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Appendix A: Curtis Park Village Single Family Home Design Guidelines

Residential History and Neighborhood Context

It is the intention that single-family residential areas of Curtis Park Village will be reflective of the quality and design of the existing Curtis Park neighborhood that surrounds the project site to the north and east. Now one of the most mature and desirable neighborhoods in Sacramento, Curtis Park was originally developed from ranch and farm land as one of the city's first suburbs in October 1887 when an auction was held to sell lots in "Highland Park", a part of what would become the Curtis Park neighborhood. Curtis Park continued to develop during the early 20th century as one of the "streetcar neighborhoods". Development of Curtis Park continued with the Curtis Oaks and West Curtis Oaks in addition to Highland Park subdivision. In 1907 and 1909 right-of-way and land was deeded to the Western Pacific Railroad on the west side of Curtis Park neighborhood for the shops and railyards to serve the needs of the Western Pacific in Sacramento. This is the area that contains the 72 acres of the Curtis Park Village site.

Home designs in Curtis Park Village are intended to reflect the design and pattern of homes found in the existing Curtis Park neighborhoods. These tend to typically be predominately bungalows including single and two story homes in a variety of eclectic styles including California mission, arts and crafts, English cottage and Tudor revival, and many others. Newer infill homes and remodel of existing homes throughout Curtis Park reflect both tradition and contemporary influences. Many infill and remodeled homes are two stories in response to the challenge of building larger homes on smaller lots. While cement plaster is a common exterior cladding material a variety of exterior finishes including wood lap siding and brick may also be seen with new construction generally reflective of the quality and detail of the original homes in the neighborhood.

Residential Character Area

The residential character to be emulated in the single-family homes within Curtis Park Village can be found in the Residential Character Area north of Sutterville Road, south of 2nd Avenue, east of Franklin Boulevard, and west of 21st Street. The homes within the Residential Character Area represent a variety of architectural styles, including Victorian, Queen Ann, Craftsman, Bungalow,

Sacramento highwater, California Mission, English County Cottage, Tudor Revival, Curtis Park vernacular, and various period revival styles. Although a few streets represent a mixture of styles, many blocks and streets have some consistency of style and materials, representing the numerous small subdivisions constructed by the firms working the area at the time.

Of the many styles represented, Craftsman and Mediterranean or California Mission influences are perhaps the most common. These homes tend to be one and one-and-a-half to two stores in height with gable roofs particular to the Craftsman style and front porches with sturdy, square support columns. Common building materials include wood, brick, and plaster.

Flooding was frequent in Sacramento during the late 19th and early 20th centuries and many of the homes building during that time period have high foundation with the main story a half floor above the ground level. These homes are known as Sacramento highwater homes, and can generally be found in Victorian and Bungalow styles.

Single-Family Residential

There are many ways to design a good home. The City Development Services Department has pre-approved home plans that can aid the new home building and reduce application time, and these plans do not exhaust the many possible design options.

The home design as shown in the graphic below displays some the key characteristics that are recommended in the design Standard and Guidelines, and how these design features might be applied to all residential projects. This sample home is intended as an example only, since the Guidelines are sufficiently flexible to allow for many variations in home style and design. Additional guidelines for the Residential Character Area are relevant for that area only.

INSERT GRAPHIC

SITE DESIGN

Site design addressed 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 emphasize respect for the context of established structures. In addition, new homes, infill homes, and additions, where appropriate, should:

- reflect the scale of existing homes on the block;

- in most cases, the home should be located toward the front of the lot with minimal setbacks;
- provide an entry facing the street or easily identifiable from the street to create a welcoming appearance and to give homes “curb appeal”;
- minimize the appearance of the garage by locating it at the side or rear of the home; and
- minimize the appearance of mass in tow-story home with an articulated façade.

1 Setbacks and Orientation

Design Principle

The front setback and the placement of the home on the lot shall correspond to the prevailing setback of other homes on the block to create a consistent appearance along the street.

Rationale

Setbacks may be slightly varied to create interest but should contribute to the established assemblage of homes on the block and help to form a “streetwall” on the public right-of-way. Front yard setbacks should also meet City standards where possible. However, homes within the Residential Character Area often have front setbacks that are smaller than those required by the City. Where this occurs, front setbacks should be an average of the existing setbacks on the block.

General Design Standards and Guidelines

- 1.1 Homes should be oriented toward the front of the lot with front entries facing the street or easily identifiable from the street to encourage an active visual relation with the street.
- 1.2 Construction should generally be parallel to lot lines.
- 1.3 The front setback of a home should be an average of the setbacks of the other home on the block.
- 1.4 Infill structures should reinforce the existing rhythm of building widths and setbacks.
- 1.5 Setbacks shall be consistent with the following:

Alley Loaded Lots (40' x 100' typical)

Front: 12.5' to 18'
Side: 5'
Corner Lot Side (45' wide typical): 10'
Rear (Garage along alley): 3'-6' for single loaded alley
Rear (Structure): 10'

Street Loaded Lots (50' x '100' typical)

Front: 12.5' to 18'
Side: 5';
Corner Lot Side (55'typical): 10' setback
Rear - 10'

Deep Street Loaded Lots (50' x '120' typical)

Front: 15' to 18'
Side: 5'
Corner Lot Side (55'typical): 10' setback
Rear: 10'

Double Lots (Alley Loaded or Street Loaded)

Front: 12.5' to 18'
Side: 5'
Corner Lot Side: 10'
Rear (Garage along alley): 3'-6' for single loaded alley
Rear (Structure): 10'

Row Housing Lots (30'x 80' typical, zero lot line to minimal side setback)

Front: 5'
Side: Setback on the adjacent lot to the zero setback side yard lot shall be either 0' or 5'
Rear (Garage along alley): 3'-6' for single loaded alley

Cottage Lots (zero lot line to minimal side setback)

Front: 12' along public ROW, 10 ft. on internal lots
Side - 0' to 5'
Rear - 0'

Reduced parking requirements - one on-site parking space required; not necessary to have a garage.

Sustainability Guidelines

- 1.5 Homes should be designed and oriented on the lot to maximize solar access on southern exposures so that such features as photovoltaic solar panes and daylight can be incorporated into the design of the home, when feasible.

2 Scale and Mass

Design Principle

Although one and one-and-one-half story homes are allowed most homes within Curtis Park Village are anticipated to be two to two-and-one-half stories in height. Homes shall be compatible with the overall scale and mass of other homes on the block. An infill home or an addition to an existing home shall be compatible with the scale and mass of the existing home, as well as with the scale and mass of other homes on the block

Rationale

The scale and mass of homes within Curtis Park Village are met to be evocative and reflect the diversity of the existing Curtis Park neighborhood. The establishment of a “streetwall” along public rights-of-way and a consistency of scale and mass are desirable in the neighborhoods of Curtis Park Village. New homes, infill homes, and additions to existing homes should respect each other and earlier, established homes by minimizing the appearance of bulk and mass through site layout and architectural design.

General Design Standards and Guidelines

- 2.1 Homes should be oriented perpendicular to the street to minimize the appearance of mass.
- 2.2 The mass of a larger structure should be broken down into smaller components that are similar in scale to other buildings in the neighborhood.
- 2.3 The garage shall be located at the rear of the lot with either alley access or side driveway access for front access lots.
- 2.4 Contemporary homes are typically constructed as concrete slab-on-grade. The concrete slab of the newer home should be treated in one or more of the following ways:
 - The height of the slab could be increased.
 - The soil under the slab could be graded so that it is above the grade of the surrounding yard.

- The home could be constructed with raised wooden subfloor. In this case, the home could also have a raised entry that steps down to the ground level.

General Design Standards and Guidelines for Infill Construction

- 2.5 Homes on long, narrow lots should be oriented perpendicular to the street to minimize the appearance of mass.
- 2.6 The mass of a larger structure should be broken down into smaller components that are similar in scale to other buildings in the neighborhood.
- 2.7 The garage shall be located at the rear of the lot with either alley access or side driveway access for front access lots.
- 2.8 Contemporary homes are typically constructed as concrete slab-on-grade. When infill homes are constructed in areas where older homes are raised above grade, the concrete slab of the newer home should be treated in one or more of the following ways:
 - The height of the slab could be increased.
 - The soil under the slab could be graded so that it is above the grade of the surrounding yard.
 - The home could be constructed with raised wooden subfloor. In this case, the home could also have a raised entry that steps down to the ground level.

General Design Standards and Guidelines for Additions

- 2.9 Additions should respect the massing, scale, and height of the primary structure.
- 2.10 Additions should not visually interfere with but should compliment the original structure.
- 2.11 Additions that are taller than the original building should be located at the rear of the building so that the new addition does not visually overpower the original structure.
- 2.12 Large additions should be broken down into smaller, varied components that relate to the scale and massing of the original structure.
- 2.13 Contemporary homes are typically constructed as concrete slab-on-grade. When infill homes are constructed in areas where older homes are raised

above grade, the concrete slab of the newer home should be treated in one or more of the following ways:

- The height of the slab could be increased.
- The soil under the slab could be graded so that it is above the grade of the surrounding yard.
- The home could be constructed with raised wooden subfloor. In this case, the home could also have a raised entry that steps down to the ground level.

2.14 When constructing an addition beneath a home, the home should be excavated rather than raised. Visual impacts to the home should be minimized, with the design of the raised portion compatible in scale and character to the original structure.

Sustainability Guidelines

2.15 Solar access for daylighting and solar panels should be considered in massing design. Glazing should be located predominantly on the north and south sides of the home. Glazing on the west side of the home should be minimized unless the west side of the structure is the street side.

3 Number of Stores

Design Principle

One, two, and three story homes are acceptable in Curtis Park Village. The structures should be designed to minimize the appearance of mass of the third story.

Rationale

Although there are many two-story homes in Curtis Park, the majority of homes are one story. Because two and three story homes 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.

General Design Standards and Guidelines

3.1 The front of the home should not present an unbroken two or three story wall to the street. Facades should be articulated to break up the surface, add interest and minimize the appearance of mass. Articulation should include at least two of the following features:

- protruding or recessed façade surfaces
 - bow, bay, or dormer windows
 - horizontal elements such as cornices, window lintels, or horizontal bands:
 - porches or porticoes
- 3.2 All sides of the homes should be given visual interest through the careful placement of windows, while also protecting the privacy of the adjacent home. No side of a multi-story home should present an entirely blank façade.
- 3.3 Porches and porticoes in multi-story homes should be one story to maintain the proportion and context of the surround homes on the block and provide an inviting entry in a pedestrian scale to the street.
- 3.4 Architectural elements, such as dormers, multiple gables, and windows, should be added to the upper stories to impose articulation and break up the façade, where feasible.
- 3.5 Duplexes and fourplexes constructed on narrow lots (40 feet wide or less) should be designed as two-story stacked unites. These structures should conform to the same principles outlined above, with articulation and the addition of architectural elements.

4 Garages

Design Principles

The garage shall be placed at the rear of the primary residence to minimize its visibility from the street, and shall match its character and materials.

Rationale

To emphasize the front entryway and porch and minimize the prominence of the garage, the garage should be placed rear of the home. The garage can be placed along the side of the residential lot provided that the garage is recessed well behind the front façade of the house.

General Design Standards and Guidelines

- 4.1 Garages shall conform to all relevant City of Sacramento regulation and guidelines, including City Municipal Code Section 17.80.040, "Residential Accessory Structures and Use Regulations".
- 4.2 On-site parking may be an attached or a detached garage. Attached garages should be recessed a minimum of 18 feet behind the front façade (the main front wall) of the home.
- 4.3 Detached garages are recommended 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.
- 4.4 Garage design, siding, roofing, trim, and window materials should match the material used on the home.
- 4.5 City Municipal Code permits a carport if 50 percent or more of the dwelling on the block do not have enclosed parking. The carport should be designed to the same standard as an enclosed garage, with similar roofing material and roof pitch.
- 4.6 Many older homes in Curtis Park have Porte-cocheres along the side of the home with detached garages at the rear of the lot. Porte-cocheres are allowed provided they meet City Municipal Code. The Porte-cochere should be designed to the same standard as the residential structure or a front porch and is to be compatible with the overall design of the structure.

Sustainability Guidelines

- 4.7 Single-car garages or tandem garages are encouraged to reduce the extent of paved driveway areas.
- 4.8 Reduced alley aprons are encouraged to decrease pavement runoff.

5 Parking

Design Principle

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

Rationale

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.

General Design Standards and Guidelines

- 5.2 Unless specifically required in the Curtis Park Village PUD Design Guidelines, parking shall conform to all relevant City of Sacramento regulations and guidelines, including the City Municipal Code Section 17.64.020 "Parking Requirement by Land Use Type", which state that one off-street parking space is required per dwelling unit.
- 5.3 Alley access is preferred in areas where it is feasible within Curtis Park Village.
- 5.4 Concrete and asphalt are typical driveway paving materials. Alternative driveway paving surfaces, such as mortared brick or concrete paves, and tinted concrete, are encouraged to minimize the appearance of monotonous paved front yards. Permeable materials, such as pavers, cobblestone, or similar treatments, are also recommended paving materials for driveways. Driveway strips with turf between the trips are another desirable alternative. Alternative treatments must be approved by the relevant reviewing agencies per City development standards for paving surfaces.

ARCHITECTURE

Architecture addresses the built form of the home, along with its detailing. Homes and additions to homes should respect the architectural style of established homes on the block, while also reflecting contemporary construction methods.

Curtis Park has experienced decades of infill development which lends interest and variety to the neighborhood. The new homes in Curtis Park Village can continue this trend by bringing fresh new style while still emphasizing respect for the overall scale of the existing Curtis Park neighborhood.

All architectural elements should be constructed of high-quality materials to promote longevity and a pleasing appearance. Variety of design and materials is desirable within the single-family home area of Curtis Park Village if complementary to the existing Curtis Park neighborhood context.

6 Architectural Character and Detailing

Design Principle

Homes shall be designed in a cohesive architectural style that complements the best examples of existing resident development in the Curtis Park neighborhood.

Rationale

Structures that are compatible with the existing Curtis Park neighborhood will contribute to a sense of place and add to the character of the area helping to knit the railyards back into the urban environment and the neighborhood. Use of stylistically cohesive, character-defining features, such as porches, columns, balustrades, brackets, rafters, and decorative trim enhances visual compatibility.

General Design standards and Guidelines

- 6.1 The architectural design should complement the architectural styles of the exiting homes in the Curtis Park neighborhood.
- 6.2 New stylistic interpretations of tradition architecture are encouraged. The plans should follow fundamental design principles without copying them. Architectural features and detailing should be proportional to the scale of the home, as well as to other homes on the block or a similar architectural style.
- 6.3 Additions should be designed with architectural details that are similar to those of the existing structure, but simpler and visually distinguishable.
- 6.4 Individual elements in a structure should be consistent with that structure's overall design or style.
- 6.5 A contemporary sundeck may be included in the design of the structure provided that it does not visually detract from the main building. The scale, material, color, and detail of the deck should be compatible with the building.
- 6.6 All elevations should be given equal design treatment and architectural consideration.

7 Roof Styles

Design Principle

The design of a roof shall correspond to the prevailing designs of roofs on homes in the existing Curtis Park neighborhood and the roof design shall be compatible with the overall design and architectural style of the home. The design of the roof on additions and renovations shall correspond to the roof style an pitch of the existing structure.

Rationale

The pitch, style, and orientation of the roof on a home should be similar but not necessarily identical to the roof styles of the surrounding homes on the block. Roofs pitches and materials should be complimentary from home to home but should also be in keeping with the architectural style and design of the individual home. However, the pitch, style, and orientation of the roof on a renovation or addition should be identical to that of the existing home. Any crossing gables should match the established pitch and style of the existing roof.

General Design Standards and Guidelines

- 7.1 The roof pitch and overhang on structures should be compatible with the architectural style of the home.
- 7.2 Whenever possible the roof pitch and overhand should be similar to those of existing homes on the block and similar to existing homes in Curtis Park.
- 7.3 Flat roofs are discouraged and should only be used when appropriate for the architectural style of the structure.
- 7.4 Infill homes should respect the primary gable orientation of the majority of existing homes on the block.
- 7.5 The roof forms and sloped of additions should similar to those of the original structure. The roof of additions should be subordinate to that of the primary building. Gable, hip, and shed roofs are appropriate for additions.
- 7.6 A dormer should be compatible wit the scale of the primary structure. The number and size of dormers should not be visually overwhelming. Dormers should be placed below the ridgeline of the primary roof.
- 7.7 Roof overhand ranging from 18 to 36 inches are encouraged to promote window shading and building longevity when appropriate to the architectural design of the home.

8 Entry Features

Design Principle

Homes shall have an entry feature such as a porch, overhang feature, or stoop that faces the street and defines the entry to the home from the street.

Rationale

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

Porches and other entry features are common architectural elements in homes in Curtis Park. Porch elements in these older homes differ greatly, ranging from solid, square columns of Craftsman homes, to the deep recesses and covered walkways of California Mission Revival homes, to the delicate turned balusters in Queen Anne homes. Entry features should be consistent in design and scale with the architectural style of the home and the predominant style of the block while providing diversity and interest to the home and the block from the street.

General Design Standards and Guidelines

- 8.1 Entry features are encouraged on all homes.
- 8.2 Entry porches and porticoes in two and three story homes should be one story to minimize the appearance of bulk and offer an appropriately scaled pedestrian entry to the home.
- 8.3 Entry features should be built to a depth of 6 feet from the front of the entry feature to the front façade of the home: however, shallower entry features will be considered on a case-by-case basis.
- 8.4 The scale and 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.
- 8.5 Porches and portico columns should be given some form of detailing, such as a defined plinth and capital, when appropriate to the architectural style of the home.
- 8.6 Porch columns and railings should be constructed of high-quality materials that complement the materials used in the overall exterior of the home.

9 Doors

Design Principle

Doors shall be made of high-quality 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 offers security and visual appeal. For this reason, doors should be made of high-quality materials that protect the home, while also offering aesthetic appeal through decorative elements that correspond to the style of the home.

General Design Standards and Guidelines

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

9.2 Doors should not be flat surfaces, but should include raised panels, glass, or some other form of detailing an articulation appropriate to the architectural style of the home.

9.3 Doors should be of high-quality material, such as metal or solid-core wood.

9.4 Doors may be metal or wood-frame. High-quality 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.

9.5 Horizontal sliding doors are highly discouraged.

10 Windows

Design Principle

Windows shall be constructed of high-quality materials and designed to complement the style of the home.

Rationale

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

General Design Standards and Guidelines

10.1 Windows should complement the style of the home.

10.2 Windows with multiple panes provide interest and definition to a home's façade and are encouraged.

10.3 Window frames, sash, trim, and sills may be wood, vinyl, or a paintable fiberglass composite.

10.4 A consistent window treatment should be used on all sides of the building.

10.5 Reflective or tinted glass and opaque plastic skylights are discouraged.

10.6 Windows used in additions and renovations should be similar to those in the primary structure.

Sustainability Guidelines

10.7 The use of insulating or energy efficient glazing such as LoE2 is encouraged to increase energy efficiency.

10.8 Prismatic glazing is encouraged to increase the energy efficiency of skylights.

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

11 Siding

Design Principle

The siding used on a home or addition shall be durable, consistent with the style and character of the home, and complement the siding material used on other homes on the block.

Rationale

Siding should not only complement the style of a new home but should be consistent with siding materials commonly used on other homes in the neighborhood and consistent with the architectural style of the structure to avoid appearing out of context. Siding materials in additions and renovations should match the siding on the existing home to the greatest extent possible.

Common siding materials used on homes in the Residential Character Area include brick, stone, wood lap siding, wood shingles, and cement plaster. The predominant material depends on the predominant architectural style of the home.

General Design Standards and Guidelines

11.1 Wood lap siding, wood shingles, brick, stone, and cement plaster (stucco) are acceptable materials. The siding should always reflect the architectural style of the house and be appropriate for the design.

- 11.2 Wood lap siding should be applied horizontally and should be similar in scale, proportion, texture, and finish used on other homes on the block and appropriate to the architectural style of the home.
- 11.3 Several lap siding materials are available with some recommended over others. Lap siding made of wood or cement fiber is recommended. Lap siding of vinyl, T1-11 plywood, and aluminum are not recommended.
- 11.4 Cement plaster (stucco) must be smooth or imperfect smooth troweled texture. Spray-on stucco is not allowed and foam trim sprayed with stucco should be avoided.
- 11.5 The use of two materials, with one employed as wainscoting, can often add to the interest of the home.
- 11.6 Avoid highly reflective metals, glass, plastic, and vinyl.
- 11.7 The color, texture, bonding pattern, and grout profile of brick should be similar to established uses of brick on the buildings in the Residential Character Area.

12 Roofing

Design Principle

Roofing on homes in Curtis Park Village shall be durable and complement the architectural style of the home. Roofing on an addition or renovation shall 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 context. For example, high-quality metal roofing may be appropriate in some rural or resort settings but is uncommon in the Curtis Park neighborhood and therefore may be inappropriate.

General Design Standards and Guidelines

- 12.1 Roofing materials must have a minimum 30 year guarantee. Roofing with a 40 year guarantee is encouraged.
- 12.2 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.

12.3 The following materials are recommended: laminated dimensional (asphalt) shingles, wood shingles/shakes, laminated dimensional fiberglass shingles, lightweight concrete shingles, terra cotta tile or lightweight concrete tile, or slate shingles.

12.4 Metal roofing is typically inappropriate and is discouraged.

12.5 Composition shingles should only be rolled over side barge boards when appropriate to the overall design of the structure.

12.6 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.

12.7 Ogee gutters should be used on structures building in a tradition style of architecture. Fascia gutters are more appropriate to ranch style and more contemporary homes.

Sustainability Guidelines

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

12.9 Homeowners are encouraged to consider roofing options that include recycled content.

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

13 Lighting and Addresses

Design Principle

Light fixtures shall be consistent with the architectural style of the home and shall 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 to the home.

General Design Standards and Guidelines

- 13.1 Light contributes to the security of the home and is required for the front entryway, walkways, and garage area. Recessed entryways should be clearly lit.
- 13.2 Lighting fixtures should be design for exterior use and should be weather resistant.
- 13.3 The address should be illuminated and clearly visible at night.
- 13.4 The address numbers should be 4 to 8 inches high.
- 13.5 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 as long as it is still clearly visible from the street and illuminated at night.
- 13.6 .Lighting fixtures should be directed away from adjacent areas to minimize light pollution.
- 13.7 Light fixtures and address numbers style and design are to be consistent with the architectural style of the house.

Sustainability Guidelines

- 13.8 Compact fluorescent bulbs and photocell sensors are encouraged to achieve energy efficiency.

SITE ELEMENTS

Site elements include those features that are auxiliary to the home, such as landscaping, fencing, and paving. Site elements are typically used to enhance the appearance and functionality of the home.

High-quality site elements can increase the beauty and value of the home and, when carefully selected, can also contribute to the visual continuity of the street and the neighborhood.

14 Landscaping

Design Principle

Landscaping shall be used around the home to positively contribute to its appearance and give a sense of visual continuity along the street. The front yard shall be planted with landscaping materials that may include a mixture of turf, groundcover, and decorative shrubs.

Rationale

A variety of landscaping plants and materials can contribute to a positive sense of place in a neighborhood. Trees provide shade, reduce energy consumption in the summer, help to filter air pollution, and provide visual interest along the street. The neighborhoods surrounding Curtis Park Village have many mature trees that contribute to the positive character of the area. Curtis Park Village will include planting of many trees that, in time, will reflect the surrounding neighborhoods and contribute to the urban forest of the City of Sacramento.

General Design Standards and Guidelines

- 14.1 Landscaping shall conform to all relevant City regulations and guidelines, including the City Municipal Code Section 17.68.010, "Landscaping Requirements" which states that a maximum of 40 percent of the front yard setback may be paved for parking and driveways with an additional 10 percent for walkways or uncovered patio use. The remaining portion of the yard must be landscaped.
- 14.2 Alternative to turf, such as groundcover that can tolerate foot traffic or "no-mow" and native grasses, are encouraged.
- 14.3 Bare soil should be planted or mulched with bark, stone, or other suitable materials to avoid unnecessary runoff.
- 14.4 A minimum of two trees should be planted in the front yard. A minimum of three trees should be planted at homes on former lots where the size of the yard permits full canopy growth.
- 14.5 Street trees are to be provided at a maximum of 30 feet apart in the street tree planter between the curb and the sidewalk. Consult the City Urban Forest Division 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.
- 14.6 Refer to the following lists for more information about recommended species:
 - **Sacramento Tree Foundation**
www.sactree.com/treeinfor/treesWeOffer.html

- **Municipal Utility District (SMUD)**
www.smud.org/residential/saving/trees/index.html
- **City of Sacramento Department of Parks and Recreation**
www.cityofsacramento/parksandrecreation/urbanforest/index.html

14.7 Street trees and plant species should be suitable for the Sacramento climate. Low-water landscaping materials are encouraged to conserve water.

14.8 Trees species should be selected so that each tree's canopy at full growth can be accommodated by the site. A variety of tree species representing a range of sizes will contribute to the visual interest of the yard and is recommended.

14.9 Homeowners are particularly encouraged to plant deciduous shade trees and shrubs that shade the east, south, and west sides of the home to minimize solar heat gain and increase energy efficiency. Shade trees should be planted to shade pavement areas to reduce heat transmission and energy consumption.

15 Irrigation

Design Principle

Irrigation is essential to maintain the health and beauty of a home's landscaping.

Rationale

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

General Design Standards and Guidelines

15.1 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 yard fronting both streets. Automatic controllers with rain shut-off valves provide greater water conservation.

15.2 The homeowner is responsible for irrigation and the maintenance of it in the front planter strip between the curb and the sidewalk along the street.

- 15.3 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.
- 15.4 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.
- 15.5 Irrigation controls must be screened from view by landscaping or other attractive site materials.

16 Fencing

Design Principle

Fencing must be of high quality 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 for its decorative qualities and should complement the character of the home as well as the overall character of the neighborhood.

General Design Standards and Guidelines

- 16.1 Fencing shall be located and constructed in conformance with the Sacramento Municipal Code Section 15.156, "Fences", and Section 17.76, "Wall, Fence, and Gate Requirements".
- 16.2 Fencing must allow unobstructed visibility of the front entrance and, in the case of homes on corner lots, the front and any side entrances.
- 16.3 Front yard fencing should have a minimum of 50 percent transparency.
- 16.4 The style, materials, and color of the fencing should complement the style, materials, and color of the home.
- 16.5 High-quality materials, including wood, metal, cement plaster (stucco), and some forms of vinyl fencing, are acceptable fencing materials. Cement plaster must be smooth or imperfect smooth texture consistent with the design of the house.
- 16.6 Chain link fencing is not allowed as a front yard fence.

16.7 The use of chlorine-based vinyl fencing is discouraged.

17 Paving/Hardscaping Surfaces

Design Principles

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

Rationale

Large areas of impervious paving surfaces made up of materials such as concrete and asphalt should be minimized at the front of the home. Instead, alternative surfaces 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 runoff and the need for supplementary irrigation, as water is able to percolate down through the spaces between paving units.

General Design Standards and Guidelines

17.1 Paved areas shall not exceed those defined by City Municipal Code Section 17.68.010, "Landscaping Requirements", which states that a maximum of 40 percent of the front yard setback may be paved for parking and driveways, with an additional 10 percent for walkways or uncovered patio use.

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

17.3 Alternative paving surfaces that help to keep Stormwater Runoff on-site are encouraged.

18 Utilities and Storage Facilities

Design Principle

The visibility of utilities and storage facilities shall be minimized by placing them at the side or rear of the home and screening them from view from the street. When utility equipment must be located at the front of the home every attempt shall be made to minimize the visual intrusion of the equipment into the home, yard, and 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 whenever possible or appropriate.

General Design Standards and Guidelines

- 18.1 Trash receptacles should be placed in the side or rear yard and adequately screened by landscaping or a side yard fence.
- 18.2 Storage sheds should be located in the rear yard. Placement in the side yard is acceptable if the shed is adequately screened from the street by landscaping or a side yard fence.
- 18.3 Accessory structures should be similar in character and materials to the main building but subordinate in massing, scale, and height.
- 18.4 Antennae should be mounted at the rear of the home. Satellite dishes should be mounted on the home to minimize their visibility from neighbors or the public right-of-way.
- 18.5 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. Solar panels do not need to be screened.
- 18.6 Where feasible heating, ventilation, and air condition 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.

19 Access Ramps

Design principle

Ramps that provide access to the front or side of the home shall be safe and 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 single-family 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

- 19.1 Any ramp providing access to a single-family residence shall be designed to meet standards found in the Americans with Disabilities Act, available for review at www.ada.gov/stdspdf.htm. Under ADA standards a ramp shall be designed with a slope ranging between 1:12 and 1:20 (5 to 8 percent slope) and shall include 60 inch landings at the top and bottom of any run. A handrail shall be included on all ramps higher than 6 inches.
- 19.2 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.
- 19.3 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.
- 19.4 Modular aluminum ramps are discouraged from use at the front of the home.