

The purpose of this chapter is to provide guidance for the design and construction of the built environment within Laytonville's Town Center. The Design Guidelines were formulated during the Laytonville Design Fair and reflect the feedback received from the community regarding their vision for Laytonville's Town Center.

The resulting guidelines are based on the following principles:

- The built environment and landscape features should help define the public realm within the Town Center;
- The design of streets and buildings should create a distinctive identity and attractive character for the Town Center.
- New development should reinforce safety without limiting accessibility for automobile, pedestrian, bicycle and equestrian circulation throughout the Town Center;
- The design of streets, buildings and landscaping should reflect and respect the natural environment, local climate and historic building practices.



Entry into Laytonville from Highway 101



Design Fair Community Walking Tour



Community members during workshop



Historic Photo of Laytonville

Application of the Design Guidelines

Laytonville’s Town Center generally includes all properties extending north of Branscomb Road/Dos Rios Road and south of Harwood Road on either side of the Highway 101.



Figure 1: Laytonville Town Center Parcel Identification Map

The Town Center Design Guidelines apply to all parcels of land that are directly adjacent to Highway 101 on both sides of the corridor from Boomer’s Restaurant and Saloon on the north to Long Valley Lumber Yard on the south. For particular parcel information, please refer to Figure 1.

The guidelines apply to all new development and to any significant modifications of an existing development occurring within the Town Center. These projects are subject to review and approval by the Laytonville Area Municipal Advisory Council (LAMAC). The LAMAC will utilize the Design Guidelines to ensure a high standard of design and construction, as well as a clear and fair review process, for all proposed projects. Although the guidelines are not legally required for permit approval, they are strongly encouraged and should be used to determine the preferred placement and orientation of buildings; the types and locations of streetscape improvements; and the methods and materials for new construction along Highway 101 within the Town Center.

Building Guidelines

The Building Guidelines apply to all new buildings, as well as existing buildings for which significant modifications are proposed, that are located on parcels adjacent to Highway 101 within Laytonville's Town Center.

1. Building Setback and Envelope

The creation of a street "room" with clearly defined edges and consistent visual boundaries provides a safe and inviting environment for pedestrian activity. The built environment should help define the public realm, reinforce safety, promote accessibility and incorporate context-sensitive design features. The Building Guidelines encourage a physical form that signifies the Laytonville Town Center and distinguishes it from other locations along Highway 101.

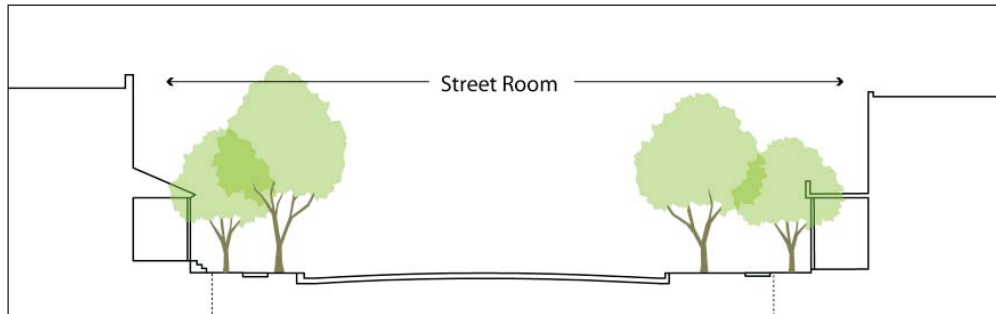


Figure 2: Street Section Illustrating the Street Room Concept

- Maximum setback for buildings located on parcels fronting Highway 101 is forty feet (40') from the right-of-way. New development is strongly encouraged to locate as close as possible to the right-of-way.
- Minimum setback for buildings located on parcels fronting Highway 101 is zero feet (0') from the right-of-way.
- Onsite parking should be accommodated on the side or rear of properties facing Highway 101. The provision of parking between the right-of-way for Highway 101 and buildings is strongly discouraged.
- Side-yard setbacks on parcels facing Highway 101 should be kept to a minimum to encourage a continuous street front of buildings along the corridor.

continuous street front of buildings along the corridor.

- A minimum height of two-stories for all new development along Highway 101 is encouraged.



Building Frontage in Downtown Hopland



Enhanced Image of Existing Building with Minimum Setback

2. Porches

Porches foster a pedestrian-friendly environment and contribute to the character of the Town Center in a manner that reflects Laytonville's historic architecture. Porches offer shade and protection from the elements, encouraging pedestrian use and activity throughout the year. Additionally, porches provide human scale visual interest and create a distinctive identity for the Town Center.



Historic Photo of Porches in Laytonville



Interior View of the Laytonville Post Office Porch

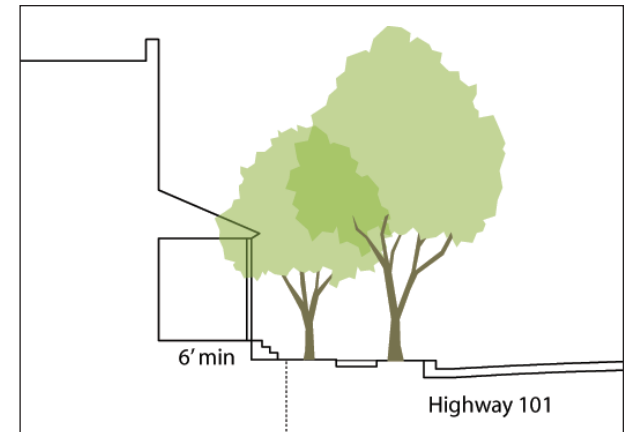


Figure 3: Section of Porch Orientation and Design

- Porches are strongly encouraged on all new or remodeled buildings fronting Highway 101.
- Porches should be clearly visible, provide direct access to building entrances and serve points of entry from Highway 101.
- Lighting of porches should be accomplished by illuminating the ceiling with up-lights to provide reflected, indirect light that minimizes glare for drivers while providing a welcoming and safe environment.
- Porches should be a minimum of six feet (6') deep.

3. Signage

Signs significantly impact the character and quality of the built environment along Highway 101, and Laytonville has an opportunity to create attractive signs that reflect the community's individuality. Properly placed and attractively designed signs within the Town Center will improve its identity, serve as way-finding and orienting cues for pedestrians, as well as motorists, and promote connectivity. Additionally, signs provide human scale visual interest and reflect Laytonville's historic character.



Examples of Laytonville's Unique Signage: Bailey's (above), Hometown Realty (upper right) and Buckley's Thrift Store (lower right)



Historic Image of Building Signage in Laytonville

- Signs should be attached or painted directly on structures rather than free-standing.
- Existing pole-mounted signs may be restored or up-graded, however, new pole-mounted signs are strongly discouraged.
- Lighting for signs should be externally provided (e.g. spotlights) rather than internally illuminated.
- Signs with interesting and informative shapes are encouraged.

Streetscape Guidelines

The Streetscape Guidelines apply to all parcels adjacent to Highway 101 within Laytonville's Town Center.

1. Curb-Cuts

Minimizing curb-cuts along Highway 101 promotes a stronger pedestrian network by reducing the frequency and width of sidewalk interruptions. In addition to improving pedestrian circulation patterns, fewer driveways encourage clear, well-placed access points to parking and adjacent uses.



Figure 4: Plan of Shared Driveway



Multiple Driveways in Close Proximity can be Confusing and Unattractive



Geiger's Renovated Entrance is Clearly Visible and Attractive from the Highway

- A maximum of one driveway per parcel along Highway 101 is strongly encouraged.
- Where possible, land owners are strongly encouraged to share and consolidate driveways along Highway 101 to minimize the number of curb-cuts.
- New commercial driveways should be twenty feet (20') in width and in no case should they exceed twenty-five feet (25') at the widest point.

2. Landscaping and Street Trees

These guidelines encourage the development of a cohesive streetscape and a distinctive identity for the Town Center. Appropriately placed street trees and well-designed landscape features provide a sense of enclosure, promote traffic-calming and significantly improve the pedestrian experience along Highway 101.

Landscaping and street trees provide a visual and sound buffer for buildings located along the corridor. Additionally, landscaping can provide a natural filtration system for storm water, effectively reducing runoff.



Street Trees Provide Shade and a Buffer from Traffic

- High canopy street trees are strongly encouraged on all parcels adjacent to Highway 101. High canopy trees will provide shade and a sense of enclosure, while allowing clear visibility for adjacent businesses.
- In the Town Center, street trees should be placed approximately twenty-five feet (25') to thirty-five feet (35') apart on center. Trees should be placed as close as possible to the right-of-way for Highway 101.
- Native, low-maintenance plantings are highly recommended on all parcels adjacent to Highway 101, particularly in locations that are not appropriate for the placement of street trees.

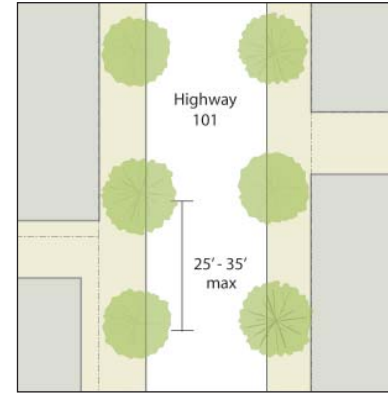


Figure 5: Plan View of Street Tree Placement

<u>Native Plants and Shrubs:</u>	<u>Naturalized Plants and Shrubs:</u>
Flannel Bush - Fremontodendron	Rosemary - Rosmarinus
Horsetail - Equisetum	Black Eyed Susan - Rudbeckia
Milkweed - Asclepias	Lavendar - Lavendula
Yarrow - Achillea	Misc. Sages - Salvia sp.
Dogwood - Corrius	Purple Coneflower - Echinacea
Blue Fescue - Festuca	Mallow - Lavatera
Farewell to Spring - Clarkia	Maiden Grass - Miscanthus
Wild Lilac - Ceanothus	Reed Grass - Calamagrotus
Redbud - Cercis	

Recommended Planting Materials for Streetscape in Laytonville

Construction Guidelines

The Construction Guidelines apply to all new development adjacent to Highway 101 within Laytonville's Town Center.

1. Local Resources

The following guidelines are intended to encourage locally available construction methods and resources in the development and maintenance of buildings within the Town Center. The utilization of community-based materials, artisanry, craftsmanship, and labor strengthens



Examples of Adaptive Reuse of Former Gas Stations

the local economy and fosters a unique identity for the Town Center. The use of recycled materials, as well as the preservation and renewal of historic buildings, reaffirms the continuity and progress of the community. Localized construction methods bolster community pride and promote guardianship for the physical environment.



Example of Laytonville's Public Artwork

- The utilization and incorporation of local timber, bluestone from local quarries and other native materials in new development is strongly encouraged.
- The use of local labor, craftsmanship and design skills is strongly encouraged.
- The inclusion of locally-designed murals, sculptures and art installations is strongly encouraged.
- The use of local recycled materials in the construction and maintenance of buildings is strongly encouraged.
- The adaptive reuse of existing and historic structures is strongly encouraged.

2. Sustainability

The following guidelines are intended to encourage environmentally-sensitive and energy efficient construction practices in the development and maintenance of buildings within the Town Center. The incorporation of construction methods and design features that reflect the local climate and topography significantly reduces waste and promotes energy efficiency. Sustainable building practices help protect the area's natural resources and promote the vision and values of Laytonville's residents.



Existing Use of Solar Panels in Laytonville's Town Center

- The utilization and incorporation of renewable resources is encouraged.
- The inclusion of solar panels on roofs and porches is highly recommended.
- Climate-sensitive orientation and design is encouraged for all buildings.
- Lot coverage of impermeable surfaces should be minimized to allow storm-water to collect and percolate onsite.
- LEED-rated buildings are encouraged.



Drought-Resistant Plantings Minimize Water Use in the Summer

