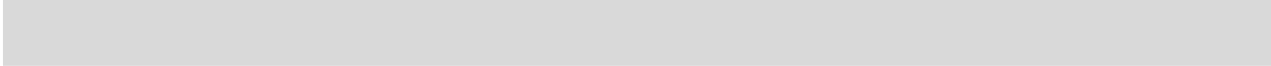


# Infill Housing Design Standards

Citywide Design Review Area  
July 2020

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# Introduction

This document articulates design principles and objective design review standards for housing development projects with two or more dwelling units, including a single-unit dwelling with an attached accessory dwelling unit, that are either residential-only projects or part of a mixed-use development in which the residential use constitutes at least two-thirds of the total gross building square footage.

This document establishes design principles and standards intended to promote and protect the public health, safety and general welfare of the community by carrying out the following goals:

- Support infill housing development that is consistent with adopted city policies such as smart growth, resiliency, sustainability, and utilization of existing infrastructure.
- Promotion of a positive environment for the residents with sustained quality and adequate amenities.
- Compatibility with surrounding properties.
- Contribution to and enhancement of the character, value and livability of Sacramento's neighborhoods.
- Direct and safe pedestrian access to adjacent transit and activity center locations.
- Clear, consistent and specific objective standards to provide developers with a timelier, cost effective, and more certain review process.

# How to Use this Document

This document summarizes the principles and rationale behind the objective design standards. Project applicants and their design team will use this document to enhance their understanding of the purpose of each design standard.

Design standards are mandatory (required). Standards are expressed in this document using the words “must,” “shall,” “will,” “is to,” and “are to”. The word “may” is permissive, meaning allowed but not required. The word “should” is not included in this document because it means strongly recommended, which is a guideline, not a standard.

Each section of the document includes Principles, Rationale, and objective Checklist Design Standards as defined below:

Design Principles: Represents the prescriptive or mandatory elements of project planning or design that will be used by the City to determine compliance. Principles are broad in scope and allow for some flexibility in approach and alternative design solutions.

Rationale: The underlying reason or explanation for the Principle.

Checklist Design Standards: Each design criteria includes objective measurable standards for design approval. Compliance with these criteria is mandatory for approval under this standard.

## Site Design Principles

This section discusses the location of structures on the lot, their orientation toward the street and adjacent buildings, and the location of parking lots and parking structures.

Good site design of structures shall ensure that residents can easily access them from the street, with entryways clearly located on the street side. Parking areas, utilities, and service facilities shall be located toward the rear of the site. Common spaces shall be toward the interior of the site so that all residents can easily access these facilities, and to provide additional safety for small children.

### **SECTIONS:**

- **Site Planning**
- **Building Orientation**
- **Setbacks**

## **1 Site Planning**

### **Design Principle**

Site planning shall address how the various components of a development (e.g., buildings, pedestrian and vehicular circulation, parking, open space, etc.) relate to adjacent streets and existing development, and how the various components relate to each other within the development site to foster a cohesive, safe, and interactive environment.

### **Rationale**

Appropriate building location and site organization can help to create an interesting and safe streetscape that promotes interaction and visibility. For example, pedestrian-oriented ground floor retail combined with residential development can provide “eyes on the street,” and increased activity and security for the corridor.

### **Checklist Design Standards**

- 1-1** Locate structures so that entries, porches and balconies face a street, alley, or common open space of at least 10' in width.
- 1-2** For projects of more than 150 dwelling units, provide amenities to serve residents that include at least 1,000 square feet of open park or plaza space, 10 benches and tables, and one play lot for children.

## **2. Building Orientation**

### **Design Principle**

Building orientation and positioning of other elements on a site (e.g., entrances, parking lots, and driveways) shall be planned to address the street with entries and active uses to assure both a viable, safe, and attractive site design. Duplex and multi-unit structures shall present a façade that encourages interaction with the street by including entry features, windows, and landscaping along the side of the building.

### **Rationale**

Building orientation plays an important role in neighborhood context, particularly in proximity to residential development and activates the building to best interact with the street. Duplex and multi-unit structures that are adjacent to a public street shall encourage residents to actively engage with that street through a variety of design elements. In addition to improving the visual quality of the streetscape, design elements shall allow residents to see and be seen from the street, enhancing neighborhood interaction and improving safety.

### **Checklist Design Standards**

- 2-1** Duplex and multi-unit buildings on a site perimeter are to be oriented to the adjacent public street by providing windows from living rooms, dining rooms, kitchens, and bedrooms windows, porches, balconies and entryways or other entry features along the street.
- 2-2** Publicly visible walls containing blank areas of greater than 400 square feet are prohibited.
- 2-3** The main entrances to residential buildings shall face the adjacent roadways and/or open space features.
- 2-4** Pedestrians shall have a path of travel a minimum of 4' wide and ADA compliant from the principal building entrances to the street.
- 2-5** Windows in buildings are to be designed and located so as not to allow a direct view into directly adjacent building windows.

### **3 Setbacks**

#### **Design Principle**

Setbacks of duplex and multi-unit residential structures shall reflect the adjacent commercial or residential context.

#### **Rationale**

When duplex or multi-unit residential structures are placed on busy commercial streets, smaller setbacks that locate the building as close to the street as feasible. When a multi-unit structure is constructed near single-unit residential neighborhoods, setbacks shall be increased, but buildings shall be oriented towards the street to increase walkability.

#### **Checklist Design Standards**

- 3-1** Multi-unit developments of more than two buildings shall be designed with setbacks that are offset by at least two feet to a street wall.
- 3-2** Site plans shall have a variation in both the street patterns and the siting of structures so that the appearance of the streetscape is not repetitive. Continuous lines of buildings with the same setback are not allowed. If there is more than one building adjacent to the same street frontage, those buildings shall have different setbacks from the street.
- 3-3** Individual buildings shall be designed with an articulated front; wall surfaces offset by at least 12", bays, if provided, with a projection of at least 24" and porches closer to the street than recessed garages.



## Parking / Circulation

The visual prominence of vehicles shall be minimized by generally siting parking areas to the rear or side of the property rather than along street frontages, providing underground parking, and screening parking areas from views exterior to the site. Parking shall be designed to minimize potential pedestrian conflicts.

### **SECTIONS:**

- **Vehicle Circulation / Parking**
- **Garages / Carports**
- **Pedestrian Circulation**

## **4 Vehicle Circulation / Parking**

### **Design Principle**

Parking shall be located at the rear or interior of the complex, where feasible. Parking lots that face the street or are on the side of duplex or multi-unit housing shall be minimized.

### **Rationale**

Residential structures shall encourage residents to have an active relationship with the street(s) adjacent to the development. To this end, parking lots shall be located at the rear or in the interior of the development so as not to interfere with access to the street or interior common spaces

### **Checklist Design Standards**

- 4-1** Surface parking lots and garages shall be located to the side or rear of buildings or in basements and not adjacent to public roadways.
- 4-2** Landscaping a minimum width of 6' clear and walkways a minimum of 4' wide shall be provided between buildings and paved parking areas. Parking directly against buildings is not allowed.
- 4-3** Parking fields are to be constructed as small lots no larger than 50 cars per individual lot and may be interconnected by drive aisles if separated by landscaped medians not less than 10' in width and planted with trees and landscaping.
- 4-4** Covered parking may be provided but it shall not interfere with pedestrian access or access to interior common spaces.

## **5 Garages / Carports**

### **Design Principle**

The visibility of garages from the public right of way shall be minimized. Garages shall be located beneath, at the side, or at the rear of structures. Garage and carport materials and architectural styles shall complement the materials and styles of the primary buildings.

### **Rationale**

Garages are not a desired building element on primary facades or street frontages. To minimize the visual prominence of garages, they shall be placed underneath or at the rear of structures if feasible. Garages shall be grouped in small clusters rather than unbroken lines.

### **Checklist Design Standards**

- 5-1** Carport roofs shall match the materials and colors of the structures. If carport roofs are flat or need to vary from the design of adjacent buildings, they shall be located interior to the site and shielded from street views.
- 5-2** Setbacks of garages shall be varied by at least 2 feet between buildings to avoid a singular line of garage walls. Garage entrance shall be on the side or the rear if feasible
- 5-3** Rows of garages or carports around the perimeter of a development are not allowed adjacent to any public street.

## **6 Pedestrian Circulation**

### **Design Principle**

Structures shall present a facade that encourages interaction with the street by including entry features, windows, and landscaping along the street side of the building. Structures and site design shall provide protection from moving vehicles for people traveling between buildings and to and from community amenities.

### **Rationale**

Structures that are adjacent to a public street shall encourage residents to actively engage with the street through a variety of design elements. In addition to improving the visual quality of the streetscape, design elements shall allow residents to see and be seen from the street, enhancing neighborhood interaction and improving safety. Developments must provide for safe pedestrian connections within a development so that all ages have access to the amenities of the site.

### **Checklist Design Standards**

- 6-1** Pedestrian walkways and paths of travel shall not be combined with, or be a part of driveways unless textures, patterns, and colors are provided to designate pedestrian crossing areas and entries. Pedestrian walkways adjacent to parking areas and driveways shall have a minimum grade separation of 6".
- 6-2** Pedestrian pathways shall include landscaping. Amenities such as trellises and benches shall be provided on any pedestrian path longer than 200 feet.

## Landscaping / Open Space

Residential projects shall be designed to maximize opportunities for creating usable, attractive, and integrated open space.

Landscaping can be used to complement buildings and to make a positive contribution to the aesthetics and function of the specific site and the area. Planted areas shall be used to enhance the appearance of structures, define site functions, and screen undesirable views.

Open space areas shall be linked among adjacent developments to allow shared open space opportunities, with a goal of providing contiguous regional open spaces and greenbelts.

Usable, attractive and functional open space and landscaping provide for a pleasant and sustainable living environment, which ultimately contributes to property values. Landscaping also provides cooling shade and helps to improve air quality.

### **SECTIONS:**

- **Common Open Space**
- **Landscaping**
- **Irrigation**
- **Common Open Space for Multi-Unit Dwellings and Mixed-Use Developments**

## **7 Common Open Space**

### **Design Principle**

Common open spaces that are easily accessible and visually appealing shall be provided in multi-unit resident communities. Units that are adjacent to common spaces shall have entry features and windows that open onto those common spaces.

### **Rationale**

Common spaces shall ideally foster a sense of community, which can be facilitated by building facades that allow residents to see and use common spaces. Common spaces shall offer amenities that invite use, such as seating, shade, and tot lots.

### **Checklist Design Standards**

- 7-1** All units that overlook interior common spaces shall have kitchen, living room, or bedroom windows that allow residents to see the common space areas.
- 7-2** Common facilities that are located on the ground level such as recreation rooms, and laundry and mail areas shall be located adjacent to any ground level common open space and connected by pedestrian ways a minimum of 4 feet wide.

## **8 Landscaping**

### **Design Principle**

Sacramento native and drought tolerant landscaping shall be provided within all street side setbacks, common areas, and parking lots to provide shade and create visually appealing exterior spaces. Landscaping elements shall be selected not only with consideration for the style of the duplex or multi-unit structures but shall also consider native landscaping and drought tolerant properties.

### **Rationale**

A variety of landscaping plants and materials can contribute to the visual interest of a neighborhood.

### **Checklist Design Standards**

- 8-1** Exterior spaces shall be designed to provide a path of travel to the public street with landscape that includes trees and ground plants.
- 8-2** Street-facing elevations, if provided with a setback, shall be designed with landscaping adjacent to their foundation or porch face.
- 8-3** Landscaping and/or architectural treatments shall be provided to screen views of service elements that include storage areas, trash enclosures, mechanical equipment, transformers, HVAC and other similar elements. Screening shall be either landscaping a minimum of 3 feet high or architectural screens designed to match building features.
- 8-4** Unpaved areas shall be planted with irrigated plant materials.
- 8-5** Architectural features: trellises, arbors, and perimeter garden walls are required to match the building design materials.
- 8-6** All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet.
- 8-7** CPTED standards for landscaping shall be followed. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
- 8-8** Only deciduous shade trees are permitted around the east, west and south sides of residences to help reduce cooling loads during the summer and allow solar gain during the winter months.
- 8-9** Trees shall be planted in the setbacks and common areas at intervals appropriate to the full spread of the mature trees as determined by the Department of Public Works Urban Forestry section.
- 8-10** Plant species shall be suitable for the Sacramento climate. Low-water landscaping materials are required. All new landscaping shall comply with the City of Sacramento Water Conservation Ordinance (15.92).
- 8-11** All planting areas, including those designed to accommodate the 2-foot overhang on parking spaces, shall be landscaped with groundcover or other planting materials.
- 8-12** Landscaping shall not impede access to fire hydrant connections.

## **9 Irrigation**

### **Design Principle**

An automated irrigation system shall be provided for new construction to maintain the health and positive appearance of all landscaped areas.

### **Rationale**

The seasonal extremes of the Sacramento climate make regular irrigation of planted areas mandatory. Automated irrigation ensures regular and consistent watering and is desirable for the health of landscaping.

### **Checklist Design Standards**

- 9-1** An automated irrigation system shall be installed to provide coverage of all irrigated landscaped areas.
- 9-2** Irrigated landscape areas shall comply with the City of Sacramento's Water Efficient Landscape Requirement (15.92)
- 9-3** Automated controllers with rain shut-off valves are required.
- 9-4** Irrigation controls must be screened from view by landscaping or other attractive site materials.



## **10 Common Open Space for Multi-Unit Dwellings and Mixed-Use Developments**

### **Design Principle**

Common open space shall be situated to allow for shared open space opportunities among all multi-unit residents.

### **Rationale**

Usable, attractive and functional space and landscaping provide for a pleasant and sustainable living environment and safe outdoor play area.

### **Checklist Design Standards**

- 10-1** Multi-unit projects of more than 10 units shall include delineated common use space.
- 10-2** Exterior common areas shall be accessible by a walk a minimum of 4 feet wide and disabled accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system.
- 10-3** The placement of air conditioning and other mechanical equipment shall not reduce provided private open space by more than 10%.

## Lighting / Security

Residential projects shall be designed with no gaps in lighting and with eyes on the street and crime prevention through environmental design in mind.

### SECTIONS:

- **Lighting**
- **Security / Crime Prevention Through Environmental Design**

## **11 Lighting**

### **Design Principle**

Project lighting shall respect the scale and character of the adjacent residential neighborhood. Lighting shall not intrude or create a nuisance towards adjacent properties. At the same time, lighting shall provide for adequate visibility and security for residents.

### **Rationale**

Lighting not only provides for increased security and visibility but can also contribute to the design of a project.

### **Checklist Design Standards**

- 11-1** Exterior lighting shall not be wall mounted industrial light packs and shall be the same architectural style of the building.
- 11-2** Parking areas and entry drives shall be lighted to facilitate pedestrian movement and safety meeting CPTED Standards. Lighting shall be provided for pedestrian safety as required by City code. Lighting shall be contained within the project property boundaries as required by City code. Pole mounted lighting shall be no taller than 16 feet.
- 11-3** Pedestrian path poles shall not be taller than 12 feet. Site lighting shall be contained within the property boundaries. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties. Provide a Photometrics plan to demonstrate light containment on site and compliance with CPTED standards for light maximum, minimum and contrast.
- 11-4** All outdoor lighting shall provide even light around the property. Exterior walkways, alcoves, plazas and passageways shall be illuminated to a maintained minimum of ¼ foot candles per square foot of surface area at a 2-foot candle average and a 4:1 average to minimum ratio. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K. Lights shall be on at night with photosensitive timers so they go on at dusk and off at dawn.

## **12 Security / Crime Prevention Through Environmental Design**

### **Design Principle**

Crime Prevention Through Environmental Design – or CPTED, is the proper design, maintenance, and use of the built environment.

### **Rationale**

CPTED shall be incorporated into a design to enhance the quality of life and reduce both the incidence and the fear of crime.

### **Checklist Design Standards**

- 12-1** For security, where landscaping is provided between the sidewalk and a building entrance or window, shrubbery above 30” in height is prohibited.
- 12-2** Windows shall be free of obstructions, such as bushes, trees, and walls, so that there are clear views from inside the dwelling units to streets, common spaces, and parking spaces.
- 12-3** Barriers between outdoor areas on the project property, ~~such as~~ fences and walls, shall be designed to be at least 50% transparent.
- 12-4** Shared facilities, such as laundry rooms or mail rooms shall be located adjacent to primary residential and community uses such as clubhouses and doors to these shared facilities shall have windows with direct views to pedestrian walkways.
- 12-5** All exterior unit doors shall have wide-angle viewers (peep holes).
- 12-6** All exterior doors, alcoves, hallways, stairwells, parking areas, pedestrian walkways, and recessed areas shall be illuminated with wall or ceiling mounted light fixtures and connected to photosensors.
- 12-7** There shall be a clear transition between the City sidewalk or public property, and the development’s property. This is to be achieved through changes in pavement textures or landscaping.

## Accessory Structures / Infrastructure

Amenities and accessory structures (such as community rooms, mail rooms/kiosks, recreation rooms, garages, carports etc.) shall be centrally located and easily accessible by residents. Service elements and infrastructure such as trash enclosures, loading docks and mechanical equipment shall be located away from street views.

### SECTIONS:

- **Storage / Accessory Structures / Mechanical / HVAC / Utility Equipment**
- **Trash / Recycling Enclosures**

## **13 Storage / Accessory Structures / Mechanical / HVAC / Utility Equipment**

### **Design Principle**

Service elements and infrastructure such as loading docks and mechanical equipment shall be located away from street views.

### **Rationale**

Unsightly and poorly located service elements can detract from the compatibility with main building designs and create hazards for pedestrians and autos.

### **Checklist Design Standards**

- 13-1** The roof pitch of accessory structures shall be the same as the roof slope of primary structures. Materials and colors shall also match the primary structures.
- 13-2** When provided, resident storage areas shall be integrated into the building design. Storage facilities integrated with carports shall have architectural treatment to match the buildings.
- 13-3** Mechanical equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners or similar mechanical devices) shall be concealed with ground mounted walls or fencing or if roof mounted, with mechanical screens or roof wells.
- 13-4** Utility equipment such as transformers, electric and gas meters, electrical panels and junction boxes on primary public street views shall be screened by walls and/or landscaping.

## **14 Trash / Recycling Enclosures**

### **Design Principle**

Trash enclosures shall be located away from street views and shall have roofs.

### **Rationale**

Unsightly and poorly located service elements can detract from the compatibility with main building designs.

### **Checklist Design Standards**

- 14-1** Trash enclosures shall comply with City standards for construction. Enclosures are to contain both waste disposal and recycling containers. Provide for green waste and organic food waste containers if required. Containers shall not block each other for access to the user or for trucks emptying them.
- 14-2** All enclosures shall have access routes that do not have vertical curbs in the path of travel to the truck. Materials for sidewalk or driveway access are to be concrete and flat to prevent wheels from becoming stuck.
- 14-3** Trash storage areas are to be located away from any views from the public right of way.
- 14-4** Trash enclosures are required to be constructed of concrete block. Split face block, brick, stucco or similar quality materials are allowed. The use of unsurfaced concrete block is not allowed.
- 14-5** Landscaping is required at the solid walls of any trash enclosures for screening.
- 14-6** Trash enclosures that include a roof shall have a roof that matches the building design.

## Fencing / Walls

It is important for multi-unit projects to have connections to the surrounding neighborhood or streets, but at the same time promote the safety of residents.

Where fencing and gating are part of a project, they shall be integrated into the overall design which contributes to the long-term value of a project, and the neighborhood as well.

### SECTIONS:

- Fencing / Walls



## **15 Fencing / Walls**

### **Design Principle**

Fencing shall complement the design of the buildings and not obstruct physical or visual access.

### **Rationale**

Although the City recognizes the need for security measures, it is not recommended that multi-unit projects become walled-in enclaves with few connections to the surrounding neighborhood or streets. Where fencing and gating are part of a project, they shall be integrated into the overall design and still allow direct connection to City sidewalks.

### **Checklist Design Standards**

- 15-1** Sound walls, masonry walls or fences shall be designed with changes in plane, height, material or material texture. Masonry walls shall change material, plane, or height every 100 feet. Fences shall have masonry columns every 40 feet. Tubular iron architectural fencing may be continuous in height and material.
- 15-2** Gating shall be the same style of the fencing.
- 15-3** Acceptable fencing materials include tubular architectural metal, wrought iron/brick mix, hedges, brick, split faced concrete block and wood. Chain link fencing, barbed wire, and security tops to metal tubular fencing are not allowed.
- 15-4** Fencing shall not create a complete barrier to pedestrian movement to or within the site. Provide for pedestrian gates that are accessible and code compliant.
- 15-5** Fencing shall not block or impede the use of hydrants or fire department connections or hydrants. All gates shall have “knox” access for emergency use subject to review and approval by the City of Sacramento Fire Department.

## Drainage / Water Quality

In accordance with the Federal Water Pollution Control Act (also known as the Clean Water Act), the City is required to implement a Comprehensive Stormwater Management Program in order to reduce pollutants in urban runoff to the maximum extent practicable.

### SECTIONS:

- **Parking Lots**

## **16 Parking Lot Water Quality**

### **Design Principle**

New multi-unit development shall incorporate design features which provide for on-site source and treatment of urban runoff.

### **Rationale**

Controlling urban runoff pollution from new developments during and after construction is critical to the success of Sacramento's Comprehensive Stormwater Management Program (CSWMP).

### **Checklist Design Standards**

- 16-1** Parking lots which are part of new developments with one acre or more impervious area are required to provide treatment control measures that capture and treat stormwater runoff through settling, filtration, and /or biodegradation. The treated runoff must then be released to the storm drain system or percolated into the ground.
- 16-2** Integrate treatment measures with areas used for landscaping. Vegetated swales and filter strips, if required, shall meet the Department of Utilities, Stormwater Management Program.

## Architectural Elements

Quality in detail and design contributes not only to the long-term value of a project, but the neighborhood as well. The use of different “styles” and materials are intended to add variety to the buildings just as is most often found in cities that have evolved over time.

### SECTIONS:

- **Architectural Variety**
- **Scale / Massing / Articulation**
- **Facades / Entries**
- **Materials / Textures / Colors**

## **17 Architectural Variety**

### **Design Principle**

New duplex and multi-unit residential developments shall consider the scale and character of the adjacent residential neighborhood through attention to views, building scale and orientation and proximity to adjacent uses.

### **Rationale**

A variety of design styles and materials shall be utilized to create interesting streetscapes. Quality in detail and design contributes to the long-term value of a project.

### **Checklist Design Standards**

- 17-1** Projects with multiple buildings and a total unit count of more than 150 units shall include at least two different styles of buildings. The style difference must include one of the following: variation of exterior finish materials, variation of roof forms and roof elements, and variation of building offsets, bays, and entry elements.
  
- 17-2** Duplex and multi-unit projects shall be designed to respect the privacy of surrounding uses. Upper story views into adjacent yards are to be screened or blocked. Site buildings and add screening features to reduce encroachment on the privacy of adjacent residences. Windows shall be offset between buildings, and patios and balconies shall be screened from adjacent units.

## **18 Scale / Massing / Articulation**

### **Design Principle**

Duplex and multi-unit projects shall be compatible with their surroundings with respect to building height, width, surface area, setbacks, and articulation.

### **Rationale**

Stair stepping building height, breaking up the mass of the building and shifting building placement can help mitigate the impact of differing building scales and intensities.

### **Checklist Design Standards**

- 18-1** Facades longer than 100 feet shall be designed with surface and height breaks of at least two feet in height or two feet in depth
- 18-2** Elevations visible from streets shall contain features to provide visual interest, including wall or window bays, porches with posts or columns, dormers, gable roof elements, wainscoting in a material different from the wall material, shutters, or window boxes.
- 18-3** Townhouse or rowhouse units shall have varying front setbacks of no less than two feet and shall provide staggered roof planes related to the wall plane breaks.
- 18-4** Elements such as roof dormers, hips, gables, balconies, wall projections and porches are required to break up the mass of building facades. Not less than 40% of the length of a building façade shall be treated with such elements. End units shall have the same design elements as front facades. Unarticulated and windowless walls are not allowed.

## **19 Facades / Entries**

### **Design Principle**

Designs within a specific project area need to be consistent in scale and character, but not to the point of being identical or repetitious. Variety and distinctiveness in design are desirable.

### **Rationale**

Quality in detail and design contributes not only to the long-term value of a project, but the neighborhood as well.

### **Checklist Design Standards**

- 19-1** Upper story windows shall be recessed from the wall surface by a minimum of 2" or shall have surface trim and sills.

## **20 Materials / Textures / Colors**

### **Design Principle**

New duplex and multi-unit developments shall incorporate a mixture of materials, textures, and colors to create a clean, uncluttered design.

### **Rationale**

A variety of quality materials can avoid a project appearing overly bulky and can contribute to quality building design.

### **Checklist Design Standards**

- 20-1** Exterior finish materials shall consist of stucco, wood siding, dimensional profile metal architectural siding, fiber cement products, stone, and/or brick. Plywood siding, including T-111 is not allowed.
- 20-2** The use of a variety and combination of building materials is required with a minimum of three materials used on the project.
- 20-3** Signs shall be consistent with City Sign Code standards.
- 20-4** Materials and colors shall be placed using the building mass elements as defined edges.
- 20-5** Roof materials, such as concrete and clay tile, are allowed. Composition shingles of the heavy laminated 35 year guarantee dimensional type is allowed. Dimensional profile metal architectural roofing is allowed. Wood shake or shingle roofing is not allowed.



## **Mixed-Use Development**

Incorporating residential units within mixed-use developments provides opportunities to facilitate a mixture of neighborhood-serving businesses and residences. This can encourage a variety of housing types that can capitalize on ready access to commercial and retail establishments.

### **SECTIONS:**

- **Site Orientation**
- **Building Design**
- **Windows/Entries**
- **Horizontal Mixed-Use**

## **21 Site Orientation**

### **Design Principle**

New mixed-use developments shall be located at or near the property line, and oriented with active ground floor uses that directly connected to the public and semi-public realm.

### **Rationale**

Active ground floor non-residential uses create an active pedestrian realm, that is an engaging and well-populated environment with a variety of uses and activities.

### **Checklist Design Standards**

- 21-1** Buildings shall be located adjacent to the street at the front setback line, immediately behind a public or semi-public space, or behind a landscaped area such as an outdoor seating area for a restaurant.
- 21-2** Mixed-use buildings shall be designed with commercial storefronts on the ground floor and residential units above or live-work residential units on the ground floor.
- 21-3** The street corners of corner sites shall include buildings, public plazas, or open space areas.

## **22 Building Design**

### **Design Principle**

New mixed-use developments shall avoid design that creates a continuous façade that looks overly long and bulky without articulation to minimize the bulk of the building.

### **Rationale**

No official architectural style is dictated or preferred, but the goal is to create unified and harmonious building compositions, promote quality architecture, and visual diversity.

### **Checklist Design Standards**

**22-1** Building materials of different type or form shall be used to differentiate building planes.

## **23 Windows / Entries**

### **Design Principle**

New mixed-use developments shall incorporate windows and entries that are clearly distinguishable in form and location, and appropriate for the use.

### **Rationale**

Well-designed windows and entries can enhance a building's design and strengthen the pedestrian realm.

### **Checklist Design Standards**

- 23-1** At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.
- 23-2** Doors at retail storefronts shall be provided with clear glazing.
- 23-3** Service or employee doors that are visible from public streets or walkways shall be glazed with translucent glazing.
- 23-4** Upper story windows shall be recessed from the wall surface by a minimum of 2".
- 23-5** Commercial storefronts where provided and unless required by specific area design standards, provide shall have clear, street-oriented display windows a minimum of 50% of the street frontage. These windows shall provide visual access to the inside of the buildings.
- 23-6** Ground floor retail windows shall be of a storefront design and shall be larger in proportion than upper floor residential windows.

## **24 Horizontal and Vertical Mixed-Use**

### **Design Principle**

New horizontal and vertical mixed-use developments shall incorporate a mixture of commercial and residential land uses. Projects shall have an open space network that uses plazas and other open space elements to connect uses. These provisions only apply to the commercial portion of the project.

### **Rationale**

Strong pedestrian connections between various uses via paths, plazas, and other pedestrian oriented connectors provides for use of all elements.

### **Checklist Design Standards**

- 24-1** Buildings shall be arranged with open space and walks connecting directly with both residential and commercial uses.
- 24-2** Provide a publicly accessible minimum 4-foot-wide pathway from a public sidewalk to plazas, courts or open space designed in the project.
- 24-3** Parking areas shall be located on the sides and or rear of projects with pedestrian connections to the buildings.