Single-Unit Dwelling and Duplex Dwelling Design Guidelines

Citywide Design Review Area
July 2018

City of
SACRAMENTO
Community Development

Table of Contents

Introduction

Purpose of the Design Guidelines 1
The City's Commitment to Sustainability 2
How to Use the Design Guidelines 2
Design Review Process. 4
Location of the Citywide Design Review Area 4

Single-Unit and Duplex Residential Design Guidelines

Introduction 5

Site Design. 6
1. Setbacks and Orientation. 7
2. Scale and Mass. 8
3. Number of Stories 12
4. Garages 13
5. Parking and Driveway Location 15

Architectural Elements. 16
6. Relationship to Surroundings. 17
7. Architectural Character and Detailing 18
8. Roof Styles. 19
9. Entry Features 20
10. Doors 22
11. Windows 23
12. Siding 25
13. Roofing 26
14. Lighting and Addresses 28

Site Elements. 29
15. Landscaping. 30
16. Irrigation. 32
17. Fencing. 33
18. Paving/Hardscaping Surfaces. 34
19. Utilities and Storage Facilities 35
20. Access Ramps 36

Table of Contents

Manufactured Homes 37
21. Site Design and Architectural Elements 38

Secondary Dwelling Units 39
22. Architectural Compatibility with Primary Single-Unit Dwelling 40

Appendices 41

Appendix A - Additional Resources 42
Appendix B - Predominant Residential Architectural Styles 44
Appendix C - Tiny Houses 53
Appendix D - Sustainability Through High Performance Building Design 58
Appendix E - Community Policing Through Environmental Design (CPTED) 60
Appendix F - Glossary of Terms 61

Introduction

Purpose of the Design Guidelines

The Citywide Single-Unit and Duplex Residential Design Guidelines have been developed for the areas of the city that are not part of a Design Review District. They are intended to provide design principles for residential structures which will improve the character of neighborhoods by making them more attractive and inviting places to live while maintaining visual interest and a sense of place.

The Design Guidelines have been created for use by residents, developers, design professionals, City of Sacramento (City) planning staff, and the Planning and Design Commission. They are intended to facilitate the design review process by helping applicants and City planning staff identify major design issues and devise solutions early in the application process. In summary, these Design Guidelines are intended to:

- create a positive sense of place and enhance community identity;
- promote neighborhood pride;
- encourage high-quality development and provide creative design solutions and options;
- provide clear and usable design direction to project applicants, developers, designers, and City planning staff;
- protect and enhance property values and community economic viability;
- facilitate a clear and expeditious project review process;
- encourage and support private investment to improve and maintain existing housing stock;
- support infill housing development that is consistent with adopted city policies such as smart growth, resiliency, sustainability, and utilization of existing infrastructure; and
- provide a process whereby the goals of all parties, both neighborhood and applicant are clearly understood and respected equally.

Overall, the Design Guidelines are intended to encourage contextual design solutions while allowing for variety and innovation. City staff do not advocate a particular architectural style or styles, and will use this document to review all applications.

Introduction

The City's Commitment to Sustainability

The 2035 General Plan provides a vision reflecting the city's commitment to sustainability and livability. Based on this vision, the City continues to develop and refine standards and guidelines intended to influence the design of future development in Sacramento.

This document includes specific guidelines that address environmentally responsive site, building, and landscaping design.

How to Use the Design Guidelines

Projects will be reviewed for compliance with the design principles identified in this document. Although it is understood that not all design principles will be applicable to all proposed projects, conformance with relevant principles is required.

Each subsection within the Design Guidelines is organized to include the following elements:

Design Principle
The design principles represent the overall concepts that are required/mandatory. They are the underlying objectives of good project planning and design. They will be referenced by the City to determine compliance with this document. Principles are broad in scope and allow for flexibility in approach and alternative design solutions.

Rationale
The rationale explains the key features of the design principle and how it relates to the neighborhood context.

Design Guidelines
Each design principle includes advisory guidelines to accomplish the principle. They are recommended, but do not illustrate all possible solutions applicable to all situations.

Sustainability Design Guidelines
The sustainability design guidelines provide suggestions for high performance building and landscape design.

Graphics
Each section within the Design Guidelines is supplemented by drawings and photos that are intended to provide visual support for the principles and guidelines.

Project proponents and their design team will use this document as an information tool, since it helps clarify issues relevant to project planning approval. It will also be useful for city staff in determining if a project proposal meets the minimum design standards necessary as part of review of a site plan or discretionary permit.

Designers should use the design principles and the advisory design guidelines as a framework for decisions made during the design process and should be prepared to explain and support their design decisions and approach. This will ensure timely processing of applications, and minimize revisions, delays and misunderstandings. Designers should be able to explain the decisions made in their process with regard to how and why specific guidelines were or were not utilized.

Understanding context is crucial to the conception and development of a project's design. Context is the character of the physical environment of a project site, which includes the scale, massing and architectural style of adjacent buildings while considering larger issues around technology, sustainability and regional character. All new buildings should address their context in a positive manner. This can be accomplished in a variety of ways and does not mean that buildings should always look like others around it. A designer may respond to the context by:

- **Emulation:** Emulating a particular architectural style that may exist in the neighborhood.

  If an emulation-based design is driven by site and project specific issues (rather than simple stylistic mimicry), it can be a thoughtful and cohesive response to a project's context. However, if a project's context includes a registered historic resource, emulation may not be appropriate as it may result in a false sense of history.

- **Re-interpretation**: Re-interpreting existing buildings through the use of proportion, form, features, rooflines, massing, and detail.

  This approach allows integration while supporting innovation and a fresh approach. The opportunity and challenge of this approach is to reconcile conflicts that may exist between the form and massing of existing buildings and societal goals related to sustainability, technology, and density.

- **Contrast:** Intentionally contrasting with existing buildings to facilitate emerging design ideas or new technology can positively contribute to the diversity and interest of a neighborhood.

  Thoughtful use of contrast requires design experience and expertise, as it must be based on intentional design point and counterpoint, and other specific design objectives, while also providing attention to pedestrian and vehicular patterns, environmental orientation, proportion and composition of form. The use of quality materials and thoughtful detailing is typically a core element of the contrast design approach, as is expression of the building's use or purpose, its time and means of creation.

Reviewers, such as city staff and the Planning and Design Commission will use the design principles to provide consistent, objective, and fair review of proposed projects and; will be prepared to discuss the basis for their requirements and recommendations, while also thoughtfully considering the full dimension of design objectives, rationale, and consistency used by the designer in the project design.

Site Plan and Design Review Process

City planning staff must review the design of any proposed project or major renovation of or addition to an existing structure or site within the Citywide Design Review Area. Depending on the level of review, City staff may then provide early notification to adjacent property owners and community groups of the proposed project, if applicable. Applicants should expect to communicate with planning staff at several key junctures in the application process. This may include meetings, emails, or phone calls to discuss any revisions. Once a project has been approved at the appropriate level of review (staff level, Design Director, or Planning and Design Commission), an application for a building permit may be submitted, provided that any other planning entitlements needed for the project have been approved.

Location of the Citywide Site Plan and Design Review Area

The Citywide Site Plan and Design Review Area consists of those areas of the City that are not located within a Design Review District.

Residents and business owners who wish to determine whether their property is within the Citywide Design Review Area may call the help line at 311, or view maps at the City's website at:

http://www.cityofsacramento.org/Community-Development/Resources/Maps/Design-Review-Maps

Single-Unit and Duplex Residential Design Guidelines

The Citywide Single-Unit and Duplex Residential Design Guidelines are intended to be applied to all new single-unit dwellings, duplexes, manufactured homes, and secondary dwelling units, (including tiny houses) in the Citywide Design Review Area, as well as additions and renovations. A separate document addresses the design of multi-unit dwellings.

The Citywide Design Review Area (SPDR) is comprised of diverse areas of the City including: long-established neighborhoods like East Sacramento and Land Park, new growth areas like North Natomas (which is also under the regulation of PUDs), and areas built at other times such as South Natomas, Fruitridge, Meadowview, and the Pocket.

Sacramento has many neighborhoods in which an ongoing pattern of infill construction has resulted in a diverse and interesting residential neighborhood fabric. However, in some neighborhoods building new homes that relate to the context of the existing neighborhood (the scale, design, and materials of existing residential structures) pose unique challenges for applicants who wish to construct new infill homes or make renovations or additions to existing structures.

One recent trend in infill construction is market demand for moderately priced new homes near the city center. These infill homes are often significantly larger than older existing homes. In addition, new construction methods and current architectural styles often differ from those of older, established homes, sometimes resulting in homes that are noticeably different in appearance from established homes.

In addressing these challenges, it is essential that applicants balance contemporary construction methods, materials, and architectural styles with recognition of, and reference to the surrounding neighborhood's established scale, form, and patterns of existing development. In finding that balance lies the continued creation of neighborhoods that are visually cohesive, yet variable and adaptable. This document provides principles and guidelines that are intended to support the established residential context while providing room for new infill construction that can enliven and revitalize neighborhoods.

SITE DESIGN

Site Design addresses a home's location on the lot, its orientation toward the street and adjacent buildings, and its overall layout relative to the site. The site design of infill homes and additions to existing homes should recognize and reflect the context of established structures.

SECTIONS

- Setbacks and Orientation
- Scale and Mass
- Number of Stories
- Garages
- Parking and Driveway Location

1 Setbacks and Orientation

Design Principle

The front setback and the placement of the home on the lot should consider the prevailing setbacks of adjacent homes and the overall composition should contribute to established rhythms and design character of the streetscape.

Rationale

Well-designed homes enhance their street by respecting the context of the existing neighborhood while not succumbing to excessive uniformity. Front yard setbacks may be slightly varied to create interest, but should contribute to the established assemblage of homes on the block. Since many older homes in Sacramento have front setbacks that are less than that required by the City's current standards, front setbacks in new infill development may also be less than City standards, as appropriate.

Design Guidelines

The front yard setbacks of these new homes are designed to meet current City standards and be consistent with other homes on the block

1-1 Homes should be oriented toward the front of the lot to encourage an active visual relationship with the street.

1-2 Homes and front entries should face the street.

1-3 The front setback of an infill home or addition should be no more and nor less than that of existing homes on the block.

1-4 Infill construction footprints should generally be parallel to lot-lines. Residential structures should not be placed at odd angles to the street and neighboring properties (unless they are responding to irregular parcel lines).

1-5 Locate new structures on the property to maintain access to light and air circulation, and respect the privacy of existing private open spaces on adjoining properties by thoughtful placement of windows, yards, decks, and balconies.

1-6 Orient private open space within the project so that it is not adjacent to bedrooms of adjacent dwellings

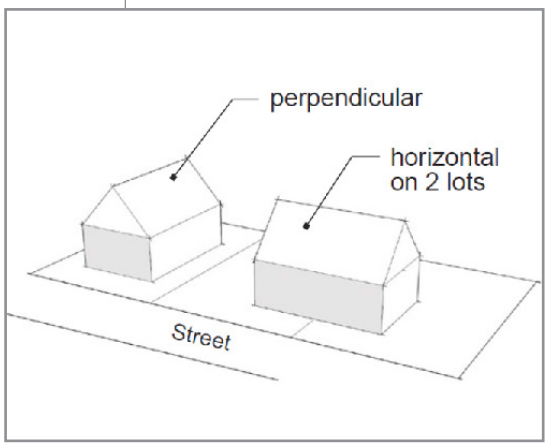
2 Scale and Mass

Design Principle

When designing a new infill home or addition to an existing home, consider the compatibility with the overall scale mass, orientation, set-backs and rhythm of other adjacent homes. New construction, infill or remodel, through sensitive design shall control its apparent mass and intrusion on privacy relative to impacts on adjacent homes and street facing facades. The design of an addition should consider compatibility with the scale and mass of the existing residence. In instances where the designer is using a contrast approach and the scale and massing vary from existing structures, the designer must explain the essential design objective that justifies this variation.

Rationale

Although new infill homes and additions to existing homes are addressing demand for more square footage, or accommodating a more compact footprint, they also should respect earlier, established homes by minimizing the appearance of bulk and mass through site layout and architectural design and maintain privacy of adjacent homes relative to views between structures and into rear yards.



Orient homes on small lots perpendicular to the street. These buildings have identical square footage, but the home on the left appears smaller because it is perpendicular to the street

Design Guidelines for Infill Construction

2-1 Structures which are more massive relative to surrounding homes should employ bulk control measures as suggested in these guidelines.

2-2 The mass of a larger structure should be broken down into smaller components that are similar in scale to surrounding buildings in the neighborhood.

2-3 Where appropriate, duplexes and higher-density detached residential dwellings may be integrated with traditional single-unit dwellings by responding to the context of adjacent single-unit dwellings with respect to height, mass and rhythm of the buildings.

2-4 Height and setback shall be consistent with the zoning code. Avoid design elements of two stories at the front setback and maintain privacy of adjacent homes relative to views between structures and rear yards.

Source: K Hovnanian Homes

The facade of this home has been broken down into smaller components to reduce the appearance of mass

New residential dwellings (behind) emulate the height and mass of the existing dwelling (front)

Design Guidelines for Additions

2-5 Additions should respect the massing, scale, and height of the primary structure and should employ bulk control measures as suggested in these guidelines.

2-6 Additions should not visually interfere with the original structure.

2-7 Additions that are taller than the original building should be located toward the rear of the building so that the new addition does not visually overpower the original structure.

2-8 Large additions should be broken down into smaller, varied components that relate to the scale and massing of the original structure. Avoid design elements of two stories at the front setback and maintain privacy of adjacent homes relative to views between structures and rear yards.

2-9 Additions should not damage the character-defining features of the original house, such as the porch, columns or windows.

2-10 When constructing an addition beneath a home, consider excavation rather than raising the home. Visual impacts to the home should be minimized, with the design of the raised portion compatible in scale and character to the original structure.

Design Guidelines for Bulk Control for Infill Construction and Additions

2-11 The dwelling should be contained within the base building envelope not exceeding 35 feet in height which is a three-dimensional air space contained between the front setback, side and rear setback of a lot and conforming to the following planes:

Side planes and roofline planes. The side planes of the envelope begin at the side property lines at the average elevation of the finished lot grade at the front setback line and rise directly vertical and perpendicular to each side property line to a height of 12 feet; at this point, the envelope slopes inward from each side at a 45 degree angle to form the roof line planes that continue inward until the roofline planes intersect.

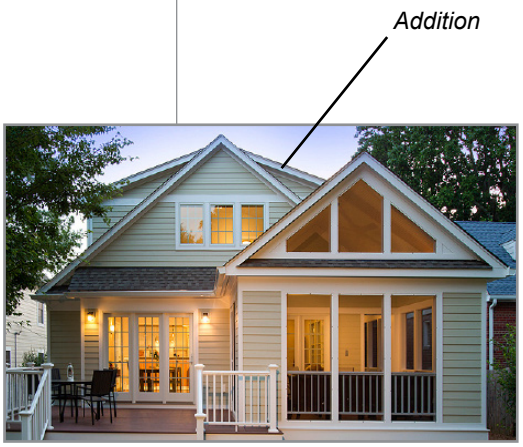
Front plane. The front plane of the base building envelope starts at a line equal to the shortest setback of the adjacent residences on the same side of the street, or across the street if there are not two typical adjacent residences, and rise directly vertical and perpendicular to the front property line to a height of 14 feet; at this point, the envelope slopes towards the rear property line at a 45 degree angle to a height no greater than 35 feet above the average elevation on the finished lot grade at the front setback.

Dormers and other extensions should not exceed a maximum of 40 square feet of front profile on each side of the structure that is outside of the base building envelope and not be longer than 15 feet aggregate.

2-12 Large, plain, flat building sidewall surfaces add to the appearance of bulk and mass. To mitigate the impact of visible large, flat surfaces, designs shall consider articulating large planes of flat unbroken surfaces. Use of more than one material or color, varying surface depths, bays or other projections are encouraged.

Sustainability Guidelines

2-13 Solar access for daylighting and solar panels should be considered in massing design. Glazing should be located predominantly on the east and south sides of the structure. Glazing on the west side of the structure should be minimized, unless the west side of the structure is the street side. Open-able windows should be provided to provide passive cooling through natural air circulation.



Source: Merrill Contracting

Additions should be located at the rear as to not overpower the original structure

Successful integration of new and traditional design by reflecting the height, mass and rhythm of the existing Single-Unit dwellings

Unsuccessful integration of new and traditional design in terms of massing and poor interpretation of context

3 Number of Stories

Design Principle

Two-story homes are acceptable in areas where one-story homes predominate, but they should be designed to minimize the impact of mass of the second story.

Rationale

Although many streets have the occasional two-story home, in many neighborhoods, the majority of single-unit homes are one-story. Because two-story infill structures have the capacity to appear out of scale with other homes on a block, they should be carefully designed so as not to overwhelm adjacent one-story homes.

Design Guidelines

3-1 The front of the home or duplex should not present an unbroken two-story wall to the street. Facades should be articulated to break up the surface, add interest, and minimize the appearance of mass.

3-2 All sides of the home or duplex should be given visual interest through the careful placement of windows, while also protecting the privacy of the adjacent home. No side of a two-story home should present an entirely blank facade. Side elevations should vary in surface depth and material.

3-3 Residential structures shall be consistent with the bulk control requirements of the zone.

Articulated facades and architectural details can help minimize the visual mass of two-story homes

Dormer windows and other decorative roof elements help to break up the mass of two story homes

4 Garages

Design Principle

The garage should be placed at the side or rear of the home to minimize its visibility from the street, and should be compatible with the character and materials of the primary residence.

Rationale

Many existing homes in Sacramento have been designed with the garage extending from the front of the home. New infill homes should not follow this established pattern, but should be constructed with garages recessed behind the front facade at the side or rear of the home.

Design Guidelines

4-1 Garages shall conform to all relevant City regulations and guidelines, including the City Municipal Code Section 17.624, “Residential Accessory Structures and Use Regulations.”

4-2 On-site parking may be an attached or detached garage. Attached garages should be recessed a minimum of 5’-0” behind the front facade (the main front wall) of the home. However, garages that are recessed 5’-0” behind the front of the porch will be considered on a case-by-case basis.

4-3 Garages on duplexes should be on different elevations.

4-4 The front entry of the duplex should not be dominated or obscured by the garage.

4-5 Detached garages are recommended for new infill homes, where feasible If alley access is available, detached garages should be placed in the rear yard when alley access is not feasible, front access is acceptable. In locations where alley access is problematic, they will be evaluated on a case-by-case basis.

4-6 Garage design, siding, roofing, trim, and window materials should complement the materials used on the home.

4-7 City Municipal Code requires carports to be set back from the front property line farther than, or equal to, the front facade of the dwelling. The carport should be designed to the same standards as an enclosed garage, with similar roofing materials and roof pitch.

4-8 The simplest, least adorned garage door that may be used is a raised panel metal sectional door.

Attached garage recessed from the front facade of the home

Source: Houzz - Bridget Helm

Front access to detached garage at rear of home

Sustainability Guidelines

4-9 Single-car garages or tandem garages are encouraged to reduce the extent of paved driveway areas.

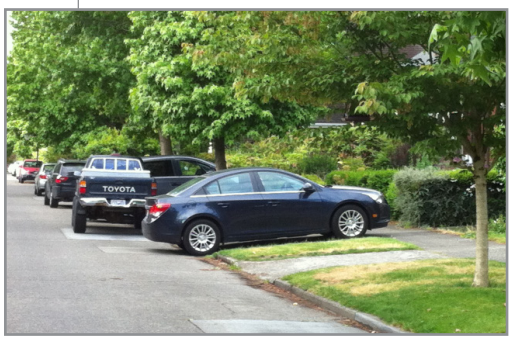
5 Parking and Driveway Location

Design Principle

On-site parking should be located at the side or rear of the lot, whenever feasible, to minimize parking along the facade facing the street and afford an unobstructed and attractive view of the home.

Rationale

Typical residential parking is located at the front of the home on a driveway or on the street. Many homes have been designed with extensive driveway paving and parking at the front of the home. Infill development should place driveways and parking pads toward the side of the lot so that the front yard is visually attractive and can be landscaped.



Cars parked on the street or in front of the home is visually unattractive and may interfere with pedestrian circulation

Design Guidelines

5-1 Parking shall conform to all relevant City regulations and guidelines, including the City Municipal Code Section 17.608.030, “Parking Requirement by Land Use Type and Parking District”.

5-2 Large driveways or prominent garages located along the front facade of the home are strongly discouraged.

5-3 Concrete and asphalt are typical driveway paving materials. Alternative driveway paving surfaces, such as mortared brick or concrete pavers, or tinted concrete, are encouraged to minimize the appearance of a monotonous paved front yard. Permeable materials, such as pavers, cobblestone, or similar treatments, are also recommended paving materials for drive ways. Driveway strips with turf between the strips are another desirable alternative. Alternative treatments must be approved by the relevant reviewing agencies per City development standards for paving surfaces.

Alternative driveway materials, such as turf strips, can minimize the amount of paving in driveways

ARCHITECTURAL ELEMENTS

Architectural elements include the detailing of the home, such as roofing, siding, windows, and doors. Infill homes and additions or renovations to existing homes should recognize the architectural style of established homes on the block, while also reflecting contemporary construction methods.

The home shown below displays some recommended architectural features and successfully complements the style, scale and materials of nearby homes in the neighborhood.

All architectural elements should be constructed of durable materials to promote longevity and a pleasing appearance. Variety of design and materials is desirable if complementary to the existing neighborhood context.

SECTIONS

- Relationship to Surroundings
- Architectural Character and Detail
- Roof Styles
- Entry Features
- Doors
- Windows
- Siding
- Roofing
- Lighting and Addresses

A typical Sacramento infill home with high quality detailing

6 Relationship to Surroundings

Design Principle

An infill project should reinforce the continuity of the street-scape and public realm (street, sidewalk, plazas, landscape, architectural facades, etc.) by complementing design elements (height, form, rhythm, massing, roof form/ pitch, materials, etc.) of the neighborhood and neighboring structures. Different architectural styles are acceptable, but some elements of the project should relate to elements of the surrounding structures and neighborhood, but the project, if contrasting,should still complement the surrounding structures and neighborhood.

Rationale

Neighborhoods that achieve a balance between architectural variety and harmony of the overall street-scape contribute to a sense of place and add to the character of the neighborhood.

Design Guidelines

6-1 The architectural design of infill construction should complement the architectural styles of neighboring homes.

6-2 Thoughtful, well-conceived contrast design approaches can be acceptable, but some elements of the project should complement the surrounding neighborhood. For example, if the architectural style and materials of the project is very different from surrounding structures, a project may be designed to complement the height, form and rhythm of adjacent buildings.

7 Architectural Character and Detailing

Design Principle

An infill home should be designed in a cohesive architectural style,with a cohesive set of architectural features, and a consistent palette of materials, textures, and colors on all sides.

Rationale

Projects that provide a cohesive architectural style and consistent set of features project quality design, quality workmanship, and visual harmony.

Design Guidelines

7-1 Architectural features and detailing should be proportional to the scale of the home, as well as to other homes on the block.

7-2 Additions should be designed with architectural details that complement those of the existing structure.

7-3 Individual architectural features should be consistent with the structure's overall design or style.

7-4 All elevations should be given equal design treatment and architectural consideration.

7-5 Elements of the building design, such as materials, colors, textures, porches, columns, balustrades, brackets, rafters, and decorative trim, light fixtures, outdoor furniture, and other features of the project should provide a cohesive theme and work together for design consistency.

8 Roof Styles

Design Principle

The design of a roof on an infill home should generally correspond to the prevailing designs of roofs on homes in the established neighborhood context. Designs that depart from prevailing neighborhood roof types shall complement and fit well within the street-scape. The design of the roof on additions and renovations should correspond to the roof style and pitch of the existing structure.

Gable roof with front facing gables

Rationale

The pitch, style, and orientation of the roof in an infill home should be complementary, but not necessarily identical to, the roof styles of existing homes on the block to encourage respect for the established context while allowing for variety.

Source: *arkhaus.com.au*

This duplex has a flat roof and a cohesive modern design

Design Guidelines

8-1 Roof shape, pitch, overhang, and material on infill structures should be similar to that of existing homes on the block. Designs that depart from typical homes on a block will be reviewed for appropriate compatibility within massing and street-scape.

8-2 Infill homes should take into consideration the primary gable orientation of the majority of the neighboring homes.

8-3 The roof forms and slopes of additions should be similar to those of the original structure. The roof of the addition should be subordinate to that of the primary building gable, hip, and shed roofs are appropriate for additions.

8-4 If used, a dormer addition should be compatible with the scale of the primary structure. The number and size of dormers should not be visually overwhelming. New dormers should be placed below the ridgeline of the primary roof.

Gabled roof with clipped end

Design Guidelines

8-5 Roof overhangs ranging from 18 to 36 inches are encouraged to promote window shading and building longevity when appropriate to the architectural design of the home.

9 Entry Features

Design Principle

Infill homes and additions to the front facade of the home should have an entry-feature that is readily identifiable from the streetscape view of a home.

Rationale

Entry features accent the front facade of a home and add visual interest. Entry features and their components, such as columns and steps, should be proportional to the overall scale of the home.

Design Guidelines

9-1 Entry features are encouraged on all new infill homes, and are a recommended renovation for existing homes, where feasible.

9-2 Entry porches and porticoes in two-story homes should be one story to minimize the appearance of bulk.

9-3 Porches as entry features should be built to a depth of 6 feet from the front of the entry feature to the front facade of the home; however, shallower entry features will be considered on a case-by-case basis.

9-4 The style of porch and portico elements should be consistent with the scale and style of the home, and should strive to respect the scale and style of porch and portico elements in the other homes on the block.

9-5 Porch and portico columns should be given some form of detailing, such as a defined plinth and capital.

9-6 Porch columns and railings should be constructed of high- quality materials that complement the materials used in the overall exterior of the home.

9-7 Removal of significant features of the existing building, such as a porch, is strongly discouraged.

9-8 Ground-plane elements, such as paved walkways, should reflect the hierarchical order of their importance. The paved walkway leading to the front entrance of the dwelling is at the top of the hierarchy, and should be the widest walkway. The use of permeable pavers to emphasize the importance of the entrance walkway, while mitigating storm-water impacts, is encouraged.

9-9 Front entries for duplexes should both face the street and have entry details such as doors, windows, front porch, etc.

Source: *Flickriver - Jlt*

Attractive porch detailing compliments home

Columns scaled to home with appropriate detailing

Source: *robertyost.net*

This modern home design efficiently disguises a dominant garage door

Source: *Interior Design 2014*

Both entries of this duplex are located at the front

This modern style entry-feature effectively draws the eye to the entrance

10 Doors

Design Principle

Doors should be made of durable materials and include decorative elements such as raised panels, sidelights, and transoms that are appropriate to the overall design of the home.

Rationale

Doors are an important architectural feature that offer security and visual appeal. For this reason, doors should be made of durable materials that protect the home, while also offering aesthetic appeal through decorative elements that correspond to the style of the home.

Design Guidelines

10-1 Doors are character-defining features of a home and should be appropriately designed to contribute to the overall composition of the house.

10-2 Doors should not be flat surfaces, but should include raised panels, glass, or some other form of detailing and articulation.

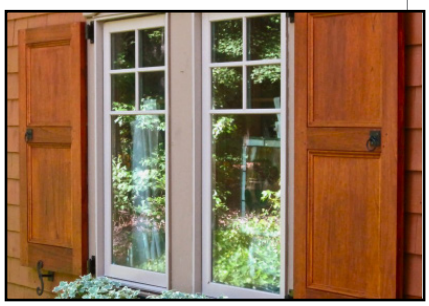
10-3 Doors should be of durable materials, such as metal or solid-core wood.

10-4 Doors may be metal or wood-framed. Durable metal framing can afford enhanced security and fire protection and should be considered. Whether wood or metal, door framing should be slightly recessed or extended to lend interest and definition to the entry.

Door with sidelights and inset panels

Decorative raised-panel doors are a requirement

11 Windows



Attractive window detailing

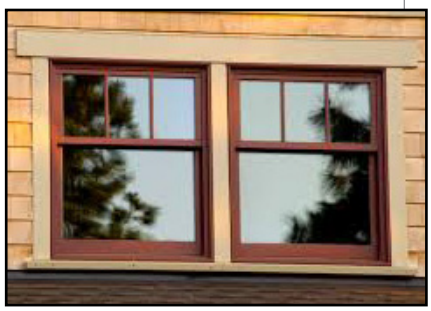
Design Principle

Windows should be of durable materials, placed and designed to complement the style of the home. Houses should have windows that face the street; and no wall of a house should be without some fenestration, unless it is less than 3 feet from a property line or adjoining structure.

Rationale

High-quality materials and construction techniques ensure the longevity of windows and enhance their aesthetic appeal.

Design Guidelines



Single-hung windows with wooden frame

11-1 Windows should complement the style of the home. Recommended window styles include casement, single-hung sash, and double-hung sash windows, fixed, and sliders.

11-2 Windows with multiple panes provide interest and definition to a home's facade and are encouraged.

11-3 Window frames, sash, trim, and sills may be wood, vinyl, paintable fiberglass composite, or clear anodized. Unfinished metal is not allowed.

11-4 A consistent window treatment should be used on all sides of the building.

11-5 Reflective or tinted glass and opaque plastic skylights are discouraged unless consistent with the design style and period of the home. (Opaque windows used for privacy in bathrooms are acceptable).

11-6 Windows used in new additions and remodels should be complementary to those in the primary structure.

Casement window with wooden frame and sill

Sustainability Guidelines

11-7 The use of insulating glazing such as LoE2 is encouraged to increase energy efficiency.

11-8 Prismatic glazing is encouraged to increase the energy efficiency of skylights.

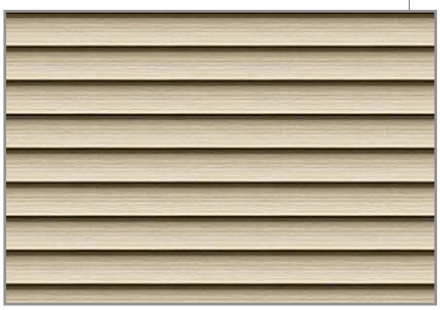
11-9 Daylighting should be incorporated into the architectural design of the home, where feasible, to increase energy efficiency.

Source: *nationalwindowsystems.co.uk*

The clean lines of casement, fixed, and/or slider windows complement the simplicity in form and design of modern architecture

Source: southernhomesok.com

Daylight can increase energy efficiency



Wood lap siding

Brick

Smooth stucco

12 Siding

Design Principle

The siding used on an infill home or addition to an existing home should be durable, consistent with the style and character of the home, and complement the siding materials used on other homes on the block.

Rationale

Siding, and other forms of architectural cladding, should not only complement the style of new infill homes, but should be consistent with siding materials commonly used on other homes in the neighborhood to avoid appearing out of context. Siding used on additions should match siding on the existing home, as possible.

Design Guidelines

12-1 The architectural cladding should be used consistently on all sides of the house.

12-2 Several lap siding materials are available, with some recommended over others:

Recommended:	Discouraged:
Wood	Vinyl
Fiber Cement	T1-11
	Aluminum

12-3 Where lap siding is not the predominant material, wood, brick, stone, and stucco are also acceptable materials.

12-4 Stucco finish shall be fine sand finish or similar. Avoid heavy dash, sand, lace and skip trowel textures. Spray-on “popcorn” stucco is not allowed, and foam trim sprayed with stucco should be avoided.

12-5 The use of two materials, with one employed as wainscoting, can often add to the interest of the home.

12-6 Highly reflective metals, glass, plastic, and vinyl should be avoided.

13 Roofing

Design Principle

Roofing on an infill home should be durable and complement the style of the home. Roofing on an addition or renovation should be durable and complement the roofing on the existing home.

Rationale

Roofing materials should be durable to ensure their attractiveness and continued functionality for many years. Roofing materials should also be suitable for the particular architectural style.

Design Guidelines

13-1 Roofing materials should have a dimensional quality to add character to the roof element.

13-2 The color and materials used for roofing should complement the color and architectural style of the home. Accent colors may be used, but they should not overwhelm the home or clash with other homes on the block.

13-3 <u>The following materials are recommended:</u>

laminated dimensional (asphalt or fiberglass) shingles;

wood shingles/shakes;

laminated dimensional fiberglass shingles;

lightweight concrete shingles;

Terra cotta tile or lightweight concrete tile;

slate shingles; or

single ply membrane

13-4 Industrial metal roofing is not encouraged but can be reviewed for appropriateness on a case by case basis. Architectural metal roofing may be used as appropriate to building design interest.

13-5 When installing gutters, rafter tails should only be trimmed when the rafter tail design is not an architectural feature specific to the overall design of the structure.

Lightweight dimensional shingles

Lightweight concrete shingles

Wood shakes

Tile shingles

Sustainability Guidelines

13-6 Photovoltaic solar panels or solar shingles such as “solar slate” are encouraged to reduce the home’s use of energy from conventional sources.

13-7 Homeowners are encouraged to consider roofing options that include recycled content.

13-8 The use of “cool roof” options, including lighter colored roofing and reflective coatings, is encouraged to achieve energy efficiency.

Source: *RC Energy Solutions*

“Cool roof” options can achieve higher energy efficiency

14 Lighting and Addresses

Design Principle

Light fixtures should be consistent with the architectural style of the home and should provide adequate illumination of the front entry and addresses so that both are clearly visible from the street.

Rationale

To assist emergency vehicles and contribute to the safety of the home, address lettering should be affixed near the door and should be large enough to be seen from the street. Lighting fixtures should be adequate to illuminate the addresses and the front entryway.

Design Guidelines

14-1 Lighting contributes to the security of the home and is required for the front entry, walkways, and garage area. Recessed entryways should be clearly lit.

14-2 Lighting fixtures should be designed for exterior use and should be weather resistant.

14-3 The address should be illuminated and clearly visible at night.

14-4 The address should be visible from the street.

14-5 Address numbers should be 4-8 inches high.

14-6 The preferred location to display the address is affixed to the front of the home, adjacent to the front door. If structural considerations preclude affixing the address adjacent to the front door, then the address may be attached on the front of the home or garage as long as it is still clearly visible from the street and illuminated at night.

14-7 Lighting fixtures should be shielded and directed downward to minimize light pollution and impact on adjacent areas.

Sustainability Guidelines

14-8 LED bulbs and photocell sensors are encouraged to achieve energy efficiency.

14-9 Include conveniently located exterior electrical outlets to improve the ease of using electrical landscaping equipment and vehicles rather than gas-powered equipment.

Addresses should be illuminated and easily visible from the street

Simple, streamlined lighting fixtures can complement a wide variety of home styles

Attractive light fixture

SITE ELEMENTS

This section provides direction for the design and implementation of site elements such as landscaping, fencing, and paving.

SECTIONS

- Landscaping
- Irrigation
- Fencing
- Paving/Hardscaping Surfaces
- Utilities and Storage Facilities
- Access Ramps

Source: *fjconstruction.com.au*

15 Landscaping

Design Principle

Landscaping should be used around the home to positively contribute to the appearance. The front yard should be planted with landscaped materials that may include a mixture of mulch, rock, groundcover, decorative shrubs and trees.

Landscaped areas should be mulched with bark or stone to retain soil moisture and inhibit weed germination

Rationale

Landscaping can improve ratings of visual quality and improve the character of the neighborhood. Trees provide shade, reduce energy consumption in the summer, help to filter air pollution, and can increase property values.

Design Guidelines

15-1 New construction shall conform to the City Municipal Code Section 17.612.010, “Landscaping requirements,” which states that a maximum of 40% of the front yard setback may be paved for parking and driveways, with an additional 10% for walkways or uncovered patio use. The remaining portion of the yard must be landscaped.

15-2 A minimum of one tree should be planted in the front yard. A minimum of 2 trees should be planted for homes on corner lots when the yard permits full canopy growth.

This landscape demonstrates the effective use of a limited plant pallet with a variety of forms and textures

15-3 Low water alternatives to turf, such as ornamental grasses, shrubs, mulch, and groundcover are encouraged.

15-4 Provide a variety of plant material forms and textures, but avoid using an excessive variety of plant species in non-turf-based landscapes. Keep the plant pallet simple, and use pavers, rock, mulch, and masses plantings to create visual order.

15-5 Bare soil should be planted or mulched with bark, stone, or other suitable materials to avoid unnecessary runoff, retain soil moisture, and inhibit weed germination.

15-6 Street trees should be retained. Consult Urban Forestry in the Department of Public Works for questions regarding the care of street trees. Private tree services are available for consultation before trimming or removal of mature trees on private lots.

15-7 Street trees and plant species should be suitable for the Sacramento climate. Drought tolerant species are encouraged.

15-8 Trees species should be selected so that each tree’s canopy at full growth can be accommodated by the site.

Sustainability Guidelines

15-9 Shade trees should be planted on the south and west of the home to provide summer shade and reduce energy consumption.

15-10 New planting strips located between the sidewalk and street should be a minimum of 6 feet wide to promote the health of shade trees.

15-11 Water Efficient Landscaping Requirements: New construction projects with an aggregate landscape area equal to or greater than five hundred square feet (500) requiring a building permit, plan check, plan review, or design review are subject to Chapter 15.92 Water Efficient Landscape Requirements of the Sacramento City Code.

Native and low water use ornamental plants can significantly reduce water consumption. This low water landscape includes a dry riverbed element.

Source: Jaiguru Nursery Garden

This plant pallet provides a variety of plant forms and textures

16 Irrigation

Design Principle

Irrigation is essential to maintain the health and beauty of a home's landscaping and shall be provided for all infill homes.

Rationale

The seasonal extremes of the Sacramento climate make regular irrigation of planted areas mandatory. Automatic irrigation ensures regular and consistent watering, and promotes healthy landscaping.

Design Guidelines

16-1 New construction projects shall provide landscaping consistent with Sacramento City Code, Sections 17.612.010 "Landscaping requirements," and Chapter 15.92 Water Efficient Landscape Requirements of the Sacramento City Code.

16-2 An automatic irrigation system should be installed in the front yard to provide consistent coverage of all planted areas. A home on a corner lot should have an automatic irrigation system that covers the yards fronting both streets. Automatic controllers with rain shut-off valves provide greater water conservation.

16-3 If there is a front planting strip, the homeowner is responsible for the irrigation and maintenance of it.

16-4 Turf and groundcover are more effectively irrigated with a conventional spray system Head-to-head spray coverage is recommended. Avoid overspray onto sidewalks and adjacent properties.

16-5 A drip irrigation system is recommended for shrubs and trees to provide deeper, more even watering. Drip irrigation also permits greater water conservation than a conventional spray system.

16-6 Irrigation controls must be screened from view by landscaping or other attractive site materials.

A conventional spray system is most effective for turf and groundcover

A drip irrigation system provides deeper watering for shrubs and trees

17 Fencing

Design Principle

Fencing must be of durable materials that are consistent with the style of the home to enhance the overall character of the home and contribute to the positive appearance of the neighborhood.

Rationale

Fencing should be selected to complement the character of the home as well as the overall character of the neighborhood. Front yard fencing should be selected not simply as a security measure, but for its decorative qualities.

Design Guidelines

17-1 Fencing shall be located and constructed in conformance with the City Municipal Code Section 15.156, “Fences,” and Section 17.620, “Wall, Fence and Gate Regulations.” Per code, fencing on the front or side yard adjacent to a street of residential properties shall not exceed 4 feet in height, unless it is made of wrought iron or tubular steel, in which case the fencing may be up to 6 feet in height. However, to increase the aesthetic appeal of the Sacramento neighborhoods, these Design Guidelines discourage the installation of fences over 4 feet in the front yard or a side yard adjacent to the street.

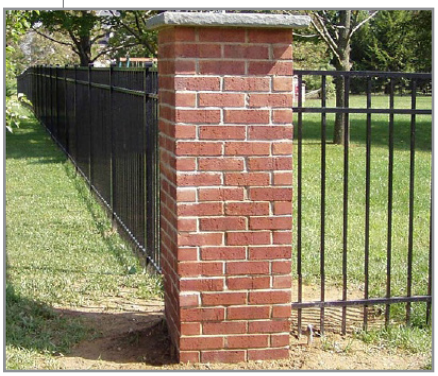
17-2 Fencing must allow unobstructed visibility of the front entrance, and in the case of homes on corner lots, the front and side entrances to promote visual surveillance and aid in crime prevention.

17-3 Front yard fencing should have a minimum of 50% transparency.

17-4 The style, materials, and color of the fencing should complement the style, materials, and color of the home.

17-5 High-quality materials, including wood, metal, stucco, and some forms of vinyl fencing, are acceptable fencing materials. Stucco finish shall be fine sand finish or similar. Avoid heavy dash, sand, lace and skip towel textures.

17-6 Chain link fencing is highly discouraged for use as a front yard feature. Solid stucco walls are also not allowed, but stucco may be used in conjunction with other materials as long as 50% transparency is maintained. The use of chlorine-based vinyl fencing is discouraged.



Metal fence with brick column

Wooden fence with 50% transparency

Metal fence with ornamental top

18 Paving/Hardscaping Surfaces

Design Principle

The paving materials selected should contribute to the overall appearance of the home. Impervious paving surfaces should be minimized, and limited to the driveway, walkways, and patios.

Rationale

Large areas of impervious surfaces, such as concrete and asphalt, should be minimized at the front of the home. Instead, alternatives, such as brick, stone, concrete pavers, and patterned concrete, should be used as appropriate. Some of these alternative forms of paving can offer the added benefit of minimizing storm-water run-off and the need for supplementary irrigation, as water is able to percolate down through the spaces between paving units.

Brick set on sand and gravel base

Design Guidelines

18-1 Paved areas shall not exceed those defined by City Municipal Code Section 17.612.010, “Landscaping requirements,” which states that a maximum of 40% of the front yard setback may be paved for parking and driveways, with an additional 10% for walkways or uncovered patio use.

18-2 Alternative paving surfaces, such as concrete pavers, brick, or stone are encouraged for driveway surfaces to reduce the appearance of large, paved areas.

18-3 Alternative paving surfaces set in a sand and gravel base, which helps to keep storm-water runoff on-site, are encouraged.

18-4 Ground-plane elements, such as paved walkways, should reflect the hierarchical order of their importance. The paved walkway leading to the front entrance of the dwelling is at the top of the hierarchy, and should be the widest walkway. The use of permeable pavers to emphasize the importance of the entrance walkway, while mitigating storm-water impacts, is encouraged.

The front entrance should be the widest walkway. Pavers, stone or brick should be used to emphasize the entrance.

19 Utilities and Storage Facilities

Design Principle

The visibility of utilities and storage facilities should be minimized by placing them at the side or rear of the home and screening them from view from the street.

Rationale

Utilities and service features are less attractive but necessary parts of the home. These features should be placed at the side or rear of the home, and screened by fences and landscaping. Alley access can facilitate placement of and access to these features at the rear of the home.

Design Guidelines

19-1 Trash receptacles should be placed in the side or rear yard and adequately screened by landscaping or a side yard fence.

19-2 Storage sheds should be located in the rear yard. Placement in the side yard is acceptable if the shed is adequately screened by landscaping or a side yard fence.

19-3 Accessory structures should be similar in character and materials to the main building, but subordinate in massing, scale, and height.

19-4 Antennae should be mounted at the rear of the home. Satellite dishes should be mounted on the home to minimize their visibility.

19-5 Heating and cooling units should not be roof-mounted or placed at the front of the home. Heating and cooling units should be placed in the attic or at the side or rear of the home and screened by a side yard fence or landscaping.

Sustainability Guidelines

19-6 Where feasible, heating, ventilation, and air conditioning units should be placed on the north side of the primary structure or garage (if not the street side) to shade the units and minimize energy consumption.

Utility boxes should be screened by taller growing plants

A conspicuous antenna is highly discouraged

20 Access Ramps

Design Principle

Ramps that provide access to the front or side of the home should be safe, designed to match the style of the home, and constructed of durable materials that complement those used on the home.

Rationale

Ramps that provide universal access to homes should be designed so that they look like they are a part of the home to the greatest extent possible. The ramp should be designed to minimize its size and bulk without compromising safety and ease of access. Materials used should complement those used on the home, i.e., a concrete ramp with brick facing could be used on a brick home, while a wooden ramp might be more suitable for a home with wood lap siding.

Design Guidelines

Source: Contempomarin.com

Integrated access ramp partially screened by plants.

20-1 Any ramp providing access to a residence should be designed to meet standards found in the Americans with Disabilities Act, available for review at:

https://www.ada.gov/2010ADAstandards_index.htm

20-2 The ramp should be designed so that it does not detract from existing architectural elements at the front of the home. The specific location and angle of the ramp may vary, depending on the design of the home and its location on the lot.

20-3 Ramps should be constructed of sturdy, long-lasting materials, such as wood, brick, or concrete. Ramp material(s) should complement those used on the home. Where appropriate, facing materials used on the home may be affixed to the side of the ramp.

20-4 Modular aluminum ramps and other temporary ramps are discouraged from use at the front of the home.

Manufactured Homes

Manufactured homes are defined as structures that are transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet (U S Department of Housing and Urban Development 1974).

Unlike Single-Unit homes that are built on-site, and are regulated by construction standards established by various national engineering and manufacturing boards, manufactured homes are regulated by the U.S. Department of Housing and Urban Development (HUD). HUD has established two key regulatory codes:

- National Manufactured Home Construction and Safety Standards Act of 1974 (1974 Act); and the
- Manufactured Housing Improvement Act of 2000 (2000 Act).

Both laws set national standards for construction, safety, and energy conservation during the factory production process. The 2000 Act also provides for a private sector consensus committee to make recommendations every two years on new innovations in manufactured home design.

In addition to these national laws, the State of California also regulates manufactured housing through the Mobile Homes–Manufactured Housing Act of 1980, which is primarily concerned with the proper installation of manufactured homes in mobile home parks.

Local jurisdictions may supplement the manufacturing and installation standards set by HUD and the State of California with standards that regulate the appearance and exterior amenities of manufactured homes.

Although manufactured homes are still fairly uncommon as infill development, they are appealing to some because they are less expensive than site-built homes. Like other forms of infill construction, however, manufactured homes must fit within the overall neighborhood context.

Manufactured homes are no longer simply long, narrow metal boxes Instead, they can be constructed with gabled, tilt-up roofs, porches, built-in garages, and the types of siding and roofing that would be found on a typical site-built home. Manufactured homes will be held to the same design standards as homes constructed on-site and shall be designed to the same design principles and guidelines.

Source: California Institute of Manufactured Homes

Contemporary manufactured homes should include attractive architectural detailing

Manufactured Homes

21 Site Design and Architectural Elements

Design Principle

The manufactured home should complement the architectural style and orientation of neighboring homes, and should be installed on the site to give the appearance of a permanent home.

Rationale

Manufactured homes are traditionally linear in design and construction, with a front entry on the long side of the home. This poses a challenge when placing them on the long, narrow lots often found in some Sacramento neighborhoods, as the “front” entry of older manufactured homes could open onto the side yard.

Newer manufactured homes are more flexible in design and construction, and can be selected to better fit into the context of single-unit neighborhoods. Developers and homeowners contemplating the purchase of a manufactured home should select models and options that reflect the basic design of the single-unit homes on the block where the manufactured home will be installed.

Design Guidelines

21-1 Manufactured homes shall comply with all guidelines for site built homes, as is described in the “Single-Unit and Duplex Residential” section of the Design Guidelines.

Source: Federal Trade Commission

Contemporary manufactured home

Secondary Dwelling Units

Second dwelling units are defined in section 17.108.050 of the Sacramento City Code as “a dwelling unit that is accessory to a single-unit dwelling located on the same parcel as the single-unit dwelling unit is situated”. Standards for secondary dwelling units such as size, setbacks, and other requirements can be found in Section 17.228.105 of the Sacramento City Code.

SECTIONS

- **Architectural Compatibility with Primary Single-Unit Dwelling**

Source: Tumbleweed Tiny House Company

This secondary dwelling unit reflects the design of the primary dwelling unit

22 Architectural Compatibility with Primary Single-Unit Dwelling

Design Principle

The secondary dwelling unit shall be designed to be architecturally compatible with the primary single-unit dwelling and the surrounding neighborhood in terms of scale; massing; and color, material, and texture of all exterior materials, including the roof, siding, window types, detailing, and trim.

Rationale

Structures that are compatible with existing homes contribute to a sense of place and add to the character of the neighborhood.

Design Guidelines

22-1 Second units should be designed with architectural details that compliment those of the existing structure, but are simpler and visually distinguishable.

22-2 The design of the secondary dwelling unit shall conform to the design guidelines applicable to the lot on which the secondary dwelling unit is located. Should the design of the primary single-unit dwelling or surrounding neighborhood conflict with the applicable design guidelines, the design guidelines control.

22-3 The scale and mass of the secondary unit should be secondary to the overall scale and mass of the primary dwelling unit and compatible with the other homes on the block.

22-4 The architectural cladding (siding, brick, stucco, and stone) should be compatible with the primary dwelling.

22-5 The roofing material and color should be compatible that of the primary dwelling. Roofing materials must have a minimum 30-year guarantee.

22-6 Window type, trim, color, and material should be compatible with the primary dwelling.

22-7 New secondary dwelling units should use universal access design features, including “no step” entrances, where topography and site constraints allow.

Appendices

Appendix A - Additional Resources
- Planning and Development Code
- Historic Preservation Standards
- Manufactured Homes

Appendix B - Predominant Residential Architectural Styles
- Ranch
- Minimal Traditional
- Queen Anne
- Bungalow and Sacramento Highwater Bungalow
- Craftsman Bungalow
- Oak Park Vernacular
- South Land Park Eichler
- Mid-Century Modern

Appendix C - Tiny Houses

Appendix D - Sustainability through High-Performance Building Design

Appendix E - Community Policing Through Environmental Design

Appendix F - Glossary of Terms

APPENDIX A - ADDITIONAL RESOURCES

Planning and Development Code

Zoning and development regulations for single-unit development projects can be found in Title 17, Chapters 17.204 and Chapter 17.600 of the Sacramento City Code.

http://www.qcode.us/codes/sacramento/

Home Repair Programs

SHRA administers several home repair and improvement programs, including emergency repair, accessibility, and repair assistance for seniors. Home-owner rehabilitation loans are also available. To learn more about these programs, see the SHRA website or contact the SHRA at (916) 444-9210.

http://www.shra.org/

Historic Preservation Standards

U.S. Secretary of the Interior's Standards for Rehabilitation

The U S Secretary of the Interior sets the standard for the rehabilitation and maintenance of historic structures While these Design Guidelines are not intended to set standards for historic structures, some of the information on this National Park Service website may be useful to individuals who want to learn more about how to protect residential properties that are 50 years old or older.

https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm

City of Sacramento Historic Preservation

The City's Historic Preservation Department oversees the environmental review of potentially historic structures 50 years old or older Structures proposed for demolition may also be subject to review as potentially eligible for listing on the City's register of historic landmarks and contributing resources. The City has adopted the Secretary of the Interior's Standards for review of historic preservation projects under Sacramento Municipal Code, Chapter 17.604 which can be found at:

http://www.qcode.us/codes/sacramento/

Work done in compliance with the U.S. Secretary of the Interior's Standards is considered to have a less than significant impact for purposes of environmental review under the California Environmental Quality Act (CEQA).

APPENDIX A - ADDITIONAL RESOURCES

Manufactured Homes

U.S. Department of Housing and Urban Development

https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/rmra/mhs/mhshome

California Health and Safety Code

http://www.hcd.ca.gov/building-standards/manufactured-modular-factory-built/index.shtml

California Manufactured Housing Institute

www.cmhi.org

APPENDIX B - PREDOMINANT RESIDENTIAL ARCHITECTURAL STYLES

The most typical existing residential architectural styles in older areas of Sacramento are detailed in this section. The architectural styles shown are graphically represented by photos taken within the area. The examples are *not intended to be emulated in new construction in their pure form*, but are provided for informational purposes to help applicants better understand and respond to the existing residential context.

RANCH

The Ranch style home was popular from the 1950s through the 1970s. Low and rambling, the Ranch home occupied more square footage than previous architectural styles. Ranch style homes can have a simple rectangular floor plan, or an L-, T-, or U-shape, with the attached garage usually as one arm of these more complex layouts.

Ranch design features:

- wide, horizontal facade
- built-in garage common
- single story
- hipped, cross-gabled, and side-gabled roofs
- low-pitched roof
- moderate to wide eave overhang
- wood or brick wall cladding (sometimes in combination)
- ribbon windows
- picture windows
- minimal front entry features

Ranch Home

Source: mannahatta.us

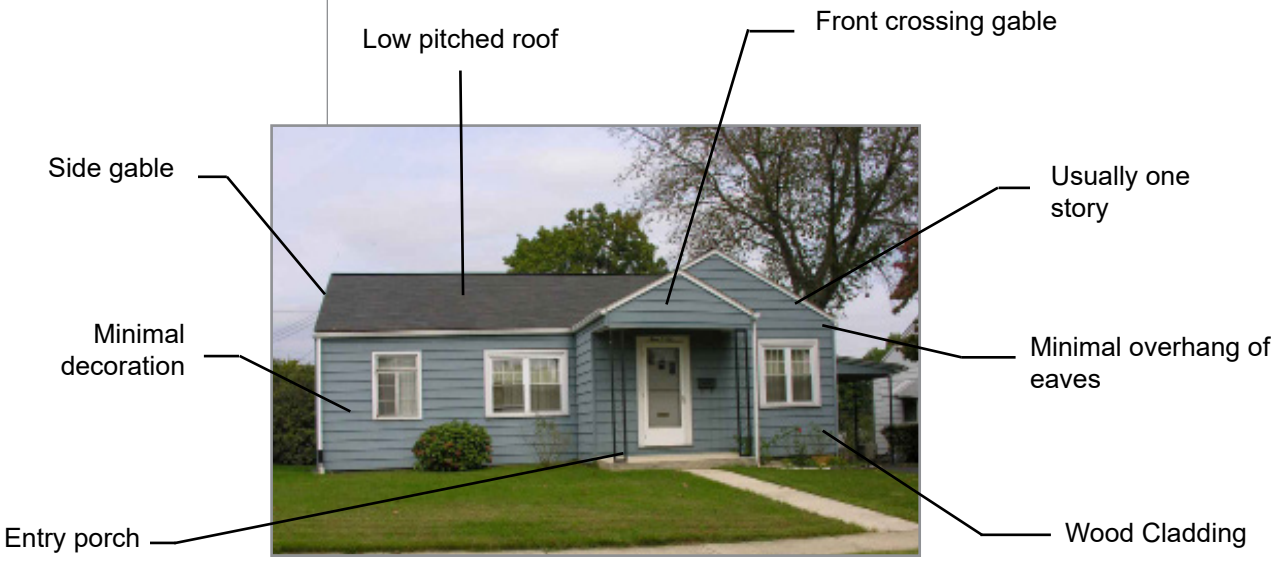
MINIMAL TRADITIONAL

Minimal Traditional was a popular style from the 1930s into the 1950s. The homes were inexpensive to build and allowed a greater proportion of the general populace to enjoy home ownership.

Their styling reflects the influence of Tudor, Colonial Revival, and Craftsman Cottages that were popular through the 1920s. However, Minimal Traditional homes are considerably more streamlined and display simpler decorative features than their predecessors.

Minimal Traditional design features:

- low-pitched roof
- usually one story
- minimal decoration
- side gable roof, sometimes with front crossing gable
- minimal overhang of eaves
- wood or brick cladding
- entry porches



Source: phlooid.com

Minimal Traditional Home

QUEEN ANNE

Typically of wood frame construction with irregular plans, Queen Anne dwellings were popular in the late 19th and early 20th centuries. Numerous Queen Anne homes can be found in Oak Park, particularly in the Residential Special Character Area.

Queen Anne design features:

- asymmetrical facades
- conical or pyramidal roof shapes
- extensive ornamentation
- wrap-around porch
- bays, turrets, dormers, and chimneys common
- vertical massing

Source: upstater.com

Queen Anne Home

BUNGALOW AND SACRAMENTO HIGHWATER BUNGALOW

Traditional bungalow

The Bungalow style was popular during the first 30 years of the 20th century. In fact, most of the smaller homes constructed in the United States during this period were built in the bungalow style, which included many variations, including period revival styling. The Sacramento High-water Bungalow follows the basic bungalow style, with the addition of high foundations to minimize damage from flooding. Both Bungalow and Sacramento Highwater Bungalow homes are found in Sacramento's older neighborhoods.

Bungalow design features:

- one or one-and-a-half stories
- low-pitched roof, often with projecting rafter tails and side gables
- front porch (either partial width or full width)
- stucco, cast plaster, clinker brick, or clapboard exterior walls
- casement, sash, and bay windows, often with awnings and shutters
- tapered square columns on porches

Source: Elizabeth Weintraub

This bungalow has the front crossing gable and square tapered columns

Sacramento Highwater Bungalow design features:

- foundation raised one-half story to minimize impacts of flooding

Source: redfin.com

Sacramento Highwater Bungalow with raised main story

CRAFTSMAN BUNGALOW

A common architectural style in the early 20th century, Craftsman and Craftsman Bungalow homes are distinguished by good workmanship and natural materials, such as wood and stone. There are many homes in older neighborhoods that draw inspiration from the Craftsman style, without having the more elaborate detailing typical of the form.

Craftsman design features:

- one or one-and-a-half stories
- prominent, low-pitched gable or hip roof
- wide eaves with exposed roof rafters
- double-hung windows with small panes in upper portion
- dormer windows or roof vents
- decorative braces
- porch with tapered square columns

Source: Jack Harroun Construction

Bungalow with Craftsman Influences

OAK PARK VERNACULAR

Some homes represent local vernacular forms. Vernacular architecture refers to a type of regional construction that employs common forms and materials, often developed in response to the local climate and building traditions. Vernacular residences drew inspiration from the popular architectural styles of the day, constructed in simplified forms to meet the tastes and budgets of their owners.

Although not representing a specific architectural style, the Oak Park Vernacular form is common in Oak Park and other older neighborhoods, and is exemplified by the following characteristics:

Oak Park Vernacular design features:

- small size (one to two bedrooms)
- ornamentation primarily through structural elements
- windows small in number and area, and usually double- or single-hung sash
- small porch or stoop
- simple roof lines
- horizontal wood lap siding common, with stucco less common

Oak Park Vernacular

SOUTH LAND PARK EICHLER

Eichler homes were constructed in the South Land Park neighborhood in the mid-1950's, and fulfilled a need for post World War II housing. These mid-century modern homes were innovative but of an affordable design and build.

Eichler design features:

- usually one story
- low, horizontal form
- flat or low-slung gabled roof
- front transom windows
- unadorned street facades

South Land Park Eichler home

South Land Park Eichler home

MID-CENTURY MODERN

Mid-century modern is a design movement that was popular from the mid-1940's to the mid-1970's. This style was inspired by high-style prairie architecture and generally included a contemporary aesthetic with an emphasis on form. The mid-century modern eclectic ranch home is common in the Greenhaven and South Land Park neighborhoods, and is exemplified by some of the following features:

Mid-Century Modern Ranch design features:

- flat or low-pitched roof
- built-in garage common
- single story or split-level
- minimal front entry features
- recessed and protected front entry
- constructed close to the ground

Asian-influenced mid-century modern ranch

Mid-century modern ranch located in the Greenhaven neighborhood

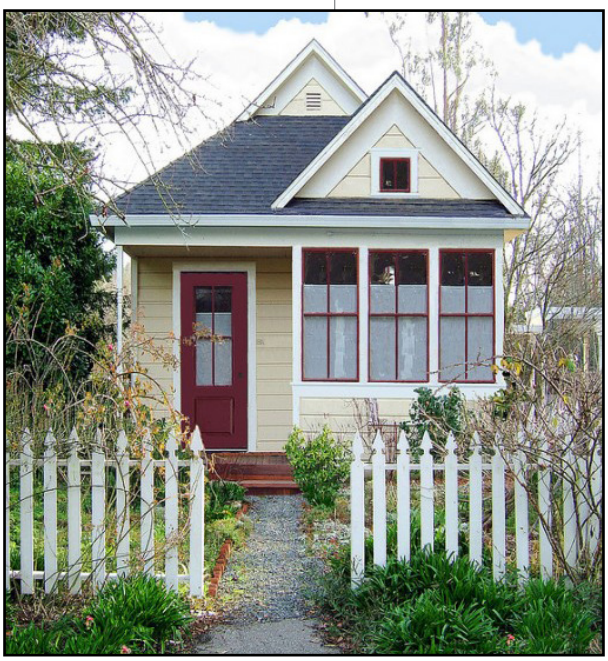
APPENDIX C - TINY HOUSES

The tiny house movement is a social-architectural movement that advocates for small homes and simple living. The movement has grown in the United States and abroad in reaction to excessive materialism, growing average house size, the financial crisis of 2007/8 and recession that followed, and the housing shortage.

Generally, tiny houses are small homes which are less than 500 square feet in size. There are a range of types reflecting various categories, from land use to construction: single-unit detached and second dwelling unit versus multi-unit (tiny apartments); mobile versus fixed foundation; “stick-built” versus manufactured and modular.

It is important to remember that when the differences between the various types of tiny homes begin to blur. From a building code and inspection perspective, what matters is what is allowed under the authority that the dwelling was built under.

Also, while some promoters of tiny houses have led the public to believe that building tiny houses on trailers with wheels or semi-permanent foundations avoids zoning and building codes, this is not true.



Source: Tumbleweed Tiny House Company

Appendix C

DEVELOPMENT STANDARDS FOR TINY HOUSES

The following development standards for tiny houses are drawn from Sacramento City Code, these Design Guidelines, and local building codes.

All Tiny Houses:

- Must be mounted to a permanent foundation (no axles).
- Must be connected to sewer, water and electric services.
- Minimum size: 87 square feet.
- Must meet current edition of the California Residential Code, as amended by local ordinance.
- Must meet applicable Design Guidelines.

TINY HOUSES DESIGN GUIDELINES

Tiny houses follow the same design guidelines as full-size single-unit dwellings, manufactured homes, and secondary residential dwellings. This section summarizes design guidelines that are either special to tiny houses, or require special emphasis.

Since tiny houses do not necessarily fit the context of the surrounding neighborhood in terms of scale and massing, it is even more important that other design elements of tiny houses relate to existing residential structures in the surrounding neighborhood:

- Compatibility: Tiny houses shall be architecturally compatible with the context of the surrounding neighborhood in terms of site design, architectural styles, and architectural elements and details (roofing, siding, windows, and doors).

- Site Design, 1-2 Tiny Houses: One or two tiny houses may be established on a single lot, subject to the requirements and standards of the Planning and Development Code. Smaller lots, such as existing non-conforming lots that are as small as 1,200 square feet, and lots in the R-1A zone, are more appropriate for one or two tiny houses.

- Site Design, Cluster Housing: Clusters of tiny houses may be established on larger lots in multi-unit zones, subject to the requirements and standards of the Planning and Development Code. The R-2A zone is the most appropriate zone for clusters of tiny houses.

- Orientation and Setbacks: Tiny houses that are adjacent to a public street shall reflect the orientation and setbacks of adjacent residential of adjacent structures and be visually compatible with existing houses on the public street.

- Driveways and Parking: Driveways and parking shall be located at the side or rear of the lot. No parking is allowed in the front setback area.

TINY HOUSES EXAMPLES

Source: Ali Drucker

Mobile tiny houses *are small manufactured houses that are on trailer chassis with permanent axles. They are licensed by a state DMV, and have a maximum width of 8' and maximum height of 13'-6" high so that they can be transported on a highway.*

Source: newpartners.org

Modular Home – *This 294 square-foot modular tiny house was built as a post-Katrina emergency housing option*

Modular Homes are a type of prefabricated housing that is manufactured in modular units which are built on a rigid floor that can be lowered onto a foundation at the site. A modular home can consist of a single modular unit (like the one pictured above), or two modules side by side, or two modules stacked, etc. Modular homes typically differ from manufactured homes in that they are built in sections and assembled at the building site. Modular homes are built according to state and local building codes.

Source: foampanellogcabins.homestead.com

Manufactured Homes *are required to have a wheeled chassis that is permanently attached*

Manufactured homes are typically built entirely in the factory according to the federal building code (Code of Federal Regulations, Title 24 Part 3280), which is administered by the Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development.

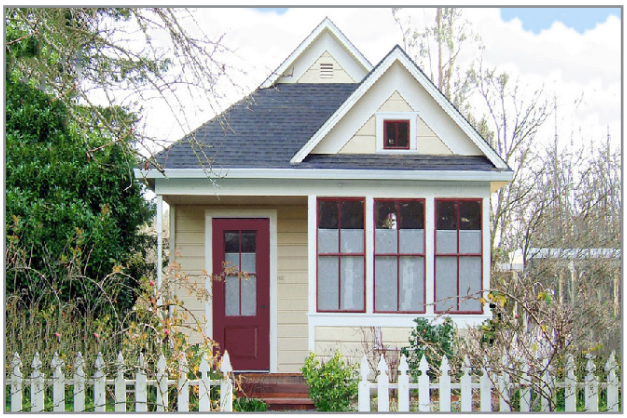
According to the federal building code, “manufactured homes are built as dwelling units of at least 320 square feet (30 m2) in size with a permanent chassis to assure the initial and continued transportability of the home." The requirement to have a wheeled chassis permanently attached differentiates manufactured homes from other types of prefabricated housing, such as modular homes.

(Also see design guidelines for Manufactured Homes in Section 21 of this document)

Technically, the term “mobile home” should not be used interchangeably with “manufactured homes”, as the former is not built to the higher standards which have been in place since HUD began regulating building codes in 1976.

Fixed-foundation homes (sometimes referred to as “stick-build”, and subject to the current edition of the California Residential Code, as amended by local ordinance.

Secondary Dwelling Unit is a land use category, rather than a type of construction. A secondary dwelling unit may also be a tiny house if it is less than 500 square feet in size. Secondary dwelling units are defined in section 17.108.050 of the Sacramento City Code as “a dwelling unit that is accessory to a single-unit dwelling located on the same parcel as the single-unit dwelling unit is situated”. (Secondary dwelling units may be up to 1,200 square feet in size, but these are not considered tiny houses.) Standards for secondary dwelling units such as size, setbacks, and other requirements can be found in Section 17.228.105 of the Sacramento City Code.



Source: Tumbleweed Tiny House Company

Source: Tumbleweed Tiny House Company

Fixed Foundation – *Tiny houses are also available on the same traditional fixed foundations that most larger homes are built on. Fixed foundations can offer a more solid structure with better insulation underneath, and less framing than is needed in mobile platforms.*

APPENDIX D - SUSTAINABILITY THROUGH HIGH-PERFORMANCE BUILDING DESIGN

The City encourages builders and owners to construct structures that are designed, built, renovated, operated or reused in an ecological and resource-efficient manner. Buildings should be designed to meet certain objectives such as protecting occupant health; using energy, water, and other resources more efficiently; and reducing the overall impact to the environment. These design features are not only the responsible thing to do for the environment and our community but they will also help lower expenses and create a more comfortable living space.

While the City has included a number of sustainability design guidelines in this document, this appendix includes more resources to assist in building cost-effective, ecological and resource-efficient buildings.

Whole Building

Build It Green, New Home Construction Green Building Guidelines, December 2005

www.builditgreen.org/newconstructionguidelines.pdf

Celery Design Collaborative, San Mateo Countywide Guidelines: Sustainable Buildings, February 2004

www.recycleworks.org/greenbuilding/gbg_intro.html

U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program. The LEED program is intended to promote "green" design and construction practices that can result in more environmentally sensitive site design, water quality and management practices, energy conservation, and the use of sustainable materials. For more information, go to:

www.usgbc.org/DisplayPage.aspx?CategoryID=19

Energy

Sacramento Municipal Utility District (SMUD)
SMUD offers a variety of resources, including a reference room, educational workshops and seminars, and a program that promotes the use and evaluation of innovative technologies by consumers

Overview of SMUD Programs:

www smud.org/education/

Promotions, Rebates, and Financing Website:

www.smud.org/residential/saving/rebate.html

Residential Solar Website:

www.smud.org/green/solar/index.html

Appendix D

Lighting

California Lighting Technology Center, Residential Lighting Design Guide,
Best Practice and Lighting Design to Help Builders Comply with California's 2005 Title 24 Energy Code

http://cltc.ucdavis.edu/title-24-residential-lighting-design-guide

Energy Design Resources, Day-lighting Design Brief

http://www.energydesignresources.com/resource/19/

Water

California Urban Water Conservation Council, H2ouse: Water Saver Home Website

www.h2ouse.org

Landscaping

Sacramento Tree Foundation, Publications and Guidelines Website

www.sactree.com/aboutUs/publications.html

Materials

California Integrated Waste Management Board, Construction and Demolition (C&D) Debris Recycling Specifications

www.ciwmb.ca.gov/ConDemo/Specs/

Green Project Specifications

www.ciwmb.ca.gov/greenbuilding/Specs/

Green Product Directories

www.ciwmb.ca.gov/greenbuilding/ToolKit.htm#Product

APPENDIX E - COMMUNITY POLICING THROUGH ENVIRONMENTAL DESIGN

Crime prevention through environmental design (CPTED) is a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts.

The theory of CPTED is based on the idea that crime results partly from opportunities presented in the physical environment.

The following list of CPTED design guidelines can enhance the safety of single-unit dwellings and neighborhoods:

- Elevate the house above the sidewalk and street and provide a front porch big enough to seat a couple of people outside with views of the street.
- Front walkways, driveway, and entrances should be overlooked by windows and/or porch.
- Windows on all sides of the house should provide full visibility of the property. (Orient the kitchen sink toward the front with a window.)
- The front door should be at least partially visible from the street
- Provide appropriate illumination to doorways that open to the outside and to sidewalks.
- Provide lighting that enables pedestrians to see clearly and to identify potential threats at night. Exterior lights should be recessed or in full cutoff fixtures to avoid glare.
- Select and install appropriate landscaping that will allow unobstructed views of vulnerable doors and windows from the street and other properties. Avoid landscaping that might create blind spots.
- Maintain landscaping to achieve:
  - Unobstructed views of vulnerable doors and windows from the street and other properties.
  - Neat and orderly appearance, which provides social cues that emphasize ownership and reduce vandalism and crime (“broken window theory”).
- Utilize plant material with thorns: Roses, holly, bougainvillea, pyracanthra, barberry bush, natal plum, holy grape, etc.
- Define property lines and private areas with plantings, pavement treatments, or partially see-through fences. Make private areas distinguishable from public areas.

A tall hedge can provide a good place for intruders to hide and should be avoided

APPENDIX F - GLOSSARY OF TERMS

Arcade: a roofed passageway with shops on either side

Balustrade: a railing with supporting columns known as balusters

Capital: the uppermost section of a column or pillar, which is often decorated

Cladding: the protective exterior surface of a building, such as wood, metal, brick, or stucco

Cornice: a crowning, overhanging projection from the roof, usually the uppermost segment of the entablature in classical architecture

Cupola: a small dome on a roof, or a circular or polygonal turret

Dormer: a structure projecting from a sloping roof that usually includes a small gable with one or more vertical windows

Entablature: the three layers above a column in classical architecture, consisting of the architrave, frieze, and cornice

Facade: the exterior surface of a building

Gable: the triangular end of a wall above the eaves that abuts the roofline above it

Infill: new construction on vacant or redeveloped lots within an established neighborhood

Manufactured Home: a factory-built home that is shipped to and installed at the site Massing: the arrangement of the physical volume of a building

Mullion Window: a window with vertical and horizontal strips that divide the window into separate panes

Parapet: a low wall along the edge of a roof

Pitch (of a roof): recorded as a ratio of vertical to horizontal measures A 5:12 roof, for instance, means 5 inches of vertical rise for every 12 inches of horizontal run

Plinth: the solid base of a column or pillar, which is often square, round, or rectangular

Portico: a range of columns or arches connected to or merged with the facade of a building that forms a walkway or porch

Ribbon Window: A horizontal series of narrow or vertical windows across the facade of a building

Running Gear: the tires, wheels, axles, and springs that allow a manufactured home to be moved from place to place without dismantling it

Appendix F

Setback: (1) The prescribed distance between the lot line and the edge of the building's footprint. (2) The horizontal distance between the exterior wall of one floor and the next story exterior wall.

Sidelight: an area of framed glass along the sides of a door

Site-built: constructed at the site of the building without use of prefabricated sections

Streetwall: the line or "wall" formed by the front facades of buildings on a block or street

Transom: an area of framed glass at the top of a door or window