



# When is Design Review Required? A General Guide

The City of Arcata Land Use Code requires Design Review for certain construction projects to enhance the natural beauty and the historic and rural character of the City. Design Review (DR) is a planning permit that authorizes development and, if the project is not exempt, must be completed before applying for a building permit.

## Commercial / Industrial / Multi-Family Structures

DR is generally required for new structures and exterior changes to appearance, including paved areas, landscape plans, and signs.

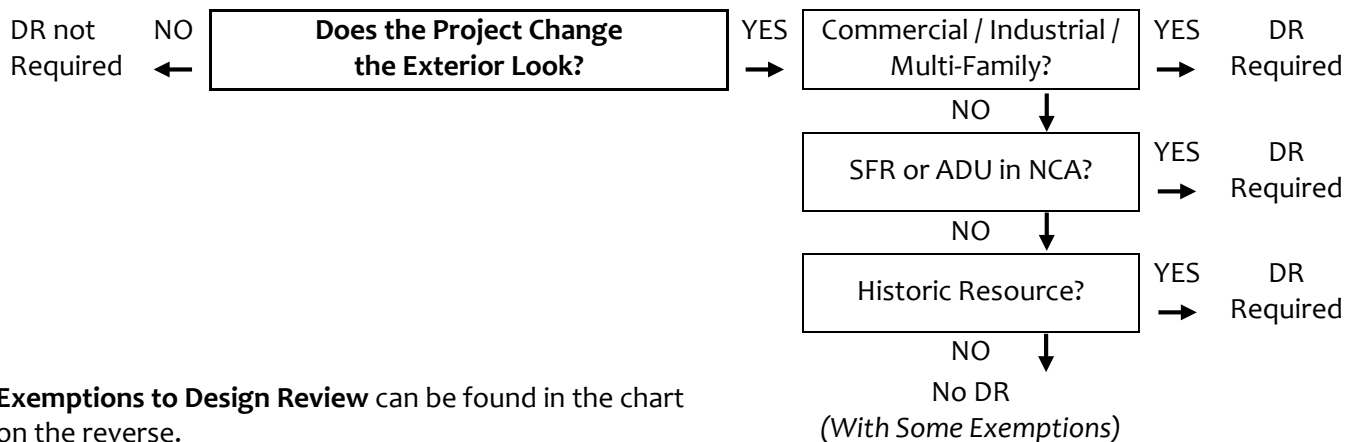
## Historic Resource and Neighborhood Conservation Area (NCA) \* Properties

Properties with these designations will generally require Design Review for all exterior modifications except some minor work not visible from the street.

## Single Family Residence (SFR) and Accessory Dwelling Unit (ADU) Construction.

Most SFR and ADU construction is exempt, with few exceptions. One example is if new construction is taller than, or in front of, existing structures.

## Design Review at a Glance



**Exemptions to Design Review** can be found in the chart on the reverse.

## Design Review Standards Consider:

- Design, height, massing, and scale are appropriate to and compatible with those in the immediate vicinity.
- Attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, fences and walls, grading, landscaping, lighting, signs, and etc.
- Efficient and safe public access, circulation, and parking.
- Open space and landscaping, including use of water efficient landscaping.
- Consistency with the City’s General Plan, Local Coastal Plan, and any other specific plan.
- Compliance with applicable design guidelines and design review policies.

**Information About your Property**, including zoning and any historic or neighborhood designations, can be found at the City’s website. Go to <http://www.cityofarcata.org/322/MapsGIS> and look for **Parcel Finder** right under the heading **Interactive Maps**. Click the link on the page for easy-to-follow instructions.

Because the City’s Land Use Code codifies Design Review in great detail, **this handout is not intended to be a definitive guide**. If you have any questions about DR requirements, a planner will provide a conclusive answer.

\* See reverse for more Neighborhood Conservation Area information.

## Exemptions to Design Review:

TYPE OF WORK:	PROPERTY CATEGORIES →			
	Category 1 Designated Historic Landmark	Category 2 Located in Neighborhood Conservation Areas * and Historic Districts	Category 3 SFR and ADU – Exempt unless in Category 1 or 2	Category 4 All other Commercial, Industrial, Multi-Family, or Other Alterations
<b>SIDING</b>	Must be replaced with the same material (i.e. wood for wood) as well as same patter, width, reveal, and direction.	Must be replaced with material of similar appearance, pattern, width, reveal, and direction.	DR permit not required.	Must be replaced with material of similar appearance, pattern, and direction.
<b>DOORS, WINDOWS, TRIM <sup>1</sup></b>	Must be replaced with same material (example wood for wood), as well as, the same pane pattern and framing opening size. Trim must also be same material, width and reveal.	Must be replaced with same pane pattern, as well as, framing opening size and trim appearance. If window material is wood, material must be replaced with wood. Other materials may have similar appearance.	DR permit not required.	Must be replaced with same framing opening size and similar trim appearance.
<b>ROOFING <sup>2</sup></b>	Replacing with metal roofing not allowed. Roof pattern must be similar. For non-contributing accessory structures refer to Category 2.	Roof pattern must be similar. New skylights or solar tubes are allowed.	DR permit not required.	Replacing with metal roofing is allowed. New skylights or solar tubes are allowed.

<sup>1</sup> If the structure has a variety of dissimilar windows that are not original, the Director has authority to authorize replacement windows that have the effect of improving the structures overall integrity. (Applies to all categories)

<sup>2</sup> No change in roof pitch or roof line is allowed. Must be replaced with similar horizontal or vertical layout. PV solar panels are allowed if not projecting above ridge or below eave line. Composition asphalt shingles are an acceptable replacement for wood shingles, shakes, tar, gravel (hot mop), rolled or membrane in all areas. Chimney, plumbing, and other roof penetrations that are less than 10 inches in diameter are allowed. (Applies to all categories)

## Neighborhood Conservation Areas:

