



III. RESIDENTIAL DESIGN GUIDELINES

Maintaining neighborhood character and ensuring quality design in all residential areas strengthens neighborhoods. If not thoughtfully designed, new housing can adversely affect existing neighborhood character. Especially in previously undeveloped areas, the design of new projects will greatly influence later surrounding development.

High-quality single-family and multi-family dwelling units should protect the privacy of adjacent residential units and complement other houses within the same block. These residential design guidelines protect and enhance the quality of all neighborhoods. Riverside's Zoning Code reinforces these strategies with consistent development requirements.

A. SINGLE-FAMILY RESIDENTIAL DESIGN

Single-family residential uses are lots or parcels containing single-family detached units or attached housing. The following Guidelines apply only to single-family residential uses.

1. SINGLE-FAMILY SITE PLANNING

How a building is placed on a site has a powerful impact on how a project is perceived by neighbors and on how well it "works" for occupants. Both location and appearance of the site entry are critical to the public image of a building. Likewise, setbacks can affect public perception of the project, either by reinforcing the pattern in the surrounding neighborhood or by consciously breaking that pattern. Finally, a building's placement on a site will influence the degree to which climate will impact the building. The following guidelines apply to siting of single-family residences:

- a. Integrate new single-family residential developments into their built surroundings. In particular, encourage a strong relationship between the new dwelling and the street.



Riverside's rich residential architectural history is exhibited in this Queen Anne Victorian home.





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Front porches and entries are oriented toward the street providing visual interest from the street. See guideline III.2.1.c.



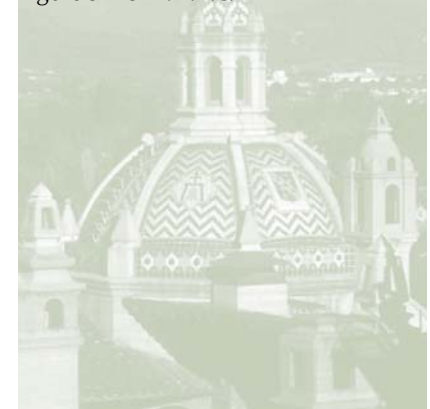
Garage is set back from the front building plane of the house to deemphasize presence. The front of the house with its distinguishing architectural features including the entry and front porch is prominent from the street.

- b. New structures shall be oriented toward the street to maintain consistency with other existing residential buildings on the street.
- c. Single-family residential buildings shall have entries, front porches, and windows that face toward the street.
- d. Encourage buildings to be sited on properties in such a way that the building promotes a sense of community and does not isolate itself from the remaining residential properties on the street.
- e. Site plan designs shall take into account shading, shadow and similar impacts to onsite and adjacent buildings. Avoid layouts in which adjacent buildings obstruct one another. Design and orient buildings so that sunlight directly enters a dwelling unit during some part of the day year round.
- f. Set back garages from the front building plane of the house to deemphasize their presence.

Octagonal entry relates to the corner of the street. See guideline III.2.1.c.



One-story corner lot homes adjacent to two-story interior lot homes reduce the appearance of mass and visual bulk from the street. See guideline III.A.2.c.



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Inappropriate, incompatible scale and mass of newer infill housing on the left as compared to the pre-existing house on the right.



Appropriate, compatible scale and mass.

Roof lines and angles of these adjacent structures are compatible to each other.

2. SINGLE-FAMILY SCALE AND MASS

Scale and mass are important characteristics of buildings within single-family neighborhoods. The size and scale of a new structure should relate to the prevalent scale in other buildings in the immediate neighborhood, thus creating visual consistency. The following guidelines apply to siting of single-family residences.

- a. The scale and mass of new single-family residential buildings or additions shall not be overbearing or out of place in existing residential neighborhoods.
- b. The physical proportion of a new residential structure or addition shall be appropriate in relation to the lot size, as specified in the Riverside Zoning Code.
- c. The scale and mass of new residential buildings and additions shall be harmonious and consistent on site and with surrounding development.
- d. The scale and mass of new infill buildings shall be reduced by stepping down the building height toward the street and adjacent smaller structures.
- e. Rooflines and pitch of new residential buildings and additions shall be harmonious and consistent on site and with surrounding development.
- f. Architectural elements of new residential buildings shall be designed to avoid box-like structures.





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3. HIGH-QUALITY SINGLE-FAMILY BUILDING APPEARANCE

The following guidelines are intended to promote a high quality appearance of single-family buildings.

- a. Communicate the single-family residential function of a building by encouraging the design of visually appealing residential dwellings featuring varied façades and pleasing compositions.
- b. Structures shall be made visually and architecturally pleasing by varying the height, color, setback, materials, texture, landscaping, trim, and roof shape.
- c. Rhythm, size, and proportions of openings (windows, doors) shall be similar to other quality buildings in the neighborhood.
- d. Building façades shall be varied and articulated to provide visual interest to the street and pedestrians.
- e. Porches, bay windows, balconies, railings, fascia boards, and trim should be used to enhance the character of residential buildings.



Varying façade and building plane and roof projections consistent with the home's architectural style or design add visual interest.



Architectural details on these new Craftsman style homes such as front porches, wood columns, exposed rafter tails, and fascia provide a high quality appearance.



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Multi-paned windows are treated with decorative moldings, exposed dentils, decorative shutters and window planter boxes. See guideline III.A.3.h.

Rear and side elevations are treated with the same high-quality details as the front of the house. See guideline III.A.3.i.



Use colors to accentuate structural and architectural features such as building projections, columns, decorative moldings, and trim

Natural stone is used consistently around all major wall planes of the home at the first floor only and covering more than three quarters of the first floor level providing the appearance of a natural foundation. Trim is used to finish the appearance of the faux exposed stone foundation in a cost-effective and highly attractive manner



- f. Building materials and colors should be complementary to the surrounding area.
- g. No building façade shall consist of an unarticulated blank wall or an unbroken series of garage doors.
- h. Simple, unadorned aluminum or similar windows shall be prohibited. Accent features such as sills, shutters, false canopies, surrounds, and multi-paned windows shall be used. Recessed windows shall also be used where appropriate.
- i. Treat the structure as a whole and finish appropriately on all sides to provide continuity.
 - 1. Materials should appear substantial and integral to the structure when material changes occur at changes in plane.
 - 2. Material changes not accompanied by changes in plane appear “tacked-on” and are strongly discouraged.
- j. For most architectural styles, the number of colors on the exterior should be limited to a maximum of three, with an additional contrasting color for accent.
 - 1. In general, lighter colors should be used for the main body, with darker shades for trim and accent.



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4. SINGLE-FAMILY LANDSCAPING

Landscaping is a critical component of any successful development project and should be considered an essential part of the design process, particularly for single-family residential developments. Landscaping should complement good architectural design and create a finished product. A rich variety of plantings should be selected and provided appropriately for their intended use. The following guidelines apply to landscaping for single-family residences.



Front yard landscaping frames homes.



- a. Trees, shrubs, groundcover, and grass areas shall be incorporated within single-family development projects to create a lush and comfortable environment for residents and those viewing from public areas.
- b. The use of landscaping such as clinging vines, espaliers, trellises, and shrubs to enhance the architecture and create and define attractive private open spaces is strongly encouraged.
- c. Front yard areas should be designed using landscape elements pertaining to form, horizontal and vertical lines, hardscape and softscape, and ornate qualities that are compatible to the primary structure. Visual openness should be maintained.
- d. To the extent feasible, existing mature trees and shrubs that represent existing significant landscaping shall be preserved.

In-laid pavers reduce the amount of runoff and can be used in place of concrete walks and driveways.



Front walks and steps made of colored concrete, bricks, and/or stone and accentuated with landscaping and architecturally compatible piers with lighting create great curb appeal.



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- e. Vegetative ground cover that will absorb rainwater and reduce runoff shall be used. Permeable surfaces should be used wherever possible to reduce paving.
- f. Landscaping should incorporate the use of native planting and/or compatible species of drought-tolerant/water efficient plants to reduce water demand.
- g. Air conditioning/mechanical equipment and trash enclosures should be placed out of view from the public right-of-way and should be screened with landscaping.
- h. Entrances to alleys should be landscaped. Walls in alleys abutting residential uses shall be screened with landscaping such as clinging vines. Landscape areas adjacent and between garages in alley-loaded residential areas are encouraged.
- i. Up-lighting, where the source of light is below grade or hidden, of landscape elements, building façades, and architectural features should be used.



Consider using native and/or water efficient plants instead of more water-consuming turf and lawn. See guideline III.A.4.f.

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See the City's Water Efficient Landscape Ordinance 19.750 for water-efficient planting requirements
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5. SINGLE-FAMILY FENCES AND WALLS

- a. The design of fences and walls shall be architecturally compatible with and of the same architectural style as the primary structure.
- b. The design of fences and walls shall create a visual openness with a decreasing level of opaqueness as the height of the fence or wall increases. Walls which completely isolate the front of the dwelling from the streetscape are strongly discouraged.

Low smooth stucco walls are architecturally compatible with the smooth stucco exterior finish of the Spanish Colonial Style home



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- c. Landscaping shall be included as part of the design for the fence or wall and should be used to soften and screen large masses of blank wall surface area.

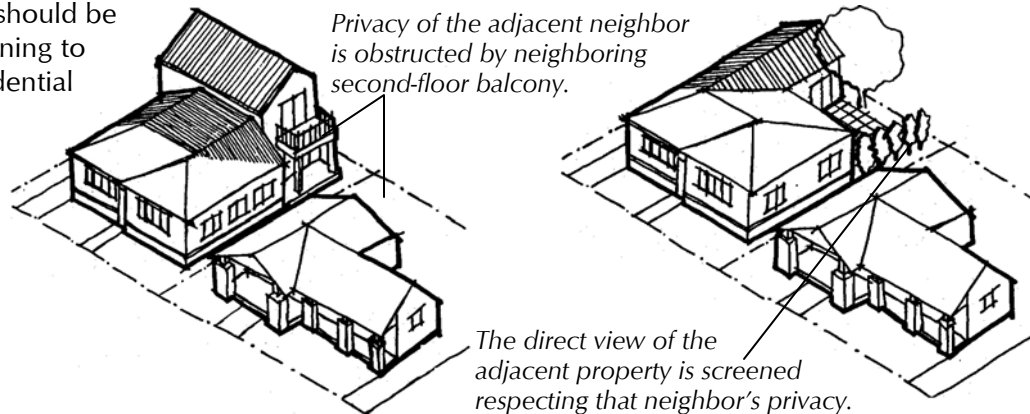
6. SINGLE-FAMILY PRIVACY PROTECTION

Building height, the placement of windows and entries, setbacks, and landscaping all contribute to the level of privacy between adjacent properties. New two-story buildings with windows directly facing an adjacent existing residential building and private yard may adversely affect the privacy of adjacent units. Simple measures such as purposeful window placement and/or planting of tall trees can help protect residential privacy.

Ensure that new single-family residential buildings or additions are designed and constructed to protect the privacy of adjacent residential properties.

- a. New two-story residential buildings directly adjacent to one-story residential buildings shall be set back and oriented to respect the privacy of the one-story building.
- b. The direct line-of-sight between dwelling units, specifically bedrooms and bathrooms, should be minimized by orienting windows, balconies, and entryways so they do not directly face into adjacent property windows or private open space.

- c. Landscaping should be used as screening to enhance residential privacy.



Front yard fencing and walls such as low garden walls and wood pickets or wrought iron should provide the appearance of visual openness. Use landscaping such as clinging and climbing vines to soften their appearance while still maintaining this openness. See guideline III.A.5.b.



Provide visual interest to long wall expanses, such as for properties whose back yards abut a public right-of-way, with pilasters, cornice moldings, and stone capping. Soften their appearance with clinging vines and heavy landscaping including groundcover, shrubs, and trees. See guideline III.A.5.c.

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7. SINGLE-FAMILY SUBDIVISION DESIGN PROVISIONS

Designs for new residential subdivisions must provide varying high-quality site, architectural and landscape design plans that promote a sense of neighborhood and do not resemble the common “cookie-cutter tract” development. The end-development of these designs must promote an attractive, functional, safe, and lasting neighborhood that is compatible in aesthetic to neighboring existing development, as well as the surrounding natural environment.



A. SITE PLANNING PROVISIONS

Site planning of new subdivisions should provide and link the subdivision’s various components, including lot configuration, residential blocks, natural open space, pedestrian/equestrian routes and trails, landscaping and greenbelts, and community nodes and facilities such as schools, parks, and community centers.

i. Circulation System

- a. The circulation system that serves the subdivision should be logical and predictable. Streets should connect to adjacent subdivisions, thereby providing direct access to schools, parks, and community centers for pedestrians, bicyclists, automobiles, and emergency vehicles. All street widths must meet City standards for road classifications.
- b. Sidewalks shall be separated from the curbs by a landscaped parkway, containing trees, to be maintained by the property owner.
- c. Street patterns that create long interrupted walls at the property line should be avoided.
- d. Traffic calming devices such as landscape medians for arterial streets, slight variations in road curves and widths, and on-street parking should be incorporated wherever feasible.



Property line sidewalk with parkway adjacent to street provides safer sidewalks, more attractive street scene.



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- e. "T" intersections that occur at development entries should incorporate landscaped open space areas, enhanced parkways and medians to create an attractive entrance.
- f. Cul-de-sacs that side onto through streets or greenbelts should provide pedestrian access to connect to the adjacent through street.

ii. Lot Configuration

- a. To avoid a "tract"-like appearance, lot arrangements should employ varied front yard setbacks, as allowed by the Zoning Code. Side-facing garages, detached garages, and garages setback from the front building plane of the house to deemphasize their presence are strongly encouraged. The front and rear wall planes between adjacent houses should vary by at least three to five feet.
- b. Single-family residential buildings shall be oriented toward the street with primary entries and windows that face toward the street.
- c. Buildings and related elements, such as front porches, should be sited on properties in such a way that the building promotes a sense of community and does not isolate itself from the adjacent residential properties on the street.
- d. Corner lots are better suited to be larger and wider with single-story structures, reducing the appearance of bulk and mass along the streetscape.
- e. Lot placement should respect the natural terrain of the site. Mass grading and individual lot grading should take advantage of the natural terrain to the extent feasible. Manufactured slope, heights, and vertical changes between lots should be minimized. Significant grade changes should be gradually stepped or terraced.



Landscape open space areas at "T" intersection.



Primary entry and porch oriented toward the street.



See guideline III.A.7.ii.d.



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- f. Lot configurations shall take into account shading, shadow and similar impacts to onsite and adjacent buildings. Avoid configurations in which adjacent buildings obstruct one another in terms of lighting and air movement. Buildings should be designed and oriented so that sunlight directly enters a dwelling unit during some part of the day year round.
- g. Lots that back onto an arterial roadway or are adjacent to a land use with a higher intensity zoning classification should incorporate landscaped buffer areas and deeper rear yards to mitigate potential noise, aesthetics, and land use compatibility impacts.

B. ARCHITECTURAL DESIGN PROVISIONS

The goal of architectural design for subdivisions is to provide variation, individuality, and visual interest among the multiple homes being developed.

- i. Visually appealing residential dwellings featuring varied façades and pleasing compositions, utilizing complementary architectural styles and elements and varied elevations, and use of varying building materials, exterior colors and finishes from lot to lot shall be required.
- ii. Structures shall be made visually and architecturally pleasing by varying the height, color, setback, materials, texture, landscaping, trim, and roof shape.
- iii. To maintain a compatible scale and massing of streetscape, the rhythm, size, and proportions of openings (windows, doors) shall be compatible with each other.
- iv. Building elements that articulate the façades, including porches, bay windows, balconies, railings, fascia boards, first-floor gable projections, and trim should be used to enhance the character of residential buildings.



See guideline III.A.7.b.i.



Attractive streetscape is achieved with compatible scale and massing between structures. See guideline III.A.7.b.iii.

Cantilevered windows and projections, window shutters and sills, and dormers enhance the architectural character of the structure.



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- iv. Building façades utilizing elements of one architectural style shall be varied and articulated to provide visual interest. A palette of at least three complimentary architectural styles will be required for incorporation of home designs. Depending on the number of dwelling units within the subdivision, Planning Staff administering Design Review may require additional complimentary architectural styles to be employed not to exceed six styles. Designs should avoid repeating styles among adjacent dwelling units.
- v. A minimum of three varying house floor plans for each design/architectural style with varying elevations shall be required. Depending on the number of dwelling units within the subdivision, Planning Staff administering Design Review may require additional varying floor plans and elevations to be employed not to exceed six floor plans and elevations schematics.



Landscaping is a critical component of any successful subdivision and should be considered an essential part of the design process. Landscaping should complement good architectural design and create a finished product. A rich variety of plantings should be selected and provided appropriately for their intended use. Trees, shrubs, groundcover, and grass areas should be incorporated within subdivisions to create a lush and comfortable environment for residents and those viewing from public areas.

C. LANDSCAPING AND OTHER PROVISIONS

i. Landscaping for Dwelling Units

- a. Use landscaping such as clinging vines, espaliers, trellises, and shrubs to enhance the architecture and create and define attractive private open spaces.
- b. Front yard areas shall be designed using landscape elements pertaining to form, horizontal and vertical lines, hardscape and softscape, and ornate qualities that are compatible to the primary structure. Visual openness should be maintained.



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- c. To the extent feasible, existing mature trees and shrubs that represent existing significant landscaping shall be preserved.
- d. Vegetative ground cover that will absorb rainwater and reduce runoff shall be used. Permeable surfaces should be used wherever possible to reduce paving.

ii. Entry Treatment

- a. Entry landscape treatments are encouraged. Entry monument walls, fences, and landscaping must comply with the required sight lines for the minimum stopping distances of vehicles as provided in the Zoning Code. Entry treatments should be constructed with the same materials found within the subdivision. Required ongoing maintenance of entry treatments and landscaping should be considered when designing these spaces.
- b. Subdivision property line walls or sign walls should not be located so that they abut a sidewalk without an intervening planter wall or dedicated landscape setback.
- c. Gated subdivisions shall have a controlled pedestrian gate in addition to the vehicle entry gates. Pedestrian entries shall be separated from vehicle entries by a minimum five-foot parkway/landscape area. The vehicle entry and any gatehouse structure shall be located a sufficient distance from the cross street to accommodate vehicle stacking and provide adequate space for vehicle turn-around. This on-site portion of the entry shall be surfaced with a contrasting decorative paving material.





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iii. Walls and Fences

- a. Design and material elements of walls and fences shall be consistent in style throughout the subdivision or defined phases of the subdivision.
- b. Walls shall be required for areas visible to the general public. Combination walls and fences using decorative fence elements such as wrought iron (tubular steel) shall be permitted.
- c. Permitted materials for walls shall be decorative masonry block, brick, natural stone, or precast concrete panels. Perimeter walls should have regularly spaced pilasters, planter alcoves, or similar techniques in variation of the wall's horizontal lines.
- d. Landscaping shall be included adjacent to a wall when open to public view and should be used to soften and screen the hard edge appearance of the wall.
- e. Walls and fences must comply with the minimum required driver's safety sight line at all intersections and driveways per the Zoning Code.



iv. Screening

- a. Utilities, mechanical equipment, and trash receptacles shall be screened from public view and placed out of the public right-of-way.
- b. Utility connections and service locations such as trash storage areas and air conditioning units should be architecturally screened, placed within an enclosed area, or situated out of public view. Landscaping, such as tall shrubs and clinging vines, should be used to screen these areas.
- c. Any architectural features used for screening shall be compatible in style and colors of the primary structure on the individual lot.



*Utilities screened from public view
behind landscape hedge*

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B. MULTI-FAMILY RESIDENTIAL DESIGN

Multi-family residential uses are lots or parcels containing multiple dwelling units such as townhouses, condominiums, and apartment complexes. The following Guidelines apply only to multi-family residential uses.

1. MULTI-FAMILY SITE PLANNING

Site planning for multi-family buildings includes managing the building's relationship to the street, placement of the building entry, determining building setbacks, and factoring climate considerations into the design.

Location and appearance of the site entry are critical to the public image of a multi-family development. Designs should emphasize the main entrance, place shared facilities in easily accessible locations to all units, and locate buildings in a manner that respects the street and reinforces street frontages.



Townhouse front entries are emphasized. Varying elevations, building materials, and exterior colors and finishes define the appearance of individual units.





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Key site planning guidelines are:

- a. The existing setback patterns within the immediate vicinity of the building should be maintained.
- b. Locating a building far in front of or far behind the average setback lines of the four to five properties located on either side of the proposed development should be avoided.
- c. The side yard and rear yard setback lines prevalent in the area should be respected as required by the Zoning Code.
- d. Buildings should be placed in a manner that maximizes solar access during cooler months and limits it during warmer months
- e. To receive the benefits of light and air, designs should maximize natural ventilation and access to views and avoid a layout in which adjacent buildings obstruct one another. Builders should design multi-family buildings so that sunlight directly enters each dwelling unit during some part of the day year round.
- f. Site planning shall be used to integrate multi-family developments with built surroundings. In particular, a strong relationship between the building and the street is encouraged.
 1. Buildings should relate to the street and be located on the site so that they reinforce street frontages.
 2. Buildings should relate to existing and planned adjacent uses.



Front yard setback of townhomes reflects surrounding setbacks of adjacent single-family homes.



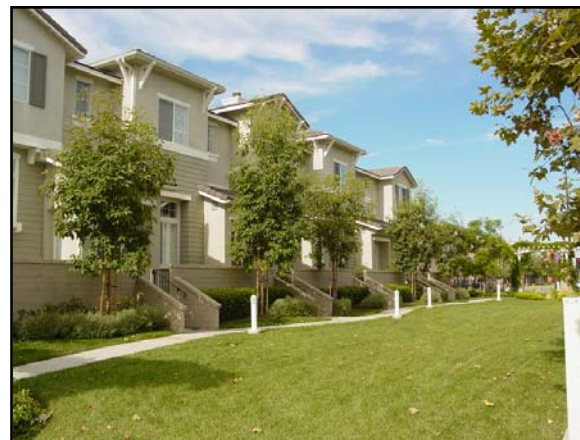
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3. The building should provide as many private, ground-level entries to individual units as possible.
4. All building entries shall be prominent and visible.
5. Each unit should provide visual identity and an individual address whenever possible.
6. Existing setback patterns shall be maintained. A multi-family project should not be located in front of or behind the average setback line of the neighborhood.
7. Paseos, gates, pedestrian walkways, crossings, etc. should be used to provide pedestrian accessibility to adjacent uses.



Consistent front yard setback



Site dwelling entries to be accessed by paseos, pedestrian walkways and paths adjacent to open space areas and ancillary uses.



Avoid siting dwellings where garages and vehicular access are the prominent features.



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Site dwellings across from each other linked by shared open space and pedestrian access.



Avoid siting dwellings where vehicular and pedestrian access are together. Keep pedestrian and vehicular access separate.

8. Pedestrian walkways shall be included.
 - a. Pedestrian circulation shall be sited with adequate separation from vehicular traffic.
 - b. Pedestrian walkways should link dwelling units with facilities in the project, such as common open space, plazas and courtyards, parking areas, and public sidewalks.
9. Common facilities – such as community rooms and laundries – should be located centrally, and be linked to common outdoor space.
 - a. Common, passive and active open space and facilities such as pools, basketball/tennis courts, turf areas, dog runs, gardens, picnic tables, patio and barbeque areas, etc. should be integrated with structure(s). Connectivity between these spaces and dwelling units should be provided at the forefront of the design process.
 - b. Buildings and landscaping should be located to maximize solar access during cooler months and to limit it during warmer months. Natural ventilation, sunlight, and views for each unit should be maximized.

For site design of multiple dwelling units, site frontages of units closest to the street towards the street. For interior units, site frontages across from each other accessed by a pedestrian walkway and open space area such as a courtyard or plaza.



Centrally located common open space for recreation and social activities

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2. MULTI-FAMILY SCALE AND MASS

The overall size, shape, scale, and massing of a new building can impact the surrounding neighborhood and may determine how a development is perceived by the community. The height of a new building is extremely important. If a new building is too high, it can overwhelm its neighbors. If a building is too low, it creates a gap in the physical "fabric" of a neighborhood. The overall form of a new building should incorporate as much variety as possible and avoid large expanses of flat wall or roof.

Creating a building whose size and shape generally complement the size and shape of surrounding buildings will go a long way toward making a new development acceptable to the community. At the same time, it will reinforce the perception among residents that the new homes fit within the established character of a neighborhood.

- a. The appearance of visual mass of multi-family buildings shall be reduced using scale transitions near adjacent single-family dwellings. Building facades shall be articulated to portray a domestic and pedestrian scale that assigns identity to individual dwelling units.
- b. Overall height of new structure(s) shall be similar to that of other buildings in the neighborhood.
- c. The size and scale of new structures should relate to buildings in the immediate neighborhood.
- d. Box-like forms shall be eliminated with large, unvaried roofs by using a variety of building forms and roof shapes. This may be accomplished by creating clusters of units, variations in height, setback, and roof shape.
- e. Façades of horizontal buildings should be broken into smaller components through the use of vertical adjacent structures.





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- f. At single-family residential edges, multi-family structures should maintain low profiles to provide a transition between higher density residential areas.
 - 1. Taller elements of the building, such as upper floors, should be increasingly stepped back from adjacent single-family residences to provide attractive transition between structures and to reduce the visual appearance of mass.
 - 2. Elements such as hipped and gable roof projections, balconies that do not directly look into windows of single-family homes or private open space areas, and varying building plane recessions can provide the visual relief of mass and bulk.

Varied roof shapes provide visual interest.



Well-articulated building plane projections break up façade preventing box-like appearance.

Varied roof shapes.

Varying height reduces the appearance of visual bulk



Well-articulated façades step back as the height increases

Building forms employing a variety of roof shapes, articulation, height variation, and inconsistent setbacks provide a visually attractive building, unlike large, box-like buildings with blank walls.

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Parking is sited in a small area located along the side of the dwelling units and close in proximity to the units' entries.

3. MULTI-FAMILY PARKING

Parking is one of the most difficult issues to address in multi-family housing development projects. Parking can overwhelm the best-designed buildings and open spaces; therefore, it must be handled carefully. Security is another important consideration. Parking areas should allow easy access and surveillance from housing units. Vehicle/pedestrian interactions should be carefully planned, with a focus on minimizing conflicts.

- a. Well-designed, safe parking areas located away from view from public rights-of-way shall be provided. Security and surveillance should be maximized to provide efficient access to building entrances.
- b. Parking lots should be sited at the rear or side of the site to allow a majority of dwelling units to front on the street.
- c. Garages/carpools shall be architecturally integrated with the dwelling unit(s) and be architecturally consistent with the style/design of the principal dwelling unit(s).
- d. Multiple small parking lots should be built in lieu of one large lot.
- e. Trees and shrubs shall be planted to soften the overall impact of parking areas and to provide shade and noise reduction.
- f. Blank walls of parking garages facing the street should be avoided. If blank walls are unavoidable, they should be decorated with artwork, display cases, and/or vines.
- g. Parking lots should be sited in proximity to dwelling units to allow for casual surveillance.



Garages are integrated architecturally with the structure so that they are not a dominant feature. See guideline III.B.3.b.



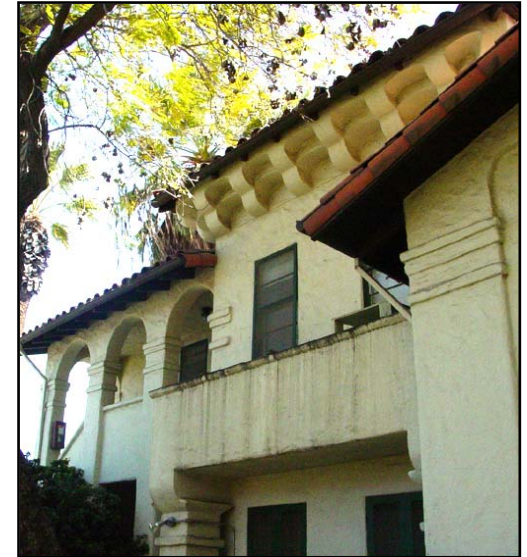
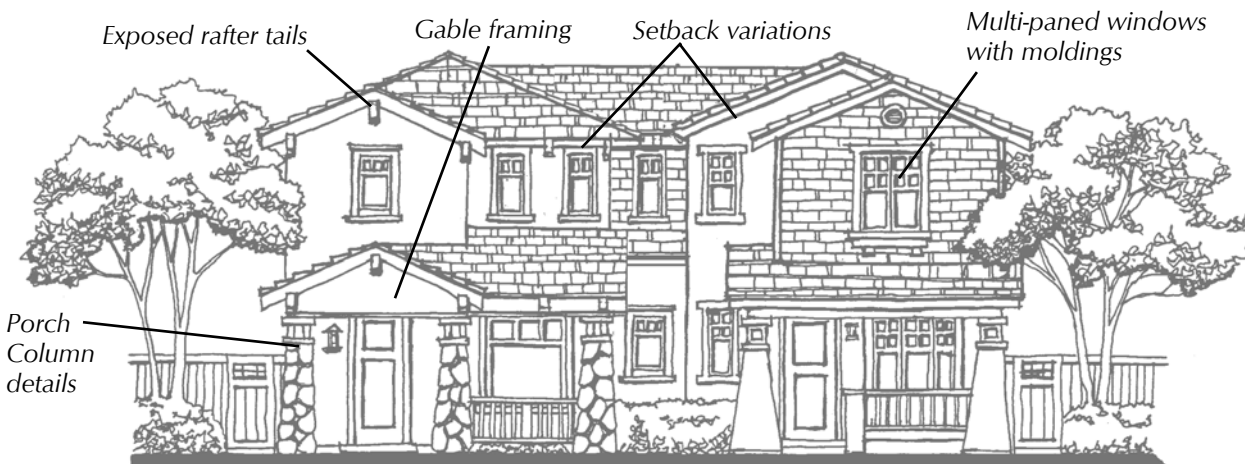
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4. HIGH-QUALITY MULTI-FAMILY BUILDING APPEARANCE

A building's appearance is critical to acceptance within the community and to the pride of place it creates among residents. The windows, façade, roof shape, size and rhythm of openings, trim and details, and materials and color should be generally compatible with the surrounding neighborhood. The building should avoid appearing like one large, undifferentiated mass by incorporating as much visual complexity as possible. To the extent feasible, a single development should provide as many dwelling units as possible with individual identities. Finally, special attention should be paid to the design of front doors, as they convey such strong messages about the quality of a development.

What an apartment, townhome, or condominium project looks like says a lot about the value homeowners and property owners place on their neighborhood and community. Every effort should be made to establish a high-quality, community-sensitive appearance for all multi-family development projects.

- a. The multi-family residential function of a building should be communicated by encouraging the design of visually appealing buildings featuring varied façades and pleasing compositions.
- b. Buildings shall be designed specifically for the site. Stock plans shall not be used.



Barrel clay tile, decorative cornice moldings, and balconies with arched openings found on this historic Spanish Colonial Revival style apartment building provide a high quality architectural presence. New multi-family development should make every effort to establish a timeless, high-quality, community-sensitive appearance.

High-quality design elements for multi-family buildings consistent with an architectural style and/or design, such as gabled framing, exposed rafter tail projections, multi-paned windows, decorative window and door moldings, high-quality natural looking building materials, and column details, can significantly improve the value of a property as well as the neighborhood.



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First floor level is raised for privacy and security. See guideline III.B.4.c.

Finish appropriately on all façades to provide continuity.



Rear and side façades are finished consistent to the front. See guideline III.B.4.i.

- b. The first floor of the building should be related to the street and should be consistent with the first floors in neighboring buildings.
- c. If the building is close to the street, the level of the first floor is encouraged to be raised slightly to maintain privacy.
- d. Building elements should be incorporated that provide architectural interest. Height, color, setback, materials, texture, landscaping, trim, and roof shape of structures should be varied.
- e. The number of windows should be maximized to enhance views and make spaces feel larger.
- f. Rhythm, size, and proportions of windows and doors should complement other good quality buildings in the neighborhood.
- g. Architectural elements such as porches, stairs, railings, fascia boards, and trim should be used to enhance the building's character.
- h. Simple, unadorned aluminum or similar windows shall be prohibited on any wall visible from a public right-of-way. Accent features such as sills, shutters, false canopies, and multi-paned windows shall be used on all windows.
- i. The structure should be treated as a whole and should be finished appropriately on all façades to provide continuity.

Faux window shutters

Exposed rafter tails



High-quality design elements for multi-family buildings can include window shutters, exposed rafter tails, vine-covered trellis, and different building façade materials.



III. RESIDENTIAL DESIGN GUIDELINES

1. Materials changes that occur at changes in plane appear substantial and integral to the structure and are encouraged.
 2. Material changes not accompanied by changes in plane appear “tacked-on” and are strongly discouraged.
- j. The building and its elements should be unified with textures, colors and materials. Materials should be consistently applied and should be chosen to work harmoniously with adjacent materials.
- k. For most architectural styles, the number of colors on the exterior should be limited to a maximum of three, with an additional contrasting color for accent.
1. In general, lighter colors for the main body, should be used with darker shades for trim and accent. When both the main body and accent colors are dark, lighter colors or shades should be used for trim and accent.
 2. The larger and simpler the building design, the more subtle the color should be to reduce the massiveness of large wall planes.
- l. Colors that accentuate the architectural details of the building and that are consistent with the architectural style should be chosen. Colors for graphics, such as signs, should be related to the colors used on the building.



Lighter color for trim
Lighter color for main body



5. MULTI-FAMILY PRIVATE OPEN SPACE

Private open space allows for individual outdoor areas where residents can enjoy sun and sky in relative privacy. Multi-family housing developments shall provide private outdoor space for all dwelling units consistent with Zoning Code requirements. Patios, porches, decks, balconies and yards should be of adequate size with easy access from each dwelling unit. Fencing should be considered wherever possible to provide added privacy and to indicate clear boundaries. Special care should be taken when designing balconies to successfully balance the need for light and view with safety considerations. Common storage needs are often overlooked, yet storage areas can be critical in making private open space work for residents

III. RESIDENTIAL DESIGN GUIDELINES



Private garden patios easily accessible to individual units are screened by wall and landscaping for privacy. See guidelines III.B.5.b-c.



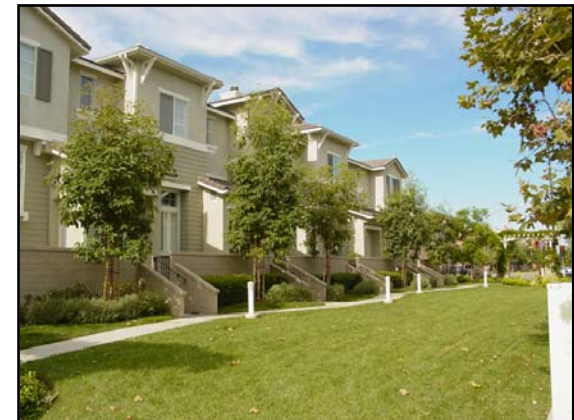
Fencing defines private from public open space. See guideline III.B.5.d.

Well-designed, adequately sized private open space will improve the quality of multi-family housing and shall be considered a necessity rather than an amenity. The following guidelines apply to the design of private open space for multi-family dwellings.

- a. Well-designed and adequately sized private open spaces shall be incorporated into multi-family development projects to improve the quality of the project and to create usable and pleasant outdoor private spaces for residents to enjoy.
- b. Each unit should be provided with some form of useful private open space, such as a patio, porch, deck, balcony or yard.
- c. Private open space should be easily accessible – physically and visually – from individual units.
- d. Balconies should be screened for privacy. However, solid walls that prevent residents, particularly small children, from looking out should be avoided.
- e. Fencing to ensure privacy and to help define boundaries between public and private open space should be provided.

6. MULTI-FAMILY COMMON OPEN SPACE

Common open space – shared outdoor areas intended for use by all residents – should be as thoughtfully designed as any other space in a development. It is helpful to think of open spaces as outdoor rooms and to design and furnish them with the same care one would in a home. Such rooms should be easy to access from any dwelling unit in a complex. They should have clear boundaries so that residents and visitors understand what is common and what is private. Surveillance is also important. As many units as possible





III. RESIDENTIAL DESIGN GUIDELINES

should have visual access to open spaces, especially play areas. Finally, common open areas should be designed for use at night as well as during the day. Well-designed nighttime lighting will help ensure that public spaces are attractive and safe after sundown. The following guidelines apply to the design of common open space for multi-family dwellings.

- a. Attractive, centrally located, common open space with functional amenities shall be provided. The amount of open space shall increase with the size of a multi-family development to meet the social and recreational needs of residents.
- b. Outdoor open space is encouraged to be designed as "outdoor rooms"; e.g. entries, courtyards, playgrounds, walkways and pedestrian trails, and clubhouse, picnic and pool areas. Undifferentiated, empty spaces are discouraged.
- c. Common open space which can be used for play, recreation, or social activities should be provided.
- d. Common open spaces should be located so that they can be viewed from individual units, preferably from the kitchen, living room, or dining room.
- e. Play area(s) should be located centrally, and designed in a manner that allows for adult supervision from dwelling units and/or from a central facility such as a laundry.
- f. Common open space areas should be provided with energy-efficient lighting from a variety of sources at appropriate intensities safety.

These centrally located common open spaces provide places for recreation and social activities for the residents of these multi-family developments. The areas are also visible from many dwelling unit windows for added safety and adult supervision.



This small courtyard provides an attractive and secure gathering and passive recreation space.



Many windows face open space

III. RESIDENTIAL DESIGN GUIDELINES



7. MULTI-FAMILY LANDSCAPING

Landscaping is a critical component of any successful development project and should be considered an essential part of the design process, particularly for multi-family residential developments. Landscaping should complement good architectural design and create a finished product. A rich variety of plantings should be selected and provided appropriately for their intended use. The following guidelines apply to landscape design for multi-family dwellings.

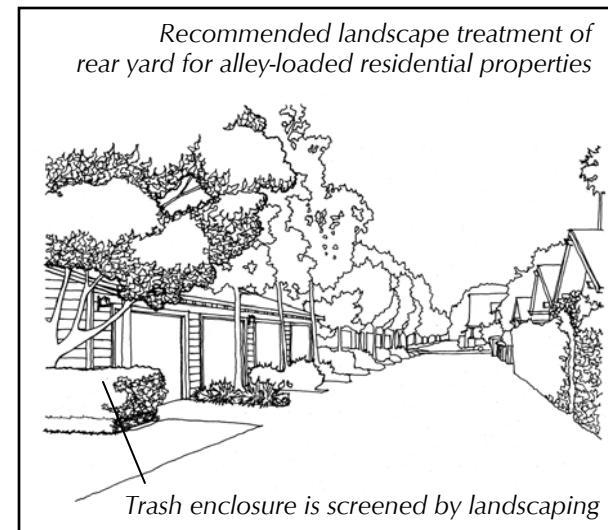
- a. Trees, shrubs, groundcover, and grass areas should be incorporated within multi-family development projects to create a lush and comfortable environment for residents and those viewing from public areas.
- b. Landscaping and hardscape elements such as trellises, pergolas, and arbors should be used to enhance the architecture and create and define useful public and private spaces.
- c. Hardy native trees, shrubs, and groundcover that are easy to water and maintain are encouraged.
- d. Paved areas, especially parking lots, should be shaded.
- e. Seating options in landscaped areas should be provided.
- f. Entrances to alleys should be landscaped. Walls in alleys abutting residential uses shall be screened with landscaping such as clinging vines. Landscape areas adjacent and between garages in alley-loaded residential areas are encouraged.



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See the City's Water Efficient Landscape Ordinance 19.750 for additional requirements
.....



Rear landscaping softens stark appearance of garage doors on alley-loaded development.





III. RESIDENTIAL DESIGN GUIDELINES

- g. Appropriate lighting should be provided to ensure that paths are safe at night.
- h. Up-lighting, where the source of light is below grade or hidden, of landscape elements, building façades, and architectural features is encouraged.
- i. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lights.
 1. Use of varied surfaces and decorative pavement is encouraged.
 2. At a minimum, decorative paving should be used to delineate crossings at circulation drives and parking aisles.



8. MULTI-FAMILY FENCES AND WALLS

Fences and walls are used to demarcate space, private space and public space. More so than single-family housing, the design of walls and fences is a critical component to the aesthetic of a project. With multiple dwelling units there typically are much smaller spaces being fenced and walled which therefore making fences and walls appear more prominent. Fences and walls can provide security and demarcation of private and public space, while creating visual openness and visual interest.

- a. The design of fences and walls shall be architecturally compatible with and of the same architectural style as the primary structures.
- b. The design of fences and walls should create a visual openness with a decreasing level of opaqueness as the height of the fence or wall increases.
- c. Landscaping shall be included as part of the design for the fence or wall and should be used to soften and screen large masses of blank wall surface area.

*Landscaping frames and softens the garden wall.
Wall decreases in opaqueness with wrought iron.*



*Patio walls are consistent to dwellings.
See guideline III.B.8.a.*



*Fencing defines private from public space while creating visual openness.
See guideline III.8.B.b.*