow patterns and relief. Garages shall not be located adjacent to the *primary street* unless there is no other driveway access available onsite for residential parking.

B. Building and Unit Entrances. Entrances for buildings and individual units shall incorporate architectural treatments e.g., feature window details, towers, decorative veneer or siding, porches, stoops) and/or changes in roof line or wall planes.

1. **Common Building Entrance.** Common building entrances shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entrance, or providing an *awning* or similar weather protection element. Common building entrances shall provide a minimum of 40 square feet of decorative and accent paving that contrast in color and texture from the adjacent pedestrian walkway paving.
 - a. *Street-Facing Entrance.* Buildings located adjacent to the *primary street* shall incorporate at least one pedestrian entrance directly from the public sidewalk or right-of-way.
 - b. *Non-Street-Facing Entrance.* Buildings not located adjacent to a street shall have common building entrances oriented to face parking areas, internal pedestrian walkways, or common recreational space areas such as landscaped *courtyards*, *plazas*, or *paseos*.



Figure 8: Buildings not located adjacent to a primary street can have common building entrances oriented to face common recreational spaces (3.B.1.b)

2. Individual Unit Entrance.

- a. *Ground-Floor Unit Entrance.* Residential entrances located on the ground floor shall include one or more of the following:
 1. *Entrance Types.* Allowable unit entrance forms include: porch, stoop, patio, terrace, forecourt, and courtyard.
 2. *Weather Protection.* Entrances shall have either a projected sheltering element or be recessed from the main facade; the projection or recess shall have a minimum depth of 24 inches.
- b. *Upper-Floor Unit Entrance.* Exterior entrances to individual units on upper floors are permitted. No exterior access corridor providing access to upper-floor units shall be longer than 40 horizontal feet, to avoid a “motel-style” appearance.



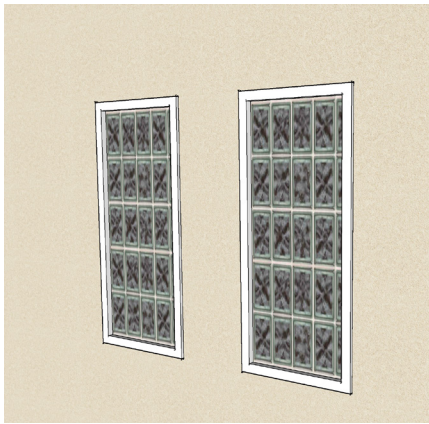
Figure 9: Individual residential unit entrances located on the ground floor shall be a porch or other entrance type (3.B.2.a.1)



Figure 10: Individual unit entrances shall have weather protection, either in the form of a recessed entrance (left) or a projected element (right) (3.B.2.a.2)

C. Windows and Doors.

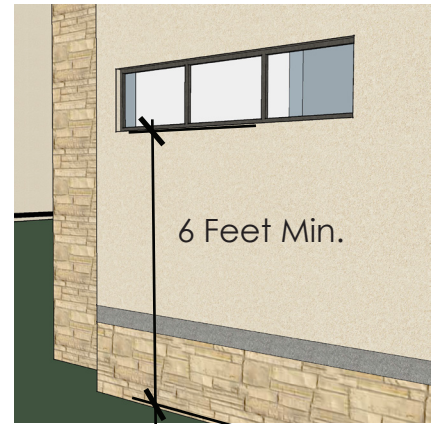
1. **Privacy.** Where buildings are located within 10 feet of one another, window design on the building *facades* adjacent to one another shall avoid unfiltered/direct views into the site and shall be designed with one or more of the following:
 - a. Utilize non-transparent or obscured glazing, such as frosted/patterned glass, glass block, or non-operable opaque windows. Reflective glazing is not permitted.
 - b. Provide permanent architectural screens or affixed louvers at windows.
 - c. Utilize *clerestory* windows a minimum height of 6 feet from the ground.



Non-Transparent/
Obscured Glazing



Architectural Screen/
Affixed Louver



Clerestory Window

Figure 11: Window privacy from direct line-of sight into close, adjacent buildings can be provided in various ways (3.C.1)

- 2. Window Treatment.** Windows shall either be recessed at least two inches from the plane of the surrounding exterior wall, or shall have a trim or windowsill at least two and a half inches in depth.
- Windows Facing a Public Street or Common Recreational Spaces.* Windows within 40 feet of public right-of-way or common recreational spaces shall feature enhanced window treatments, such as decorative *lintels*, trim, shutters, *awnings*, and/or trellises.
 - Window Shutters.* Exterior window shutters, when used, shall match the size and shape of adjacent window openings.

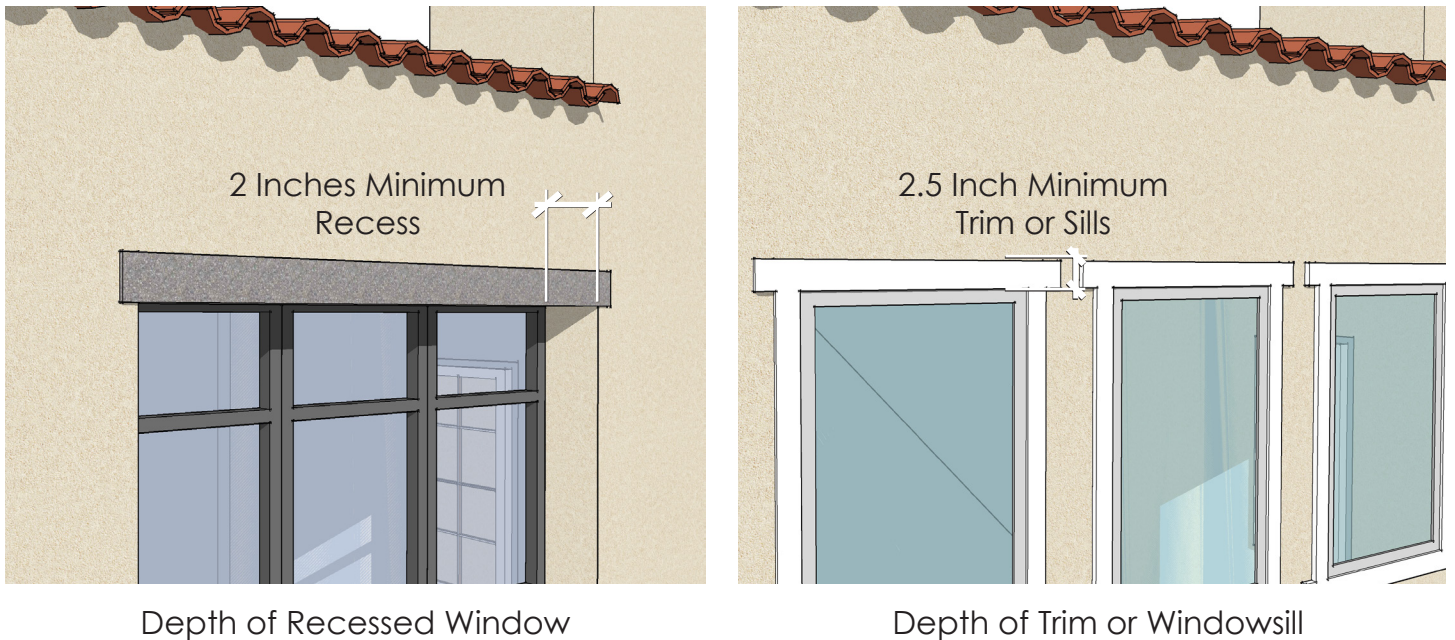


Figure 12: Windows shall either be recessed from the wall plane (left) or shall have a surrounding trim or windowsill (right) (3.C.2)

D. Materials and Colors.

- 1. Variation Between Buildings – Projects with Multiple Buildings.** For projects with multiple buildings, the colors and materials of exterior walls, doors, and accents such as window trim shall vary for each building.
- 2. Consistency Between Elevations.** The materials, colors, and styles of windows, doors, roofs, decks, balconies, exterior staircases, porches, and any façade treatment shall be used on more than one *elevation* of a building.
- 3. Wall Material.** The primary exterior siding material for buildings shall be wood, stone, brick, stucco, fiber cement, composite wood or stone. Plywood is prohibited.
- 4. Chimneys.** Chimneys shall either be painted the same color as the exterior wall or constructed with the same materials present on other accents or elements of the *facade*.
- 5. Material Transition.** Changes in material shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.
- 6. Accent Material.** Use of two or more accent materials such as glass, tile, brick, stone, concrete, or plaster, which differ from the primary exterior siding material, shall be incorporated to highlight building features.

4

Additional Mixed-Use Standards





Additional Mixed-Use Standards



The following standards shall be implemented by mixed-use projects in addition to the standards in Section 3, Building Design Standards. Topics in this chapter specifically remedy potential conflicts and considerations derived from the integration of various uses. The following standards are broken into *vertical mixed-use* and *horizontal mixed-use*; all standards apply to structures that contain both vertical and horizontal mixed-uses.

A. Vertical Mixed-Use. The following standards apply to all *vertical mixed-use* buildings where there are multiple uses (e.g. residential and non-residential) on different floors of the same building.

- 1. Ground Floor Use and Activity.** In addition to non-residential uses, common recreational spaces, amenities, and leasing offices are allowed in the ground floor space and within 20 feet of the building frontage along the *primary street*. Residential dwelling units shall not be located within the ground floor space and within 20 feet of the building frontage along the *primary street*.
- 2. Ground Floor Height.** Mixed-use buildings shall incorporate a minimum ground floor height (measured from floor to floor) of 12 feet.



A 50% minimum of the area 3 - 7 feet above the sidewalk is transparent windows or doors

Figure 13: To support a pedestrian-friendly environment, mixed-use buildings shall maintain transparent windows and doors along 50% of the street-facing wall area between three and seven feet above the sidewalk (4.A.3)

- 3. Ground Floor Transparency.** Mixed-use buildings located adjacent to the *primary street* shall include windows and doors for a minimum of 50% of the building area located between three and seven feet above the height of the sidewalk. The area of signage and posters within a window display shall not count towards this requirement.
 - a. Parking garages are not required to meet the ground floor transparency requirement.
 - b. Transparent or translucent glazing is required on the ground floor façade. Opaque, reflective, or dark tinted glass that obstructs interior views at the street level is not permitted.

4. **Product Displays.** The bottom of any product display window shall be between 18 to 36 inches in height, measured from the height of the sidewalk. Product display windows shall be internally lit.
5. **Ground Floor Pedestrian Scale.** Mixed-use building *façades* located adjacent to the *primary street* shall provide two of the following for every 40 feet in *façade* length.
 - a. An *awning*, canopy, or other shade/weather protection structure a minimum of 10 feet in height.
 1. If provided as one continuous *awning*, canopy, or other shade/weather protection structure, the structure shall extend a minimum of 10 feet in length.
 2. If provided as multiple *awnings*, canopies, or other shade/weather protection structures, the structure shall be provided at a minimum over every window.
 - b. A change in exterior wall material, consistent with *Section 3.D, Materials and Colors*.
 - c. Planter boxes located under each window or on either side of entry doors, each a minimum of 4 feet in length.
 - d. Signage projecting from the building *façade* wall at a perpendicular angle, or signage attached to a fixed canopy or *awning*.

B. Horizontal Mixed-Use. The following standards apply to all horizontal mixed-use developments where there are multiple uses (e.g. residential and non-residential) in different buildings within the same project or development site:

1. **Pedestrian Circulation.** Pedestrian walkways shall connect multiple buildings throughout the site, as per *Section 2.C, Pedestrian Circulation and Access*.
2. **Access to Common Recreational Spaces.** Commercial tenants, visitors, and residents may be given access to the same common recreational spaces, or separate common recreational spaces.
3. **Nuisances and Hazards.** Buildings shall be located and sited in compliance with objective standards in the Carlsbad Municipal Code as related to noise, vibration, odor, glare, and other nuisances and hazards.
4. **Loading and Service Areas.** All required loading and service areas shall be located on a *façade* other than the primary building frontage, and/or at the rear or side of the site. Loading and service areas shall be located so as to not disrupt or block the flow of onsite and offsite vehicular traffic. Loading and service areas shall not be located within 50 feet of residential dwelling units or common recreational space areas and shall be visually screened from the public right-of-way with walls, solid fencing, and/or dense evergreen vegetation. Refer to Chapter 10.40, Stopping, Standing, and Parking, of the Carlsbad Municipal Code for loading requirements.



5

Utilitarian Design Standards





Utilitarian Standards

The following standards relate to the operational fixtures and structures of multifamily residential and mixed-use buildings.

A. Bicycle Parking.

1. **Short-term Bicycle Parking.** Short-term bicycle parking shall be provided to serve residents, shoppers, customers, messengers, guests, and other visitors to a site, who generally stay for a short period of time.
 - a. *Required Number of Spaces.* Short-term bicycle parking shall be provided in the form of permanent bicycle racks at the rate of one rack space per every ten residential units and one rack space per every 1,000 square feet of non-residential space.
 - b. *Location.* Racks shall be located within 100 feet of a residential unit, or within 100 feet of a common building entrance to the building it serves. One rack may serve multiple tenants or buildings if the distance requirement is met. Bicycle racks and associated bicycle maneuvering shall not impede upon the public right-of-way so as to impede accessible paths of travel.
 - c. *Security.* Bicycle parking spaces shall be provided with a stationary, securely-anchored rack or object to which a bicycle frame and one wheel can be secured.

2. Long-term Bicycle, E-bike, E-scooter Parking – Projects of More Than 20 Units.

Long-term bicycle parking shall be provided to serve residents, employees, students, commuters, and others who generally stay at a site for a long period of time. Long-term bicycle, E-bike, and E-scooter parking shall be provided for projects of more than 20 units.

- a. *Required Number of Spaces.* Long-term bicycle parking shall be provided at a rate of one rack space per every five residential units.
- b. *Location and Security.* Secure, long-term bicycle, E-bike, and E-scooter parking areas shall be located in an enclosed bicycle locker; a fenced, covered, locked, or guarded bicycle storage area; or a rack or stand inside a building or site area requiring key access. A garage or *carport* for an individual residential unit may fulfill this requirement.
 1. Where the bicycle parking area is not visible from the common building entrance, signs located at a common building entrance shall identify the location of bicycle parking.
 2. Bicycle parking areas shall be covered (e.g. inside buildings, garages, bike lockers, under roof overhangs).
 3. Long-term bicycle parking facilities shall not be visible from the public right-of-way.

- c. *Size and Accessibility.* Each long-term bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving other bicycles. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways. Five feet of clearance shall be provided from vehicle parking spaces.

B. Community Delivery Center – Projects of 20 or More Units.

For all developments 20 units and larger, a delivery room, consolidated mailbox, or mail pick-up and drop-off locations shall be provided. This amenity shall be located centrally to maximize access for all occupants of the development and have direct access to the public right-of-way for delivery personnel.

C. Fences and Walls.

Fences and walls shall be constructed of materials such as wood, wrought iron, or masonry and shall be a different color than the exterior wall of the building(s). Chain link fencing is prohibited. Where fences and walls of different materials or finishes intersect, an architectural transition or break (such as a pier, post, column or *pilaster*) shall be provided. Refer to the Carlsbad Municipal Code for additional regulations associated with fences and walls.

D. Lighting. Outdoor light fixtures, including pole lights, wall-mounted lights and bollards shall be *fully-shielded* and downward-facing in order to minimize glare and light trespass within and beyond the project site.

1. All areas for pedestrian and vehicular circulation, entrances, parking, and common recreational spaces shall incorporate lighting programmed with dusk to dawn lighting for safety and security.
2. Energy-efficient fixtures incorporating light emitting diode (LED) lamps or equivalent energy-efficient fixtures shall be used.

E. Equipment and Utility Screening.

Wall-mounted utility elements such as wires, conduits, junction boxes, transformers, ballast, backflow devices, irrigation controllers, switch and panel boxes, and utilities such as gas and electrical meters shall be located at interior corners of building walls, or behind building or landscape elements that conceal them from the view of pedestrian walkways.

F. Trash and Refuse. Trash and refuse areas shall be located within a building, incorporated into the exterior building design, or located within a detached enclosure designed and placed as follows:

1. **Location.** The enclosure shall be located to the rear or side of the building, within 500 feet of an access point to the units served and located outside of view from a public right-of-way.
2. **Screening.** The enclosure shall be enclosed within a solid wall without breaks or transparency, and having gate or door.
3. **Materials.** The enclosure shall incorporate the same materials and colors of the primary building design.

G. Wall-Mounted Utility Elements.

All wall-mounted elements shall be located at interior corners of building walls or behind building elements that conceal them from the view of pedestrian walkways. All flashing, sheet metal vents, exhaust fans/ventilators, *downspouts*, and pipe stacks shall be painted to match the adjacent roof or wall material and/or color.

H. Signs. Sign design shall comply with the objective requirements of Chapter 21.41, Sign



Definitions





Definitions

The following terms are defined below and found throughout this Manual in *italicized font*.

Alley. A public thoroughfare or way having a width of not more than 20 feet which affords only a secondary means of access to abutting property.

Arcade. A series of arches carried by columns or piers, a passageway between arches and a solid wall, or a covered walkway providing access to building entrances.

Awning. An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is typically comprised of a lightweight frame structure over which a cover is attached.

Balcony. An external extension of an upper floor of a building, enclosed by a solid or transparent screen, balusters, or railings.

Carport. A structure, or portion of a structure, accessible to vehicles, with a solid weatherproof roof that is permanently open on at least two sides, used as vehicle parking and/or outdoor storage.

Clerestory. An upper story or row of windows rising above the adjoining parts of the roof, designed to admit increased light into the inner space of the building.

Cornice. The uppermost division of an entablature; a projecting shelf along the top of a wall supported by a series of brackets; the exterior trim at the meeting of a roof and wall, consisting of soffit, fascia, and crown molding.

Courtyard. Any portion of the interior of a lot or building site which is wholly or partially surrounded by buildings, and which is not a required front, side, or rear yard.

Downspout. A vertical pipe that carries water from the roof gutters to the ground or cistern.

Elevation. The view of the front, back, or side of a building; or an architectural drawing of one of these views showing architectural and design features, and the relationship of grade to floor level.

Façade. The exterior face of a building.

Fenestration. The arrangement, proportioning, and design of windows, doors, and other exterior openings in a building.

Fully-Shielded. A term describing a light that is constructed so that light rays directly emitted by the fixture are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

Horizontal Mixed-Use. A term applied where multiple types of uses (e.g. residential and non-residential) occur in different buildings within the same project or development site.

Housing Development Project. As defined by California Code Section 65589.5.

Lintel. The horizontal beam that forms the upper structural member of an opening for a window or door and supports part of the structure above it.

Objective Design Standards. Standards which involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion.

Paseo. A recreational space that serves as a pedestrian connection and passive landscape between two separate streets.

Parapet. A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.

Pilaster. A partial pier or column, often with a base, shaft, and capital, that is embedded in a flat wall and projects slightly; may be constructed as a projection of the wall itself.

Primary Street. A primary street in relation to an existing or proposed site is the right-of-way with the higher street classification according to the city's General Plan Mobility Element, and which generally carries the greater volume of vehicular traffic.

Side Street. A street which is adjacent to a corner lot and which extends in the general direction of the line determining the depth of the lot. See Chapter 21.04, Definitions, of the Carlsbad Municipal Code.

Vertical Mixed-Use. A term applied where multiple types of uses (e.g. residential and non-residential; retail and office) occur on different floors of the same building.