

# City of Newport Beach Design Guidelines

ADOPTED BY RESOLUTION NUMBER 99-37  
MAY 24, 1999

# City of Newport Beach Design Guidelines

## Table of Contents

- I. Introduction and Purpose
- II. Design Guidelines
  - A. General
    - 1. Site Relationships
    - 2. Landscape Design
    - 3. Off-Street Parking Design
  - B. Residential
  - C. Commercial
  - D. Signs
  - E. Additional Design Guidelines for Special Development Types
    - 1. Automobile Service Stations and Washing
  - F. Additional Design Guidelines for Special Districts and Sites

## I. Introduction and Purpose

The Design Guidelines are intended to provide design criteria for architects, engineers, builders, developers and landscape architects during the planning and conceptual development stages of their projects. These guidelines also provide a basis for those individuals or bodies having discretionary authority to review and evaluate the design of these projects.

These guidelines are not intended to restrict creativity, variety, innovation or imagination, but rather to assist the designer in achieving a quality design which will enhance the proposed development and the City, and be compatible with adjacent development and land uses.

These guidelines are not regulatory, but rather advisory on the part of the City's approval authority. They shall be used to evaluate a project's consistency with City policies, particularly those relating to visual quality, community character, and the protection of adjacent development and land uses. Furthermore, should any conflict exist between these guidelines and codified development regulations, the development regulations shall prevail.

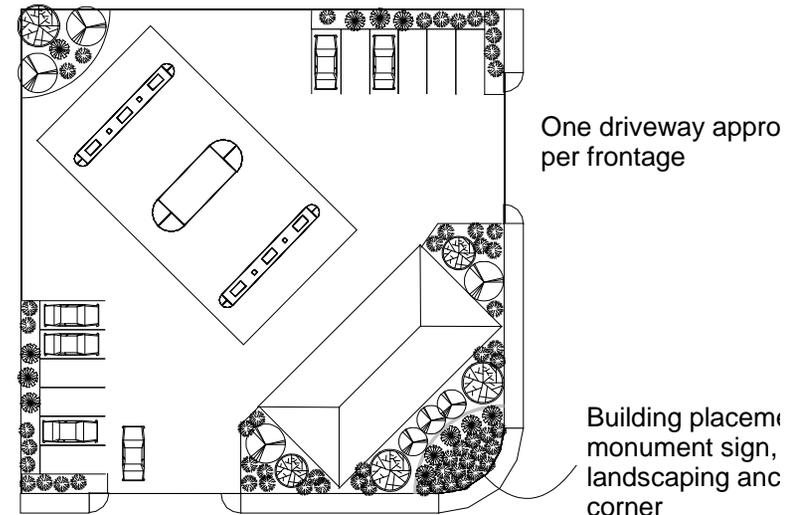
## Additional Design Guidelines for Special Development Types

### Automobile Service Stations and Washing

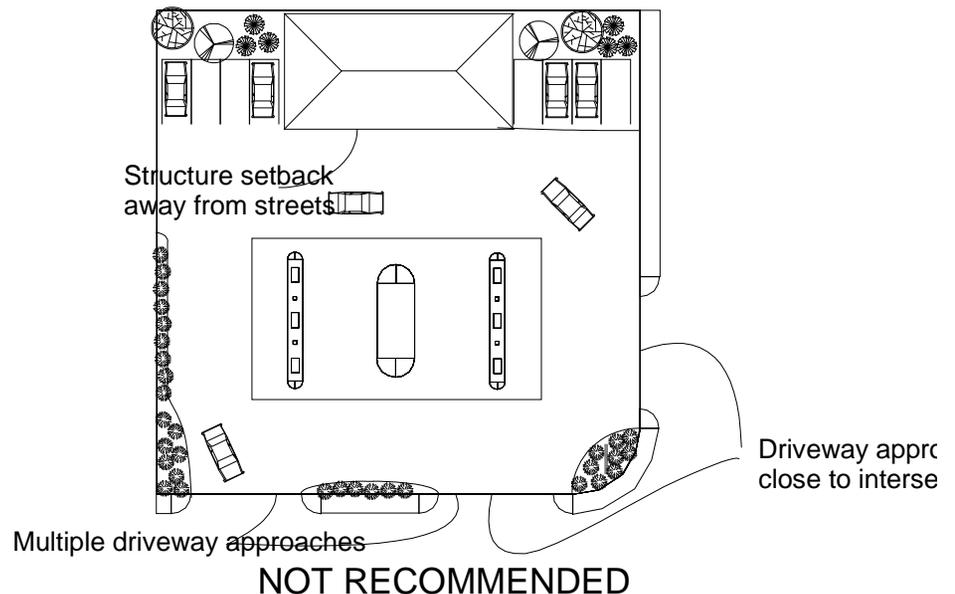
See Chapter 20.80 of the City of Newport Beach Zoning Code for land use and property development regulations. In addition to the design guidelines contained herein, the service station design shall be consistent with any design criteria or guidelines adopted by the City Council for the commercial district within which the service station is located, if any.

#### *Site Design*

- The site design for projects located at street corners should provide some structural or strong design element to anchor the corner. This can be accomplished using a built element or with strong landscaping features.
- In areas developed with a strong street presence, service stations should be oriented adjacent to the sidewalk, placing any service bay door and car wash openings on the rear of the structure facing away from public streets. Bay door and car wash openings should also be oriented away from any adjacent noise



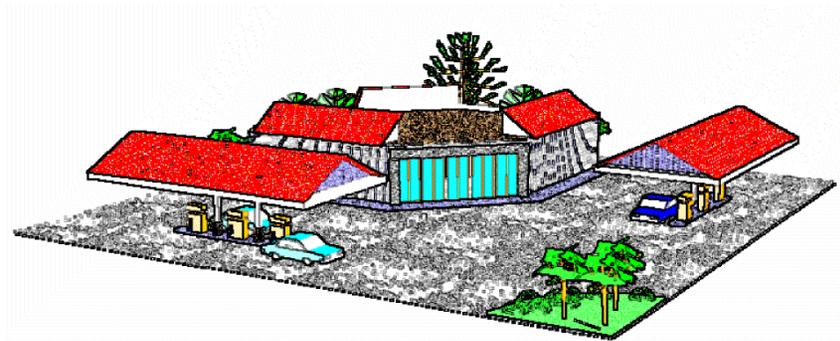
Place driveways as far from intersections as possible  
**RECOMMENDED**



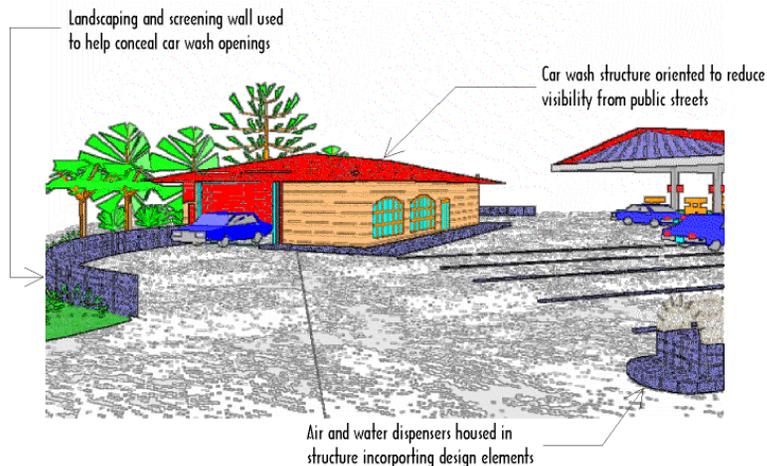
sensitive uses.

### Site Design (Continued)

- Where possible, construct smaller, separate service islands/canopies, rather than a single large one.
- Service bay doors and car wash openings should be oriented so as to reduce visibility from public streets. The site design should also address potential visual and noise impacts to adjacent land uses.



### Architectural Design



- ◆ Site specific architectural design is strongly encouraged. Rather than adapting a standard design to the site, the City strongly encourages floor plans and elevations that are unique to the community and are not a corporate or franchise design that is indistinguishable from those found elsewhere in the region.
- ◆ Building architecture should be designed to provide an attractive appearance that is compatible with and complimentary to the surrounding area. All architectural details should be related to an overall architectural theme.

- All buildings and structures on the site should have consistent materials and architectural and design elements to provide a cohesive project site. Conflicting materials and architectural and design elements within the site or on a building are strongly discouraged.
- Service stations should incorporate facade material to produce texture and to provide interest. Such materials include, but are not limited to, split face block, brick, slumpstone, granite, marble, clapboard, textured block or stucco. Reflective, glossy, and fluorescent surfaces are discouraged.
- Structures, including service island canopies, should incorporate full roof treatments with a low to moderate pitch and/or a varied parapet height. Variations in roof lines and heights should be provided where feasible. Flat roofs should be avoided unless it is a characteristic of a specific architectural style.
- Clay tile, concrete tile, wood shake, wood shingles, slate or a similar grade of roofing material should be used on all visible pitched roofs. Metal roofs should be avoided unless it is a characteristic of a specific architectural style.
- All service bays should be provided with roll-up (or similar) doors with all operating mechanisms located in the interior of the structure.

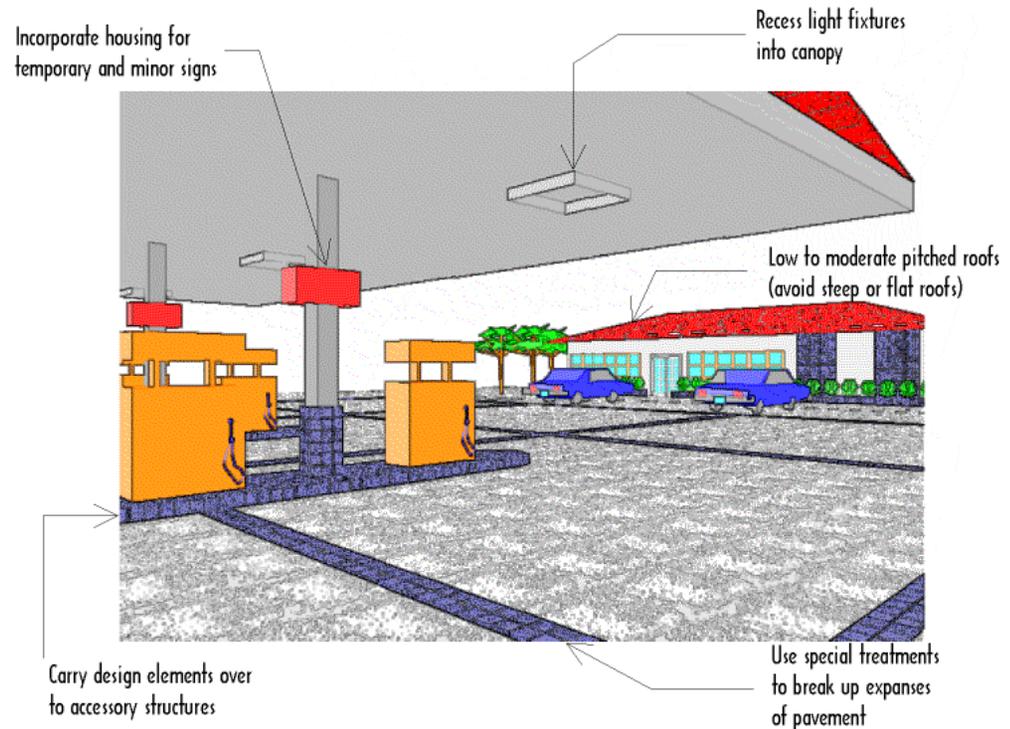
#### *Site and Architectural Design Details*

- All accessory buildings and structures should incorporate materials and architectural and design elements consistent with the principal building.
- Exterior storage and trash should be sited to be least visible from public view. Screening should consist of masonry walls with solid wood or metal doors. Exterior storage and trash should provide a screening trellis cover when visible from above (including upper floors) from adjacent properties.

- Tall (10 feet or higher) tank vents should be completely screened or incorporated into the building architecture.
- Any roof top mechanical equipment should be screened from view.

*Site and Architectural Design Details (Continued)*

- Any structures used for housing air and water dispensers and similar fixed equipment should incorporate the architectural detail and design elements of the principal structure.
- Long expanses of wall surfaces should be architecturally treated to prevent monotony.
- Extensive expanses of pavement should be avoided. The amount of unrelieved pavement area on the site should be limited through the use of landscaping, contrasting colors and banding or pathways of alternate paver material.
- Canopies should not be internally illuminated. Light fixtures should be recessed into the canopy and no glare should be visible from the fixture.



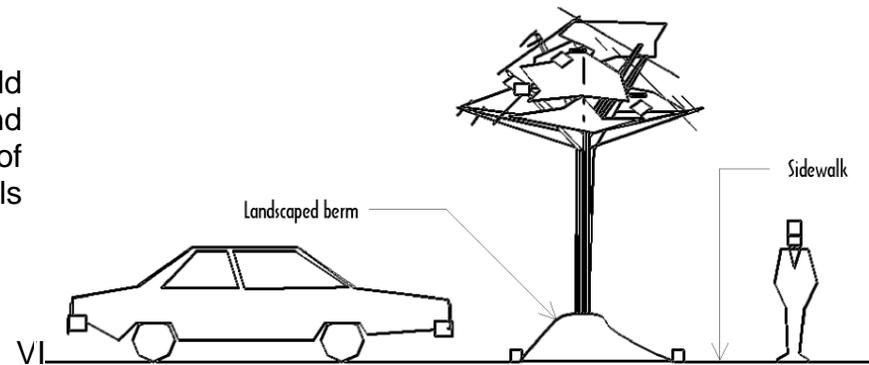
- Exterior lighting should be designed to avoid glare and direct light away from adjacent properties.
- Exterior lighting sources should be concealed so that it is not visible from adjacent properties.

### *Access and Circulation*

- The on-site circulation pattern should include adequate driving space to maneuver vehicles around cars parked at the pumps.
- Fuel storage areas should be sited to insure that delivery trucks do not obstruct the public right-of-way during delivery.
- Driveway approaches should be limited to one per street for corner locations, or two per street for mid-block locations.
- Driveway approaches should be placed as far from intersections as possible.
- Driveway approaches on the same street should be placed a minimum of 25 feet apart.

### *Landscaping*

- All plant materials should be of sufficient size so that the landscaping has an attractive appearance at the time of installation and a mature appearance within three years of planting.
- Landscaping should be used to enhance architectural and design elements, break up large paving areas, buffer adjacent land uses and to screen undesirable features from public view.
- Where possible, landscape areas should provide a three tier system of grasses and groundcovers, shrubs, and trees. The use of landscaped berms and/or low screening walls adjacent to sidewalks is encouraged.



## Signs

- All freestanding signs should incorporate materials and architectural and design elements consistent with the overall design of the project.
- Monument signs are the preferred type of freestanding sign.
- Backlit individually cut letter and internally illuminated channel letter wall signs are preferable to can wall signs.
- Multiple uses on the same site are encouraged to share space on freestanding signs, rather than provide individual signs.
- Fuel price signs should be incorporated into project's principal identification sign.
- The size and number of temporary and minor signs should be limited.
- Temporary and minor signs should be incorporated into the design of the



RECOMMENDED



NOT RECOMMENDED

principal building and the service islands.

### *Crime Prevention*

- The site plan and floor plan should incorporate crime preventive design features. Such features may include, but are not limited to, openness to surveillance and control of the premises, the perimeter, and surrounding properties; reduction of opportunities for congregating and obstructing public ways and neighboring property; illumination of exterior areas; and limiting furnishings and features that encourage loitering and nuisance behavior.