

INTRODUCTION

PURPOSE OF THE FORT BRAGG CITYWIDE DESIGN GUIDELINES

The Fort Bragg Citywide Design Guidelines are intended to promote a desired level of future development quality that will:

- Clarify expectations for quality design;
- Be a source for evaluation criteria for project review;
- Provide a method to help ensure objectivity, consistency, and predictability in the design review process; and,
- Promote a clear identity and sense of place for the entire community of Fort Bragg.

These guidelines acknowledge the valued architectural characteristics and development patterns within Fort Bragg today. The guidelines, therefore, do not seek to impose an overriding style, a limited color palette, or an artificial theme. They do seek to assist in promoting the positive design characteristics existing throughout Fort Bragg that make it a unique place.

It is not the intent of these design guidelines to eliminate design freedom or discourage innovative design. The design guidelines complement the standards contained in the City of Fort Bragg Land Use and Development Code by providing good examples of appropriate design solutions and by providing design interpretations of the various regulations. The guidelines are less quantitative and rigid than the mandatory development standards of the Development Code and may be interpreted with some flexibility in the application to specific projects. The aim of these guidelines is:

- to avoid mistakes and “shocks” of developments that may cause negative impacts on the community, and to help ensure stability and predictability in the community’s change and growth;
- to promote quality development that, in turn, will lead to new development of high quality; and,
- to help achieve what zoning and other regulations cannot – to control the qualitative aspects of new development.

These guidelines present minimum design criteria for the achievement of functional and attractive developments that fit within the character envisioned for Fort Bragg. In general, the guidelines are intended to ensure that new or modified development preserves or improves the positive characteristics of the City’s image while avoiding negative impacts.

Because these are minimum guidelines and each project is different, they do not contain all possible techniques for achieving the quality of development desired by the City. Situations may arise that are not covered by the guidelines; therefore, project designers are encouraged to follow the “principles” that the guidelines represent and to use creativity in meeting the City’s expectations for quality development as expressed through the guidelines.

INTERPRETATION OF THE DESIGN GUIDELINES

To aid in the interpretation of these guidelines, the reader and user should understand the meaning of “should,” “encouraged,” and “discouraged.”

Guidelines that employ the word “should” are intended to be applied either as stated or through an alternative measure that achieves the same objective.

Guidelines using the words “encouraged” or “discouraged” are not mandatory, but express a more or less desirable design solution.

ORGANIZATION OF THE CITYWIDE DESIGN GUIDELINES

The design guidelines are organized into the following chapters:

- **Introduction**
Provides an overview of the purpose, organization, applicability, and other aspects of the design guidelines.
- **Chapter 1 Residential Design Guidelines**
Describes the eight residential land use districts in Fort Bragg and presents design guidelines for rural residential development, new single family neighborhoods, single-family infill development, residential rehabilitation and additions, and multi-family developments.
- **Chapter 2 Commercial District Guidelines**
Describes the five commercial land use classifications in Fort Bragg and presents specific design guidance for the Central Business District, neighborhood commercial development, general commercial development, and special commercial uses (such as drive-throughs, hotels, etc).
- **Chapter 3 Industrial Design Guidelines**
Describes the three allowable industrial districts in Fort Bragg and identifies design guidelines for developing industrial uses.
- **Chapter 4 Design Guidelines**
Describes general design guidelines for all signs in Fort Bragg and then provides more detailed guidance for specific sign types.

APPLICATION OF THE DESIGN GUIDELINES: THE DESIGN REVIEW PROCESS

The design guidelines in this manual will be applied as part of the City’s review of proposed projects (additions, remodeling, relocation, and construction) through the design review process (Section 18.71.050) or through the review of a discretionary land use permit as defined by the City of Fort Bragg Development Code. The design elements of each project (including site design, architecture, landscaping, signs, and parking design) will be reviewed on a comprehensive by the applicable review authority.

During the design review process, the review authority may interpret these design guidelines with some flexibility in their application to specific projects, as not all design criteria may be workable or appropriate for each project. In some circumstances, one guideline may be relaxed to facilitate compliance with another guideline determined by the review authority to be more important in that particular case.

The overall objective is to ensure that the intent and spirit of the design guidelines are followed.