

# SACRAMENTO COUNTY-DESIGN GUIDELINES SUPPLEMENTAL FORM

## 4.0 COMMERCIAL DESIGN GUIDELINES PAGES 4-1 THROUGH 4-44



**Instructions:** Read the Sacramento Countywide Design Guidelines and describe how the proposed project complies with Section 4.0: Commercial Design Guidelines. If needed, you may attach additional pages. In addition, please see checklists for special standards and Active Design for additional guidelines. (Appendices B and D of the Countywide Design Guidelines)

4.0 Commercial Design Guidelines (Pages 4-1 through 4-44)	Describe How the Project Meets The Guidelines:
<p><b>4.1 Understanding Context:</b> Describe how the site is planned and designed to complement and enhance both existing and planned future investment in the area. (Page 4-1 through 4-2)</p>	
<p><b>4.2 Commercial District Site and Design Principles and Guidelines:</b> Describe how the project is distinctive and competitive with an emphasis on connectivity to the surrounding area (Pages 4-2 through 4-25)</p> <ul style="list-style-type: none"> <li>• Community design objectives</li> <li>• Roadway design and streetscaping</li> <li>• Building setbacks and alignments</li> <li>• Building edges and storefronts</li> <li>• Parking lots and driveways</li> <li>• Drive-through businesses</li> <li>• Integrated transit</li> <li>• Transition to residential areas</li> </ul>	
<p><b>4.3 Landscaping/ Site Elements:</b> Describe how the landscape design contributes to the community's health, sustainability, image, and pedestrian activity, safety, access and comfort. (Pages 4-26 through 4-28)</p>	
<p><b>4.4 Commercial Architectural Design:</b> Describe how the project including the renovation of existing buildings contributes to the design and placemaking objectives for the commercial district. (Pages 4-29 through 4-37)</p> <ul style="list-style-type: none"> <li>• Architectural design concepts</li> <li>• Building form and massing</li> <li>• Architectural and design features</li> <li>• Materials and colors</li> <li>• Lighting</li> <li>• Service areas</li> </ul>	

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**4.5 Commercial Signage:** Describe how the signage contributes to the graphic identity and wayfinding objectives for the project while reinforcing the project’s architectural and site planning concepts. (Pages 4-38 through 4-42)

- District signage
- Signage for multi-tenant projects
- Signage for single-tenant buildings and pads
- Temporary signage

**4.6 Operational Elements:** Discuss if the use of a building or the operational characteristics of the use influences the site design. What are the business hours, what type of security lighting is needed, is access to transit or bicycling and pedestrian access incorporated into the design? (Pages 4-42 through 4-44)

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## APPENDIX B: SPECIAL STANDARDS

## APPENDIX D: ACTIVE DESIGN FOR A HEALTHY SACRAMENTO COUNTY



Appendix B: Special Standards (Pages B-1 through B-5)	Describe How the Project Meets The Guidelines:
<b>B.3 Universal Design:</b> Describe how universal design is incorporated into the project. (Page B-2)	
<b>B.4 Stormwater Quality Design Principles:</b> Describe how stormwater quality control is designed into the project. (Page B-2)	
<b>B.5 Crime Prevention through Environmental Design:</b> Discuss the CPTED strategies used in the project. (Pages B-3 through B-4)	
<b>B.6 Sample HOA Conditions:</b> Discuss any provisions of an HOA if one is required. (Pages B-4 through B-5)	

Appendix D: Active Design for a Healthy Sacramento County (Pages D-1 through D-22)	Describe How the Project Meets The Guidelines:
<b>Active Design Strategies:</b> Discuss how the project incorporates: <ul style="list-style-type: none"><li>• Compact/ mixed use design (Pages D-6 through D-7)</li><li>• Connectivity (Pages D-8 through D-12)</li><li>• Site design (Pages D-13 through D-16)</li><li>• Street design (Pages D-16 through D-22)</li></ul>	