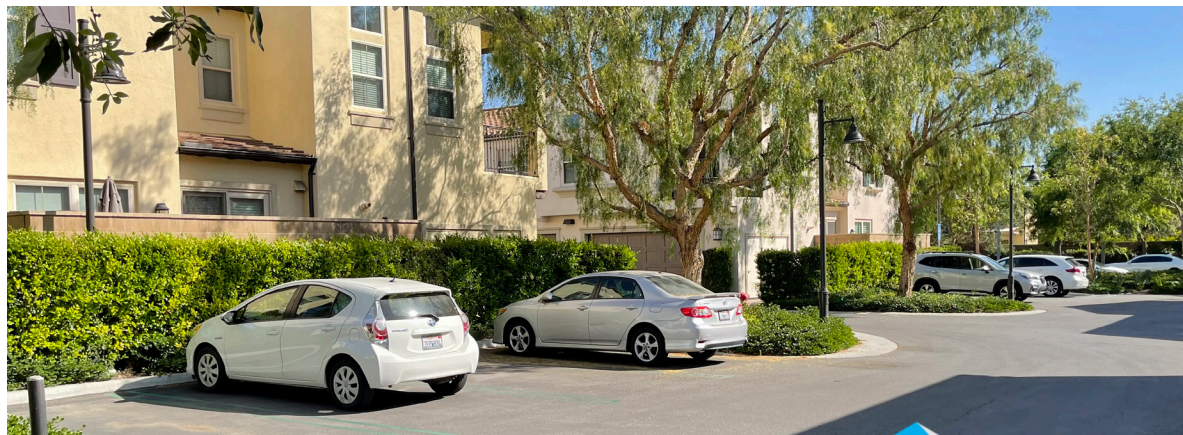




WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS

OBJECTIVE DESIGN STANDARDS TOOLKIT

Draft
August 2022



ACKNOWLEDGMENTS

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PLACEWORKS



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INTRODUCTION

This Toolkit provides a range of Objective Design Standards (ODS) for multifamily and mixed-use residential development designed to address new and amended California State laws authored to increase housing production. These laws require the review or streamlining of eligible projects through the use of “objective” design standards. Unlike design guidelines, which are open to interpretation and discussion objective design standards facilitate ministerial, staff-level project review and increased approval times.

Objective design standards are intended to make the requirements that apply to certain eligible residential projects more predictable and easier to interpret for all stakeholders, including decision makers, staff, applicants, and members of the public. The purpose of objective design standards is for applicants to know beforehand what requirements apply to a proposed development and for the applicant to be able to design a project that meets those requirements before submittal.

Objective design standards may include portions of general plans, specific plans, zoning codes, overlay zones, subdivision requirements, and landscaping and other land development regulations.

This Toolkit contains a variety of “model” Objective Design Standards gathered from jurisdictions across Riverside County and elsewhere. Standards related to specific design and development topics are presented herein as stand-alone modules that can be edited, modified and combined in any number of configurations. The intent of this module format is to provide local jurisdictions within Western Riverside County a template for customizing Objective Design Standards to their local needs.

The Toolkit organizes these topics into the following broad categories:

- Site Planning Standards
- Landscape Design Standards
- Building Design Standards
- Architectural Style Standards

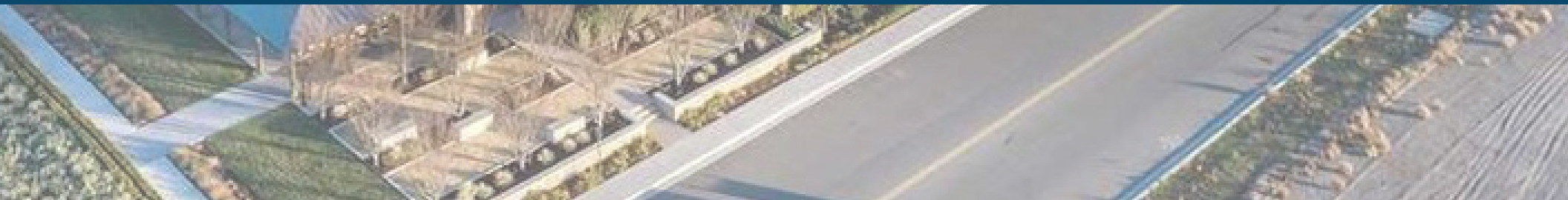


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1

RECENT HOUSING LAW





The legislation introduced below limit the ability of local jurisdictions to deny or reduce the density of housing developments using subjective, discretionary design review. These laws do not require cities and counties to adopt objective design standards. Rather, they restrict cities' authority to approve, deny or manage the streamlining of, housing projects without them.



1.1 SENATE BILL (“SB”) 35

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects through a ministerial process, exempting such projects from environmental review under the California Environmental Quality Act (“CEQA”). This process does not allow public hearings to consider the merits of the project; rather only design review or public oversight of the development is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project (Section 65913.4(c)(1)).

SB 35 requires the availability of a streamlined ministerial approval process for multifamily residential developments in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA) goal for construction of above-moderate income housing and/or housing for units below 80% area median income (AMI).

As a part of this streamlining process, cities are required to establish objective design standards for multifamily residential development. SB 35 defines an objective design standard as one that involves *“no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant...and the public official prior to submittal.”* Like quantitative development or zoning standards, objective design standards provide a clear and straight forward application and approval process for multifamily housing construction.

Projects eligible for SB 35 streamlining include multifamily infill developments with a portion of affordable units. They must be consistent with underlying zoning and be evidenced to have no human health impacts or impacts to natural or historical resources.

SB 35

- A streamlined approval process for housing projects with a specified amount of affordable housing
- Applies to jurisdictions that haven’t made enough progress in meeting their RHNA
- Applications must be for infill sites and comply with existing GP or zoning provisions
- Can only apply objective zoning, subdivision, or design review standards to determine consistency
- Sunsets in January 2026, but...
- <https://www.hcd.ca.gov/policy-research/docs/sb-35-guidelines-update-final.pdf>



1.2 HHA (HOUSING ACCOUNTABILITY ACT) CODE SECTION 65589.5

According to the Housing Accountability Act, no “housing development project” can be denied or reduced in density if it complies with objective general plan, zoning and design standards, unless it is shown to have a “specific adverse impact” to public health that cannot be mitigated. The amended law states that cities and counties must identify any inconsistencies with any applicable “plan, program, policy, ordinance, standard, requirement, or similar provision” within 30 days after an application for 150 units or less has been deemed complete, or within 60 days for projects with more than 150 units. If the local agency does not identify an inconsistency within the required period, the project will be “deemed consistent.” (§§ 65589.5(j)(2).)

HAA also states that if the zoning for a project site is inconsistent with the general plan, but the housing project is consistent with ‘objective’ general plan standards, the project is considered consistent, and no rezoning or zoning variance is required.

Unlike SB 35 streamlining legislation, the provisions of the HAA apply to all market rate and affordable housing projects. These include projects with residential units only, mixed-use developments with at least 2/3 the square footage dedicated to housing and transitional or supportive housing projects.

1.3 SB 330

Senate Bill 330 Housing Accountability Crisis Act of 2019 provides for a faster housing project review process. It states that all local governments must provide a preliminary application for housing development projects seeking vesting rights. The application allows applicants to provide a limited subset of information on the proposed project. After submitting the preliminary application to the local agency, applicants have 180 days to submit a full application or the preliminary application will expire.

SB 330 also established time limits for final application review. The law states that “Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete.” SB 330 provides for an applicant appeal process, and limits review of the appeal by the jurisdiction to 60 days.



1.4 APPLICABILITY

Objective Design Standards adopted in response to SB35 apply to new multifamily development proposals, except those areas located within the boundary of a Specific Plan. According to the parameters set forth by Senate Bill 35, the Streamlined Ministerial Process shall be available to proposed communities having at least 10% of units priced to be affordable to households making at or below 80% of the Area Median Income level (AMI), prior to calculating any density bonus.

The site must meet the “infill” requirements (SB 35 definition) and be zoned for residential or mixed-use development. The applicant must also demonstrate that the site is not within Prime Farmland, or farmland within statewide importance, wetlands, a very high fire hazard severity zone, an earthquake fault zone, special flood hazard area, protected habitat area, or a conservation easement.

1.5 GUIDELINE VS STANDARD

Many jurisdictions use design guidelines as a tool to shape the design of sites and buildings. Design guidelines provide direction to applicants and staff when reviewing projects but are often vague and open to interpretation, which adds uncertainty to the development process. Guidelines and standards are distinguished by their level of enforceability. In general, objective standards are requirements (e.g., “shall” or “must”), and guidelines are recommendations (e.g., “should” or “may”)

Typical Characteristics of Guidelines Versus Standards

Design Guidelines	Design Standards
Subjective	Objective
Recommendations, which may not be enforceable or have the “teeth” of regulations	Requirements, which are enforceable as regulations
Open to interpretation, difficult to measure or verify	Measurable and verifiable
Use words such as “should” or “may”	Use language such as “shall,” “must,” or “is required to”
Adopted by resolution	Adopted by ordinance

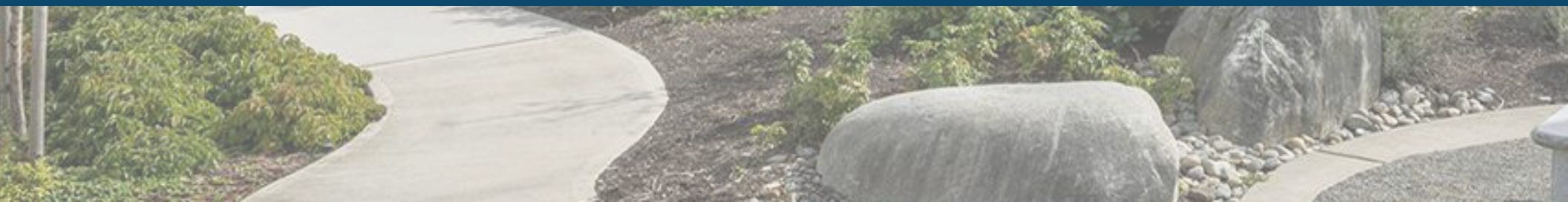


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2

PREPARING AND ADOPTING ODS







2.1 PREPARING OBJECTIVE DESIGN STANDARDS

This Toolkit offers an outline and structure for the kinds of topics WRCOG communities may wish to address through Objective Design Standards (ODS). It can be, if desired, adopted in total for this purpose.

However, most cities already have a number of design policies and standards expressed in their Municipal Code, General Plan, Design Guidelines and other similar planning documents. Accordingly, jurisdictions are advised to inventory these existing policies, regulations, and processes. This evaluation will assist the agency in fully understanding their approach to multifamily and mixed-use housing design, allowing the jurisdiction to precisely apply and tailor Objective Design Standards to their local needs.

In some cases, design standards expressed in the Municipal Code are adequate and are functioning well for the jurisdictions. Such topics covered by the Municipal Code can be left out of the ODS as both sets of standards will apply to qualifying projects.

Many design topics currently covered by subjective guidelines or other policies can be translated from “should” statements to objective “shall” statements with nominal editing. This translation enables the existing design expectations of the jurisdiction to carry through the ODS.

In other cases, there may be design topics that are simply not addressed (or are addressed in vague terms), for which the agency may wish to have more precise direction. By providing a range of recommended language and graphics, this Toolkit can assist local planning staffs in addressing these gaps.

TAILORING THIS TOOLKIT

This Toolkit is designed in a modular fashion, intended for a high degree of customization. Each of the Chapters and Sections that follow represent a set of design topics or issues that WRCOG communities may wish to address in Objective Design Standards. However, individual jurisdictions may find that the certain topics are already covered adequately by the Municipal Code or other existing standards.

For example, “Section 4.2 Open Space” recommends dimensional standards and ratios for open space within residential development. Many cities cover this topic in their Municipal Code and will see no need to adopt any portion of the Section of the Toolkit.

Within each Section of the Toolkit are individual standards expressed as lettered bullets. Agencies may wish to adopt only a limited number of the itemized standards in each Section.

Throughout the Toolkit there are numerical standards. Any of these numbers may be edited to local preference and circumstances. For instance, “Section 5.3 Facade Articulation” recommends standards for breaking up facades over 100 feet in length. Local jurisdictions may wish to set that standard shorter 80 feet or longer at 120 feet, and may wish to customize the dimension of the required break.

Finally, the Toolkit describes a variety of architectural styles common in Western Riverside County. Individual cities can consider this a menu of styles, and may wish to limit the number of acceptable styles, to six or four, or even a single architectural style.



2.2 ADOPTING OBJECTIVE DESIGN STANDARDS

There are two typical means of implementing or adopting Objective Design Standards.

1. First is to embed the Objective Design Standards within the Municipal Code. In this case, the design standards will likely be positioned as an extension of the development and/or design standards section already found in the Municipal Code. This approach is appropriate for jurisdictions that already have a reasonable number of design standards in the Code, and desire to supplement the existing standards with a nominal number of additional standards. This approach is also appropriate for jurisdictions that have little to no design standards within the Municipal Code, but do not see the need for expansive new design standards.
2. The second and more common approach is to adopt Objective Design Standards in a stand-alone illustrated document, empowered by appropriate reference within the local jurisdiction's Municipal Code. This approach enables the Objective Design Standards to include the types of photographs and diagrams not appropriate to include in a Municipal Code. This Toolkit is optimized for this second approach and serves as an example of what such a stand-alone Objective Design Standards document can look like. However, individual jurisdictions will likely wish to customize the contents of this Toolkit to create locally appropriate design standards.



Adopting the Objective Design Standards as an independent document requires it to be empowered or authorized by other City actions. Most commonly, this can be done with a Resolution and an Ordinance.

A Resolution adopting the Objective Design Standards document is necessary to give it the effective force of City policy and intent.

An Ordinance amending the City's Municipal Code is also needed. Two aspects of this Ordinance are usually needed: one to point qualifying applicants to the ODS document and the second to clearly state that qualifying ODS projects are reviewed at a ministerial or staff level, with no appeal process available.

Such an Ordinance may include language of this nature:

"An application for an SB35 Multi-Family Ministerial Review shall be considered and approved ministerially, without discretionary review or a hearing. The approving authority shall determine consistency or inconsistency with the City's adopted Objective Design Standards."

"Prior to approving an application for an SB35 Multi-Family Ministerial Review, the approving authority shall make all the following findings:

"A. The project is consistent with the adopted General Plan.

"B. The project meets all applicable standards of the Development Code and adopted Objective Design Standards incorporated by reference."

CEQA

Typically Objective Design Standards do not change allowable uses, permitted residential densities or other standards that might increase the severity of impacts analyzed by the jurisdiction's existing General Plan, Municipal Code, and supporting Environmental Impact Reports. In fact, ODS arguably establish more restrictive standards on potential development in the City. Accordingly, the adoption of Objective Design Standards normally qualifies for an exemption from environmental review, pursuant to State CEQA Guidelines Section 15061(b) (3) "Common Sense Exemption."



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3

SITE PLANNING STANDARDS

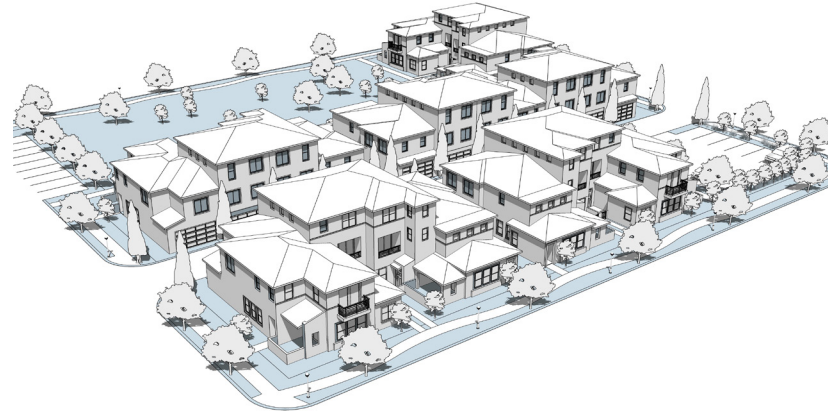




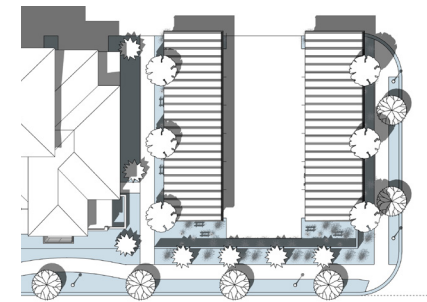


3.1 BUILDING ORIENTATION

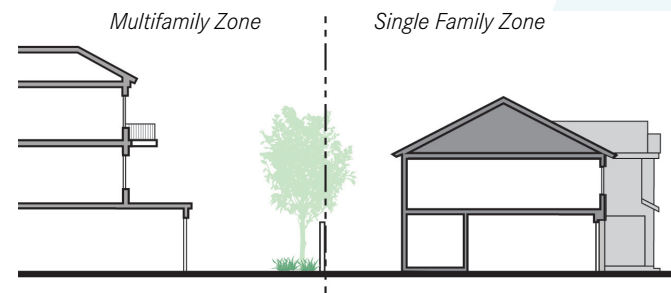
- a. Building entries shall face the primary public street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreation amenities.
- b. A minimum of 60% of the street frontage shall be devoted to buildings located between the minimum and maximum front setback lines. The remaining 40% may be devoted to parking.
- c. Parking areas, covered and uncovered, shall be screened from public street frontages. Screening may be accomplished through building placement, landscaping, fencing, or some combination thereof. Landscaping for screening purposes shall be no less than four feet tall.
- d. For multifamily projects located across the street from a single-family residential zone, parking lot areas and carports shall not be located along the single-family neighborhood street frontages.
- e. A minimum of one window from each residential unit shall be located to overlook a landscaped private or common open space area.
- f. If adjacent to a single-family residential zone, windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: stepbacks of upper stories; window placement; use of clerestory windows, glass block or opaque glass; or mature landscaping within the rear or side setback areas.



Standard 3.1.a: Building entries shall face primary street or open space.



Standard 3.1.c: Parking shall be screened from public street frontage.



Standard 3.1.f: Building shall avoid direct line-of-sight into adjacent single family homes.

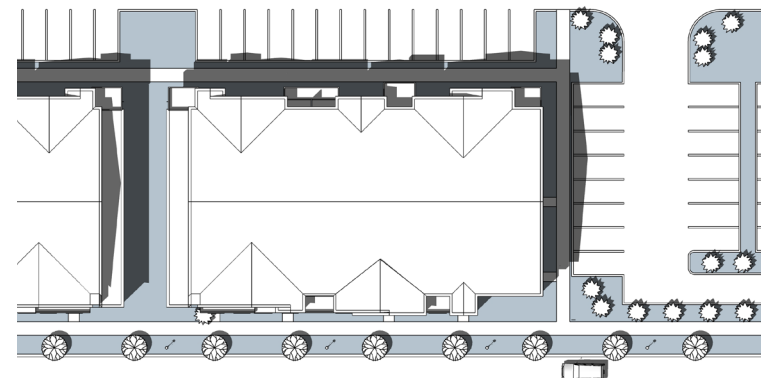
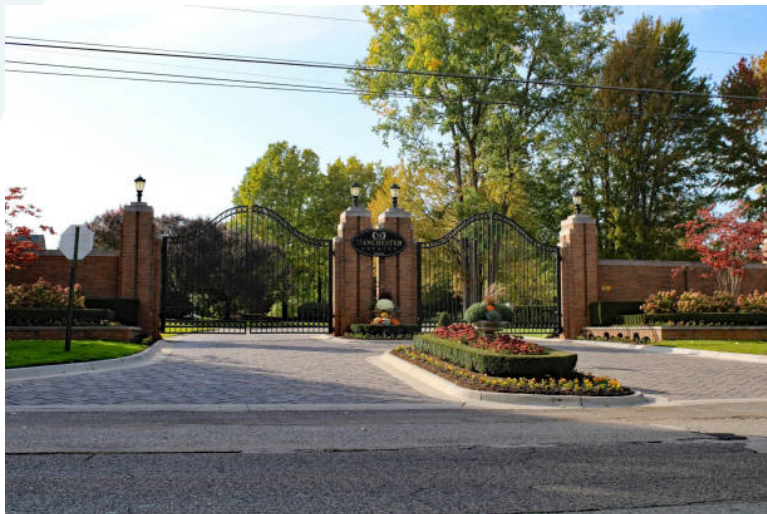


3.2 SITE LAYOUT

Infill projects are typically located in areas mostly urban in character with surrounding high-density residential uses (more than 15 units per acre) as well as commercial, mixed use or industrial uses. Sidewalks are usually present, in some cases buildings are built to property lines. These projects may have three or more stories closer to the street. The most intensely projects may provide structured or podium-style parking. Infill projects may also be mixed use projects, with commercial uses on the first floor, and residential units above.

Greenfield infill projects usually happen in the areas with mostly very low- and low-density residential uses, rural residential areas, and large single-family estate lots with adjacent agricultural lands (five units per acre or less). This category of multifamily projects would likely occur along or next to major transportation corridors where multifamily residential and commercial uses are typically found.

- a. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum of 18 feet from the back of sidewalk, in order to accommodate a minimum of one vehicle entering the facility.
- b. Ground floor residential fronting or siding onto an arterial roadway shall be elevated at least 21 inches above the finished grade of the sidewalk.
- c. Arrange multifamily residential buildings to provide functional and accessible outdoors spaces to all residents.
- d. Design building orientation to access and use solar energy and maximize wind direction for natural ventilation.
- e. Locate surface parking to the sides and rear of the lot with building massing oriented to the street, to the greatest extent possible. Provide parking lots with adequate auto and pedestrian-scale lighting and security as a safety feature.

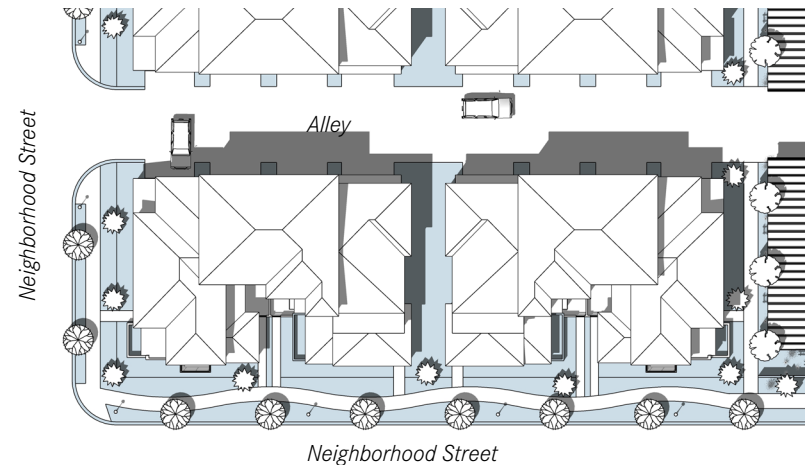


Standard 3.2.e: Surface parking shall be located to the side or rear of the building.



3.3 SITE ACCESS

- a. Face entries so they are visible from the street and connect to the public sidewalk. These buildings also have rear parking and entries.
- b. Alley access, when available, shall be utilized when garage parking is proposed. This arrangement is intended to provide maximum landscaping at the street edge, as well as front facades dominated by porches and entries instead of garage doors.
- c. Allow pedestrian movement to and along sidewalks to be clear and unobstructed.
- d. Provide connections between new projects and adjacent neighborhood streets and pedestrian and bicycle paths. Connecting streets shall be designed to discourage overloading traffic on existing streets.
- e. Ground-floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway.
- f. Pedestrian access must be provided from the sidewalk at the street frontage to building entries and parking areas.
- g. Pedestrian connections shall be provided to adjacent amenities, paths or trails, and/or other connections to adjacent properties.



Standard 3.3.a and 3.3.b: Alleys provide access for rear-loaded garages to open up front yard areas for landscaping and street amenities.



Standard 3.3.e: Ground-floor dwelling units shall be accessed via exterior porches or stoops.



3.4 ON-SITE STREETS

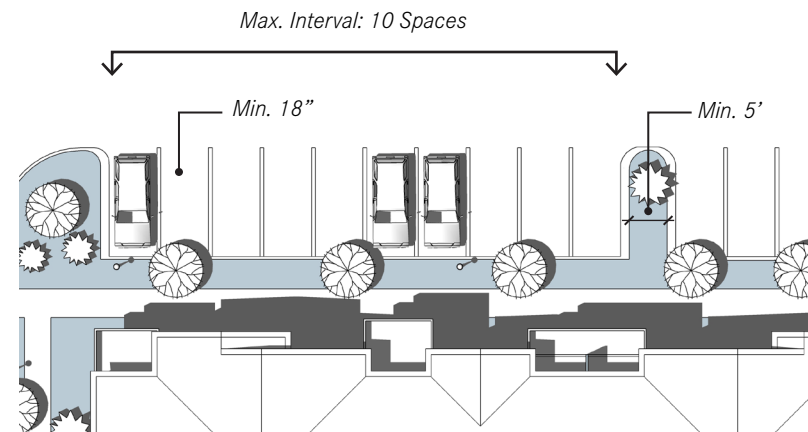
- a. Promote access to new development by providing multiple points of entry and exit. Separate entry/exit access must be provided for pedestrians to promote safety and avoid auto/pedestrian conflicts. Sidewalks, if present, shall have landscaped parkways between the curb and sidewalk.
- b. Circulation in parking areas shall be designed to allow for connections to existing parking areas on adjacent properties, if feasible. Internal circulation shall be designed to allow for the convenient and efficient shared use of parking between properties.
- c. The street frontage(s) shall integrate a thoughtful landscape that is appropriate to the context of the building and surrounding streetscape. Public and private investments shall be integrated to provide consistent street trees and design.



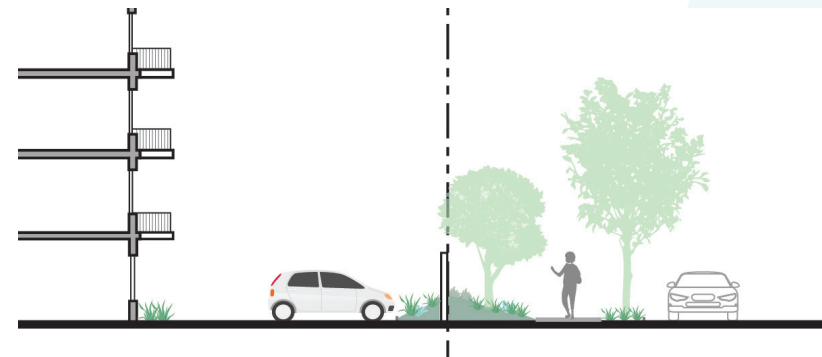


3.5 PARKING LOTS & COURTS

- a. One landscaped finger island shall be provided per every 10 spaces. Islands shall be a minimum of 5 feet (inside dimension).
- b. All end parking stalls shall be adjacent to landscape planters. The landscape planter shall contain a 12-inch strip of concrete inside the 6-inch curb of the planter, to create an 18-inch concrete strip for a person to step on when getting into or out of a vehicle. This step-out area shall not reduce the minimum inside dimension of the 5-foot wide landscape planter.
- c. Parking shall be screened from the street by landscaping, berming, low walls or fences, or buildings.
- d. No more than 40% of public right of way frontage shall be used for parking.
- e. Below-grade or structured parking must be screened from the street, and is encouraged for new mixed use development that includes a large apartment building.



Standard 3.5.a and 3.5.b: An 18-inch concrete strip shall be provided next to the end parking stall.



Standard 3.5.c: Parking shall be screened from public street frontages.



3.6 EV CHARGING STATIONS

- a. The station installation and equipment shall be consistent with the rules and regulations in CALGreen Building Standards Code and CBC Chapter 11A and 11B as applicable.
- b. Required designated parking spaces for carpool/vanpool vehicles, electric vehicles, and zero emissions vehicles shall be conveniently located close to building entrances.
- c. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operation shall be included if it has time limits.
- d. Charging station equipment mounted on pedestals, light posts, bollards or other devices shall be a minimum of 24 inches clear from the face of curb.
- e. Charging station outlets and connector devices shall be no less than 36 inches or no higher than 48 inches from the top of surface where mounted, and shall contain a retraction device and/or a place to hang permanent cords and connectors sufficiently above the ground or paved surface.
- f. When the electric vehicle charging station space is perpendicular or at an angle to curb face and charging equipment, adequate equipment protection, such as wheel stops or concrete-filled steel bollards shall be used.
- g. Charging station shall not be placed within any portion of the required parking space area (i.e. 9' x 18').



Standard 3.6.b: Energy efficient vehicle parking shall be located close to building entrances.

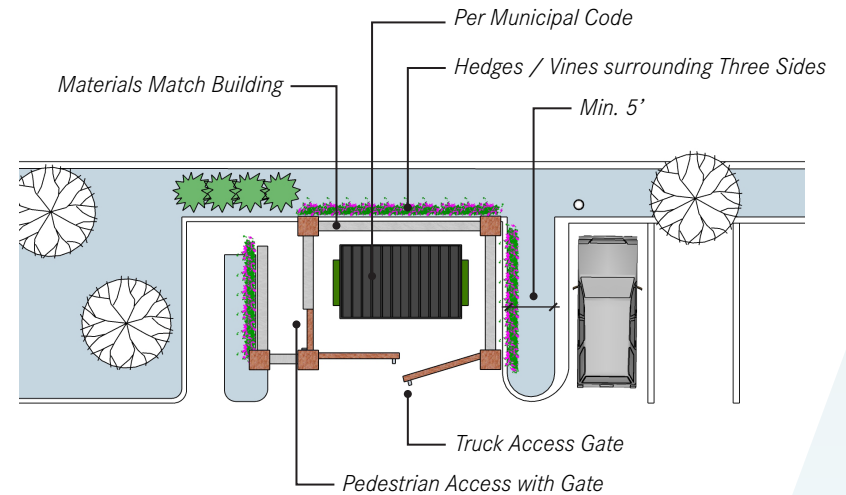


Standard 3.6.d: Charging station shall be a minimum of 24 inches clear from the face of curb.



3.7 TRASH ENCLOSURES

- a. Trash containers shall be stored within designated storage areas.
- b. Locate recycling and trash enclosures away from building fronts and major entries, and/or screen such receptacles from view in fixed enclosures.
- c. Trash receptacles shall be accessible for trash collection but shall not block circulation drives near loading areas or conflict with parking.
- d. Place vines / hedges on three sides of trash enclosure to deter graffiti and blend structure into the landscape. Provide vines / hedges on two sides of trash enclosure if enclosure is attached to a building.
- e. Enclosures shall be separated from adjacent parking stalls with a minimum 5' wide planter area.
- f. Provide a separate side pedestrian access to all trash enclosures.



Standard 3.7.d, Standard 3.7.e and Standard 3.7.f: Solid waste and/or recycling enclosure shall have reasonable access for both pedestrian and collection trucks.



Standard 3.7.c: Trash receptacles shall be accessible for trash collection but shall not block circulation.



3.8 UTILITIES

- a. All utility equipment shall be located out of the pedestrian path of travel. All utility equipment shall be purposefully and aesthetically placed adjacent to alleyways, within parking areas, rear or side yards, or within building “notch outs” and screened from public view.
- b. Double detector check valves (DDCs) shall be installed in a location that is internal to the project site at locations not visible from the public right-of-way, or placed in a manner that is architecturally integrated into the building design.
- c. DDCs and other water related utilities shall not be placed adjacent to the sidewalk along the building facades that face the street.
- d. Compact, vertical DDC’s shall be used whenever feasible.
- e. All electrical utility equipment, electrical meters, and junction boxes shall be placed within a utility room. If a utility room is not feasible, then all utility equipment shall be purposefully designed as an integral part of the building development, placed adjacent to alleyways, within parking areas, or within rear or side yards, and screened from public view.
- f. Gas meters shall be painted to blend into the built environment.
- g. Trees and shrubs shall be placed a minimum of 5’ away from water meter, gas meter, or sewer laterals; a minimum of 10’ away from utility poles; and a minimum of 3’ away from fire hydrants and fire department sprinkler and standpipe connections, unless another dimension is approved by the local Authority Having Jurisdictions (AHJ).



Standard 3.8.c: DDCs shall not be placed adjacent to the sidewalk along the primary building facades.



Standard 3.8.g: Planting shall maintain the minimum clearance when it is close to the utility facilities and fire hydrants.



3.9 WATER HEATERS & AC UNITS

- a. Air conditioning or other mechanical equipment shall be placed in the back of the unit and not visible from public view.
- b. If the mechanical equipment cannot be placed in the back, it shall be either placed on the ground and screened with landscape, or placed on the roof and screened with architectural materials such as roof or parapet consistent with the overall architectural style.
- c. Each dwelling unit shall have a separate hot water heater or may be provided with a centralized circulation water heater system sufficient to serve all dwelling units on the property.
- d. The location of the water heater shall be incorporated into the design of each unit. No exterior water heater enclosures shall be permitted. Water heaters must not be visible.
- e. Water heaters may be substituted with tankless water heaters. Tankless water heaters shall be listed by an approved testing agency (UL, UPC, etc.) and be installed in accordance with the manufacturer's requirements.



Standard 3.9.a: Air conditioning or other mechanical equipment shall be screened from public view.



Standard 3.9.b: Mechanical equipment shall be either placed on the ground and screened with landscape.

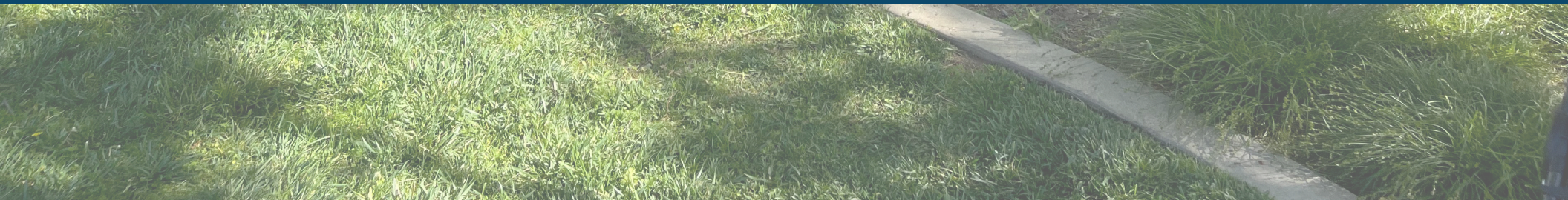


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4

LANDSCAPE STANDARDS





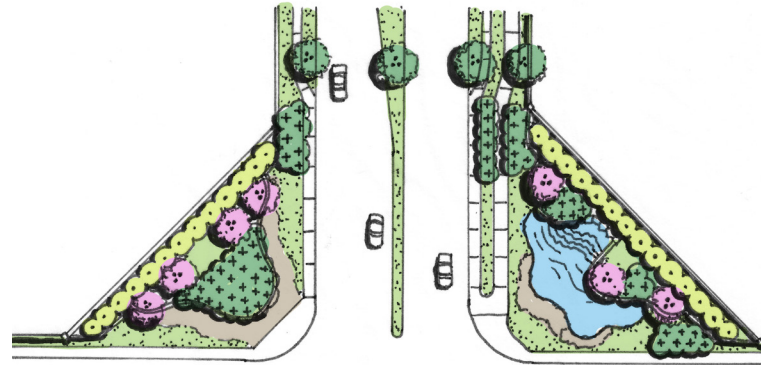


4.1 MONUMENTS

Monuments play a key role in the establishment of placemaking and the creation of community identity. Community monuments integrate the site with the surroundings and provide an entry and exit experience that creates an aesthetic and functional transition with adjacent areas.

Neighborhood monuments shall be similar in style (but smaller in scale) to either the existing community entry monument or the architectural style of the area they denote. The following standards pertain to both neighborhood and community monuments:

- a. Community and neighborhood entry statements shall be provided that create a distinctive image.
- b. The entry of new projects shall feature entry monuments, street signs, and/or special street trees, landscaping, and lighting.
- c. Monuments shall be placed within setbacks, landscaped entries, or open spaces at primary entries.
- d. The design and placement of monuments shall maintain required sight line distances as required per (need reference spec or measurable criteria).
- e. Landscaping is required at the base of all monument signs and shall be no less in area than the square footage of the sign area.
- f. Neighborhood identification monuments shall be designed in the same or similar architectural themes of the primary structures of the neighborhood.
- g. Entry monuments shall be constructed of stone, brick, stucco, beams, planks, or similar materials.



Community entry monument example - Plan View



Standard 4.1.g: Landscaping is required at the base of all monument signs.

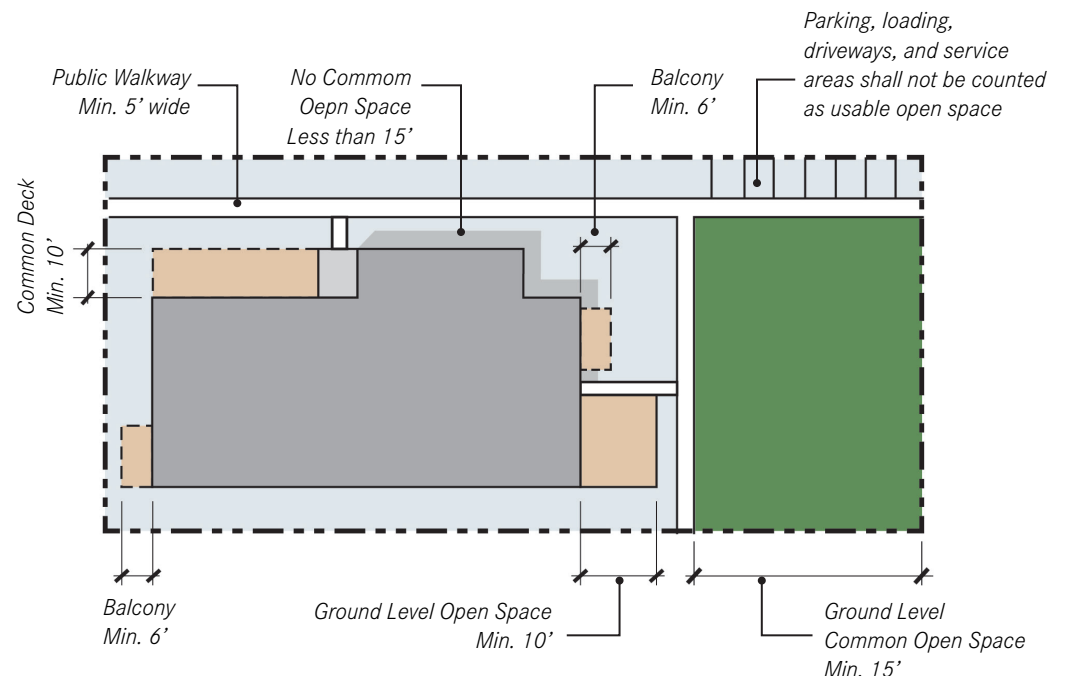


4.2 OPEN SPACE

- a. Minimum and Type of Open Space: All multifamily residential developments shall provide a total of 200 square feet of usable open space per unit with a minimum of 50% as common open space and the remaining 50% as either private or common open space. Every development that includes five or more residential units shall provide at least one common open space area. Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.
- b. Private open space located on the ground level (e.g. yards, decks, and patios) shall have no dimension less than 10 feet. Private open space located above ground level (e.g. on balconies) shall have no dimension less than six feet.
- c. Common open space areas shall have a minimum dimension of 15 feet.
- d. Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of 10 feet of dense landscaping shall be provided as screening between the open space area and arterial street, service area, or commercial development.
- e. Open space surfaces shall include a combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. The slope shall not exceed 10%.



Both common open space and private open space is required for multifamily projects.



Standard 4.2.b and Standard 4.2.c: Landscaping is required at the base of all monument signs.



4.3 COMMON OPEN SPACE

a. Minimum Dimensions:

- Common usable open space located on the ground level shall have no horizontal dimension less than 15 feet. Common upper-story decks shall have no horizontal dimension less than 10 feet. Rooftop open space (also known as roof decks) shall have no horizontal dimension less than 15 feet, and no more than 20 percent of the total area counted as common open space for the project may be provided on a roof.
- Pedestrian walkway width: 5 feet
- Courtyard internal to a project, or enclosed on at least three sides: 40 feet

b. Minimum Quantity: Depending on the number of dwelling units, the common open space shall be provided in a project per the following minimums:

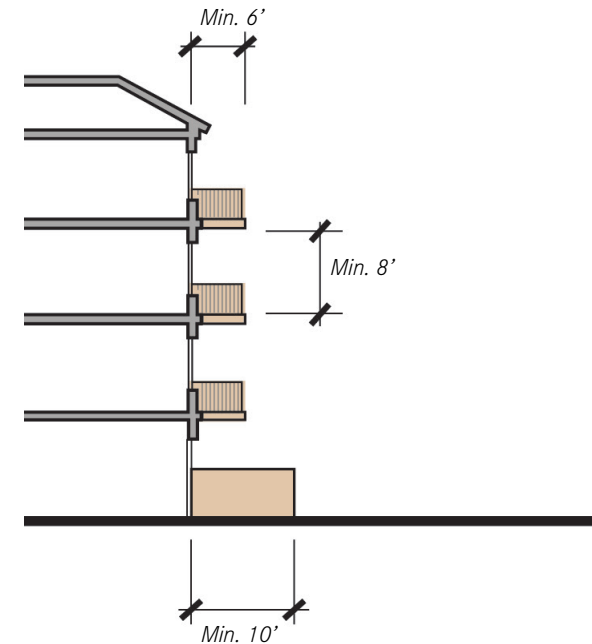
- 10 to 50 dwelling units: One space minimum with 15 feet minimum dimension in both directions (400 square feet minimum area)
- 51 to 100 dwelling units: One space minimum with thirty (30) feet minimum dimension in both directions (900 square feet minimum area)
- 101 or more dwelling units: Two spaces minimum, each with forty feet minimum dimension in both directions (1,600 square feet minimum area each)

- c. Placement: Common spaces shall be provided adjacent to private areas, common areas, or a combination of both. All common open spaces shall interface with adjacent buildings via direct connections through doors, windows, and entryways.
- d. Visibility: At least one side of the common open space shall border residential buildings with transparent windows and/or entryways.
- e. Pedestrian Walkways: Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.
- f. Seating: All common open spaces shall include seating. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.
- g. Amenity Features: At least one amenity feature such as a play structure, plaza, sitting area, water feature, gas fireplace, or community garden shall be included in each open space area.
- h. Play Areas: Developments that include 15 or more units of at least one bedroom or more must include children's play areas and play structures. This requirement does not apply to senior housing developments.
- i. Openness and Buildings: There shall be no obstructions above the open space except for devices to enhance the usability of the space. Buildings and roofed structures with recreational functions (e.g., pool houses, recreation centers, gazebos) may occupy up to 20% of the area counted as common open space.
- j. Material Type: No more than 25 percent of common recreational-leisure area can be in hardscape.



4.4 PRIVATE OPEN SPACE

- a. Accessibility: Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.
- b. Minimum Dimensions: Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than 10 feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than 6 feet.
- c. Minimum Dimensions (in either direction): 6 feet
- d. Openness: Above ground-level space shall have at least one exterior side open and unobstructed for at least 8 feet above floor level, except for incidental railings and balustrades.



Standard 4.4.b and Standard 4.4.c: Private open space minimum dimensions requirements.



Private Open Space example



4.5 PLANTING

- a. Plants shall be grouped in high and low maintenance zones and shall coordinate with irrigation plans to minimize the use of water and the placement of irrigation tubing.
- b. Inorganic ground cover (gravel, river rock, etc.) shall not be used as a substitute for plant material, the required mulch under shrubs and trees, or the mulch under groundcover from flats. It shall only be used as an accent material in combination with plants and cover no more than 15 percent of the total landscape area.
- c. Turf areas shall be placed in areas for recreational use only and must have a 10' minimum diameter.
- d. Street trees shall be in a 24-inch box with 30- to 40-foot maximum spacing in between. Trees shall be selected following local plans, ordinances, approved planting lists, and other guidance that provide direction on tree selection based on specific issues, e.g., fire-resistance.
- e. Provide root barrier when trees are located 5' or closer to any hardscape element or building.
- f. Palm trees shall only be used in community pool areas and as main entry focal points.
- g. Ensure project meets storm water retention requirements established in the area and prepare project documents that can be reviewed with the local engineering departments.
- h. Drip irrigation shall be used wherever possible. No overhead irrigation is allowed within 24 inches of a non-permeable surface.
- i. Landscaping and irrigation shall comply with the State of Selection of trees, plants, shrubs, and other plantings shall follow local and regional requirements and guidance for

approved plant lists to meet the needs of local conditions, where available. For plants and planting materials addressing water retention areas, recommended resources include the Low Impact Development Manual for Southern California prepared by the Southern California Stormwater Monitoring Coalition, State of California Model Water Efficient Landscape Ordinance (MWELO) or local Water Efficient Landscape Ordinance (WELO).



Standard 4.5.b: Inorganic ground cover shall not exceed 15% of the total landscape area.



4.6 BUFFER AND SETBACKS

- a. Buffers Between Dissimilar Uses. Buffers between residential and nonresidential, or dissimilar and incompatible uses shall have buffers or separation to the extent feasible. Options include:
- Require open space and recreation buffers, which may include increased setbacks, to the minimum of a 5-foot-wide continuous landscape barrier
 - Landscape screening or fencing a minimum of 6 feet high. Limit or prohibit chain link fencing where possible.
 - A minimum 5-foot-wide planted parkway shall be provided on arterial corridors between the street and sidewalk. Parkway shall be planted with shade trees to provide a more pleasant pedestrian environment and to contribute to streetscape continuity.
 - Landscaping with trees or shrubs is required where side-lot spacing between buildings is 6' or more.
- b. Landscape Softening. Where setbacks and lot coverage allow, landscaping at a minimum of 1-foot-width shall be incorporated around the base of buildings to separate between parking, drive aisles, and sidewalks.



Standard 4.6.a: Landscape screening or fencing shall be placed between residential and non-residential.



Standard 4.6.b: Landscaping shall be placed around the building base.



4.7 SITE LIGHTING

Lighting is an important consideration for multifamily homes to encourage nighttime activity and ensure safety. However, excess light can have negative environmental impacts. The following standards can be applied for site lighting requirements:

- a. Building entrances and street numbers shall be well-lit and illuminated to be visible from the street.
- b. Walkways, access, paseos, and parking lots shall be illuminated with a minimum of 1 foot-candle to ensure safe nighttime conditions.
- c. Building mounted security lighting fixtures shall not project above the fascia or roof of the building.
- d. Light sources for wall washing and tree lighting shall meet the standards established by the International Dark Sky Association or meet more stringent, local standards for mitigating light pollution, and to the extent feasible shall be hidden from direct view
- e. Incorporate timers and sensors to avoid unnecessary lighting and avoid unnecessary energy use.
- f. The style of lighting fixtures shall be the same or similar to the building's design and architectural style.
- g. Street lighting within development shall be a maximum of 15 feet high.



Standard 4.7.a: Building entrances and street numbers shall be well-lit.



Standard 4.7.b: Walkways, paseos and parking lots shall be illuminated to meet the safety requirement.



4.8 WALLS AND FENCES

Walls and fencing play an important role in the establishment of the overall level of quality of a community. The following standards apply to wall and fencing requirements:

- a. Community perimeter or theme walls shall be solid decorative block walls located where they do not conflict with existing viewsheds.
- b. Wall materials shall be brick, slump stone, tile, textured concrete, stucco on masonry, or steel framing, or other material walls which require little or no maintenance are required. Plain concrete block walls (i.e. precision block) nor chain link fencing with inserts shall not be used as wall materials.
- c. Wall caps are to be incorporated as a horizontal design element at the top of walls and should not exceed 4 inches vertical.
- d. Wrought iron or tubular steel fencing, or other transparent type of fencing shall be included within projects where there is a viewshed from the project site.
- e. The style of the wall shall be the same or similar to the architectural style of the project.
- f. All exterior perimeter walls located along public streets shall have an offset a minimum of 5 feet deep for every 50 linear feet to 75 linear feet of the wall length.
- g. All non-transparent perimeter walls shall incorporate standards to provide for wall inserts and/or decorative columns or pilasters every 20 feet to provide relief.
- h. All non-transparent perimeter or theme walls and/or fences shall be architecturally treated on both sides and shall incorporate landscaping whenever possible.



Standard 4.8.b: Landscaping shall be placed around the building base.

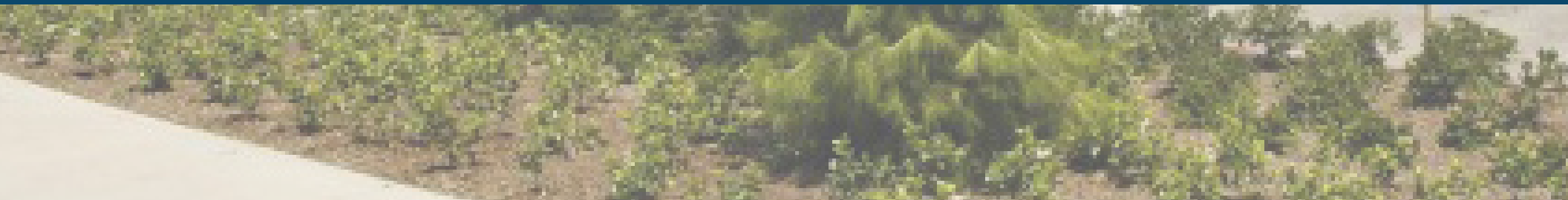


Standard 4.8.a: Community perimeter or theme walls shall be solid decorative block walls.



5

BUILDING DESIGN STANDARDS

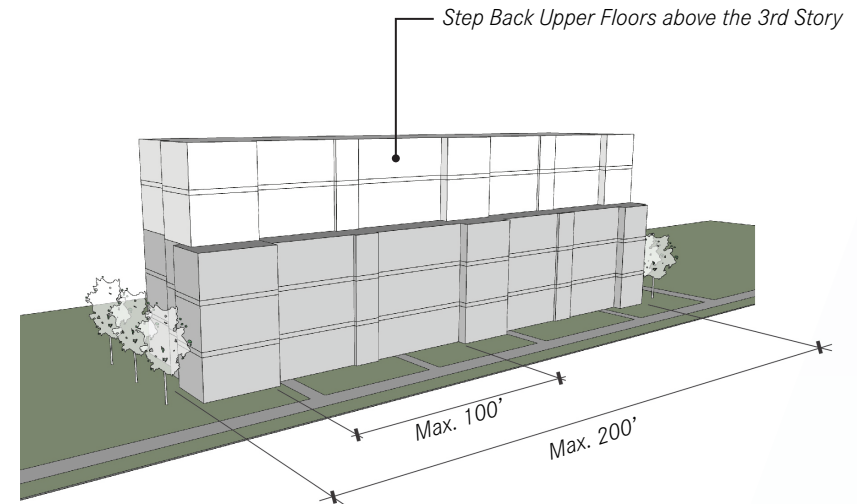






5.1 GENERAL BUILDING FORM

- a. Multi-family development adjacent to single-family neighborhoods shall provide a buffer of single story and/ or detached units along the adjoining property line.
- b. The maximum length of any individual building containing townhouse dwelling units or multifamily dwelling units shall be 200 linear feet, regardless of the number of units.
- a. Corner buildings at street intersections shall incorporate architectural elements including prominent towers, cornice features, roof shapes and roof line variation.
- b. At least two different architectural styles, as defined in Chapter 6, shall be included in projects with more than 10 buildings. However, different styles may not be mixed within a single building.
- c. For residential projects three stories or taller, development shall use one or more of the following strategies: utilize roof forms and pitches that are similar to those of other structures in the neighborhood; integrate the upper floor units into the roof form; step back upper floors above the third story; use a different material on the top floor walls to visually make the building seem lower.
- d. Buildings over 3 stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 5 feet deep and 25 feet wide and extend the full height of the building.



Standard 5.1.b, Standard 5.1.c and Standard 5.1.d: Break development into separate vertical planes to reduce the appearance of bulk.



Massing breaks and material change will add visual interest to the buildings.



5.2 BUILDING HEIGHT & MASSING

- a. The massing of upper stories, particularly those over a garage, shall be modulated by stepping back elements a minimum of 2 feet from the ground floor setback, and/or through the use of projecting bays.
- b. Combinations of one, one and-one-half, and two-story units are encouraged to create variation in mass and building height.
- c. For row-type townhouses, each unit shall be varied in height and setback.
- d. Where new residential development is 3 stories or less, the vertical massing of buildings shall be articulated to express each individual unit. An exception to this standard is made for duplex, triplex or quadplex buildings intended to look like large residences.
- e. Structures 3 stories or more should emphasize horizontal planes through the use of trim, awnings, eaves, other ornamentation, or a combination of complementary colors.
- f. The upper story of buildings over 2 stories shall be stepped back to reduce the scale of façades facing streets, courtyards, or open space areas.
- g. Facades shall be subdivided into 30- to 50-foot wide units similar to the width of nearby homes. These widths shall be expressed by using one or more of the following repeated at intervals: entry porches; projecting wall planes; fenestration patterns; and/or bay windows.



Standard 5.2.a: The massing of upper stories, particularly those over a garage, shall be modulated by stepping back elements a minimum of 2 feet from the ground floor setback.

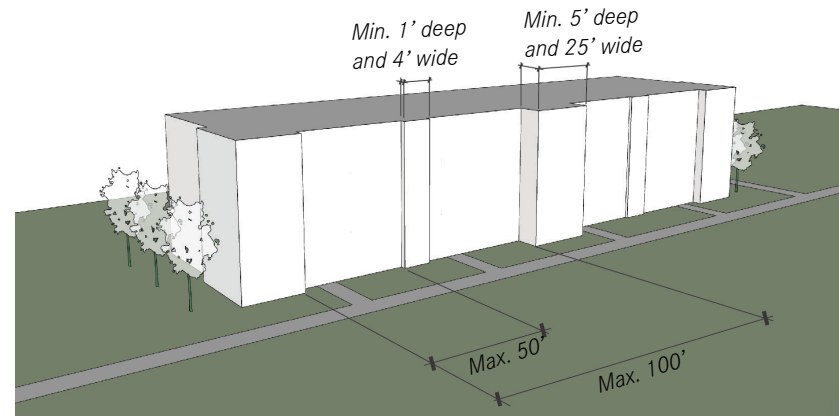


Standard 5.2.e: Structures 3 stories or more should emphasize horizontal planes



5.3 FACADE ARTICULATION

- a. For every 100 feet of building length, there shall be a plane-break along the facade comprised of an offset of at least 5 feet in depth by 25 feet in length. The offset shall extend from grade to the highest story.
- b. Buildings shall have minor massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of 1 foot deep and 4 feet wide and extend the full height of the building.
- c. The street-facing front façades of buildings shall be articulated with wall offsets (e.g., projections or recesses in the façade plane) that are at least 2 feet deep and spaced no more than 30 feet apart. In addition to wall offsets, street-facing front façades shall provide at least three of the following articulation elements:
 - A covered porch;
 - A recessed entrance;
 - One or more dormer windows or cupolas;
 - Pillars, posts, or pilasters;
 - One or more bay windows projecting at least 12 inches from the façade plane;
 - Eaves projecting at least four inches from the façade plane;
 - Raised corniced parapets over the entrance door;
 - Multiple windows with a trim at least four inches wide; or
 - Integral planters that incorporate landscaped areas or places for sitting.
- d. Walls that are blank, i.e. without doors, windows, landscaping treatments; shall span no more than 30 feet in length.



Standard 5.3.a and Standard 5.3.b: Multi units building shall have Major and minor massing breaks to reduce bulkiness.



Standard 5.3.c: Street-facing façades shall be articulated with wall offsets.



5.4 3-STORY & HIGHER BUILDINGS

- a. Buildings of 3 stories or higher shall have a clearly defined base and roof edge so that the façade has a distinct base, middle, and top. Elements to articulate a building's façade shall include:
- The ground floor shall be taller than upper floors.
 - The base of the building shall have one or more of the following: recessed ground floor; a continuous horizontal element at the top of the ground floor; and enhanced window or entry elements such as awnings or canopies. Where pedestrians have access to the base of the building, high quality, durable, and easy to clean materials and finishes shall be used, such as stone, brick, cementitious board, glass, metal panels, and troweled plaster finishes.
 - The middle or body of the building shall have a façade made up of regular components including one or more of the following: consistent window pattern; repeating bay windows; regularly spaced pilasters; recesses; or other vertical elements.
 - The top of the building shall have one or more of the following: a cornice line with minimum 6-inch overhang; a parapet with minimum 6-inch cap; eaves with brackets or other detailing; upper floor setbacks; and/or sloped roof forms.
 - The elements comprising the base, middle, and top to the building may be interrupted by a protruding vertical element such as a tower, or a recessed vertical element such as a massing break, an entry, or a courtyard.
 - Architectural features marking main entries to buildings may extend above the ground floor.
 - A clear separation between the ground floor and floors.
- b. A clear separation between the ground floor and floors above shall be provided, which may consist of any of the following: a line of awnings or canopies over ground floor storefronts or windows; a change in material; a change in the scale of openings; and/or a change in building plane, with the middle of the building either recessed from or projecting over the ground floor.
- c. Structures 3 stories or more shall emphasize horizontal planes through the use of horizontal trim, awnings, eaves, other ornamentation, or a combination of complementary colors to visually separate the floors.
- d. Buildings over 3 stories must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.



Standard 5.4.e: Structures 3 stories or more should emphasize horizontal planes



5.5 ROOF FORMS

- a. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks. Rooflines shall be segmented and varied in the horizontal direction every 100 feet or less by changing the roof height, offsets, direction of slope, or by incorporating architectural elements such as dormers.
- b. Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.
- c. When employed, hipped or gable roofs shall cover the entire building. Mansard roofs or segments of pitched roofs applied at the building edge shall not be used unless permitted by the architectural style.
- d. Roof forms, if provided, shall be included on all elevations. An exception to this standard can be made if a roof form is used for a specific use such as to cap a tower element or to express an entrance to a building.
- e. Roof levels, pitch directions and forms on large buildings shall be varied to decrease the apparent scale of the building.
- f. False and metal mansard roofs are prohibited.
- g. Cornice details shall be at least 18 inches in height and 6-inch deep.
- h. The cornice detail shall extend the entire width of the front façade.
- i. Along street frontages, the appearance of exterior roof drains and rain water leaders shall be minimized. An exception is made for architecture in the Spanish Revival style, which uses drains and rain water leaders as a decorative element.
- j. Multi-family buildings shall be designed using at least two different room forms to visually break up the massing of the building. Options for varying roof forms include;
 - Gabled
 - Hipped
 - Shed

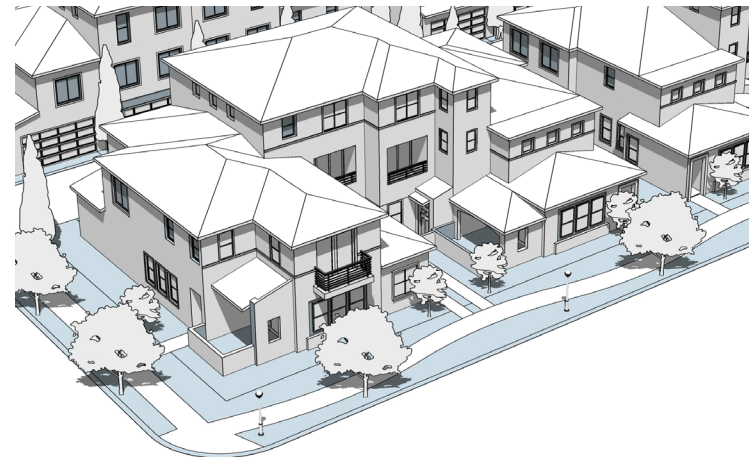


Standard 5.5.a: Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks.



5.6 DOORS & ENTRYWAYS

- a. Entries to individual units shall be easily identifiable, distinguishable, and oriented to the street whenever possible.
- b. Main entries and lobbies shall be oriented toward primary street frontages or open space areas that connect directly to the primary street. Where there are multiple buildings in a project, entries may also be oriented to internal circulation streets or pathways that connect directly to a street.
- c. Primary building entries, including courtyard doors or gates used at multifamily buildings or residential lobbies for mixed use buildings, shall be recessed into entry bays and accented with treatments that add three-dimensional interest to the façades and enhance the sense of entry into the building through one or more of the following treatments:
 - Marked by a taller mass above, such as a modest tower or within a volume that protrudes from the rest of the building surface.
 - Accented by special architectural elements which may include canopies, overhanging roofs, awnings, and trellises.
 - Indicated by a recessed entry or recessed bay in the façade.
- d. When nonresidential and residential uses are located in a vertical mixed-use structure, separate pedestrian entrances shall be provided for each use.
- e. Upper floor entries shall have a distinct design that complements the main building frontage.
- f. Duplexes, triplexes, and fourplexes abutting single-family neighborhoods shall use individual entry doors and/or interior stairs instead of common doors or stairs.
- g. Individual ground-floor residential entries shall be located on quieter frontages where possible. Where they need to be located on larger streets, entries shall be set back from the sidewalk a minimum of 5 feet and provided with landscaping and/or low fencing to provide a transition space.
- h. Long, monotonous balconies and corridors that provide access to multiple units shall be avoided. Instead, access points shall be clustered.
- i. Main building entries shall be defined by use of architecturally-compatible elements including one or more of the following: canopies, arches, arcades, porticos, posts, awnings, decorative lights, small entry plazas and vertical massing.
- j. Project icons, thematic pilasters, special paving treatment, and specialty landscaping shall be used at building and common space entryways to unify a project.



Standard 5.6.b: Main entries and lobbies shall be oriented toward primary street frontages.



5.7 WINDOWS

- a. Building walls along all street frontages shall have windows at all floors above ground level.
- b. Buildings shall include vertically oriented and proportioned façade openings with windows that have a greater height than width (an appropriate vertical/horizontal ratio ranges from 1.5:1 to 2:1). Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows. Smaller windows in utility areas or bathrooms may be horizontally proportioned.
- c. Along primary and secondary street frontages, window frames shall be recessed and not flush against the walls. In these locations, shaped frames and sills, detailed with architectural elements such as projecting sills, molded surrounds, or lintels, shall be used to enhance window openings and add additional relief.
- d. Windows shall be articulated with sills, trim, kickers, shutters, or awnings authentic to the architectural style of the building.
- e. Faux shutters, if used, shall be two shutters to each window opening.
- f. Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from the wall plane. As defined by the architectural style, windows shall be generously inset from building walls to create shade and shadow detail. The minimum inset shall be 3" inches for wood siding, 3"-6" for stucco, and 6"-12" for masonry.
- g. Glass shall be clear with a minimum of 88 percent light transmission. Mirrored and deeply tinted glass or applied films that create mirrored windows and curtain walls are prohibited. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass, and other decorative treatments are appropriate.
- h. Snap-in muntins shall not be used.



Standard 5.7.d: Windows shall be articulated along primary street frontage.



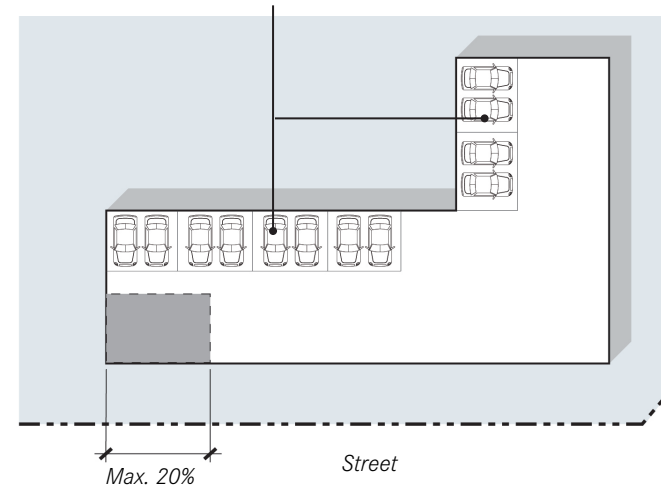
5.8 GARAGES

- a. Parking garages and garage doors shall not be visible from the primary street.
- b. Garages and garage doors shall be located on secondary facades and designed to minimize their visual impact and minimize the dominance of garage doors on the street.
- c. Garage entries, loading and service entries, utility rooms, stairs, elevators, and other similar inactive elements shall occupy no more than 20% of the width of a public street facing building façade.
- d. No garages shall be forward of architecture and no more than 50% of front facing garages shall be located within 20 feet of the property line.
- e. Garage doors shall be designed consistent with the overall style of the building. Material, pattern, and color to be coordinated with architectural style.
- f. Where visible by the public or by other residents, garage entrances shall be recessed and/or accompanied by projecting elements like porches, bay windows, trellises, architectural ornament, and/or landscaping.

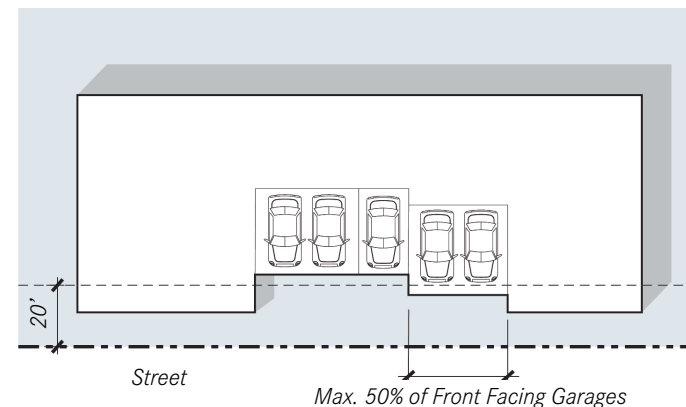


Garage doors shall not be visible from the primary street.

Garages shall be located on secondary facades



Standard 5.8.c: Service and utility area shall be less than 20% of a public street facing building façade.



Standard 5.8.d: No garages shall be forward of architecture and no more than 50% of front facing garages shall be located within 20 feet of the property line.



5.9 ARCHITECTURAL ELEMENTS

- a. Building walls along the street frontage shall have architectural detail (e.g., brackets, rafter tails, or dentils) at the cornice or roof eave.
- b. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches, are required.
- c. Architectural design features such as window treatments, awnings, moldings, projecting eaves, dormers, and balconies, shall be continued or repeated upon all elevations of a building facing a primary or secondary street, or a common open space.
- d. Stairways shall be designed as an integral part of the overall architecture of the building, complementing the building's mass and form. Exterior stairwells shall be solid; prefabricated metal stairs are prohibited.
- e. At least two different architectural styles shall be included in projects with more than 10 buildings. However, different styles may not be mixed within a single building.
- f. For balconies and decks facing public streets or open spaces, solid rail walls of 3 feet to 4 feet in height shall be provided to hide the contents of the balconies. Juliet balconies, which are shallow rails no more than 6 inches in depth, are exempted from this standard.
- g. Special architectural treatments (i.e., feature entry location, feature window detail, tower, roof line variation, etc.) shall be provided at street corners and other important focal points.



Standard 5.9.c: Architectural design features shall be continued or repeated.



Standard 5.9.g: Corner buildings at street intersections shall have special architectural elements.



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6

ARCHITECTURAL STYLE STANDARDS





In the context of compliance with SB35, architectural styles are not necessary. However, many communities desire the inclusion of architectural style within their Design Standards. To accommodate this desire, the following cut-sheets identify key attributes of each style with example imagery appropriate to Western Riverside County. These cut-sheets and associated design standards are optional “add-ons” to the overall ODS Toolkit.



6.1 SPANISH REVIVAL

Derived from Spanish/Mediterranean and early Californian influences, these styles emerged in the late 19th and early 20th centuries. Projects a visually rich environment with allusions to regional history. Generally, Spanish Colonial Revival style buildings are asymmetrically arranged. The style features low-pitched roofs with little or no overhang covered with S Type Clay red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries, and main windows.





6.1.1 FORM & MASSING

Required Elements

- a. Asymmetrical façade/elevations
- b. Multiple roof planes
- c. Balconies or small porches
- d. Entrances recessed at least 12"

Optional Elements

- e. Arcades supported by columns
- f. Articulated facades with massing breaks every 50'
- g. Stucco finish chimney with round or rectangular openings





6.1.2 ROOF

Required Elements

- a. Low pitched roof (4:12 maximum)
- b. Red, fired, clay tile roofs. Common shapes include both Spanish (S-shaped) and Mission (half-cylinder) types
- c. Shallow eaves
- d. Overhanging eaves (minimum 24 inches on elevation that face a public street) with exposed rafter tails or beams
- e. Small 1'-0" or less decorative exposed rafter tails

Optional Elements

- f. Gabled and shed roofs, gabled roofs are on the side and front facing
- g. Shaped parapet with coping
- h. Brackets or knee braces at gabled ends





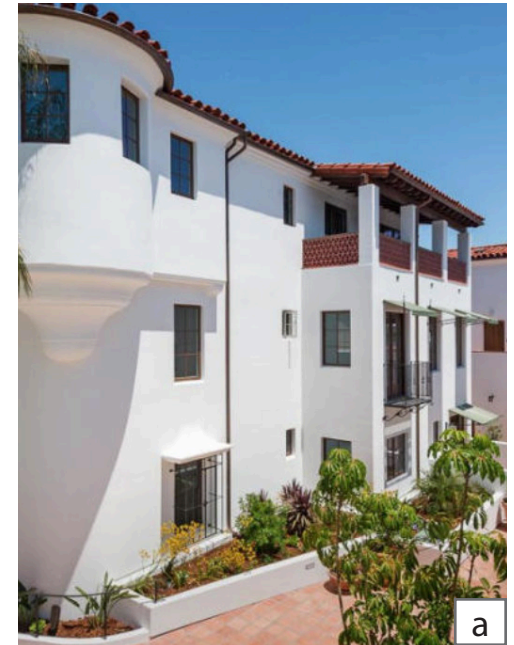
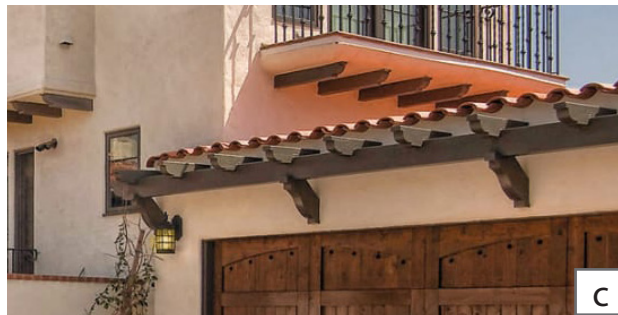
6.1.3 MATERIALS & COLORS

Required Elements

- a. White or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles)
- b. Wood window frames
- c. Wooden beams and brackets

Optional Elements

- d. Decorative metal hardware (typically iron)





6.1.4 DOORS & WINDOWS

Required Elements

- a. Arched (flat arch or semi circle arch) windows
- b. Recessed windows with sill and/or headers surrounds
- c. Simple divisions of window muntins

Optional Elements

- d. Casement windows, typically arranged in pairs
- e. Tall, double-hung windows
- f. Small sparse windows
- g. Window Grilles
- h. Wooden shutters

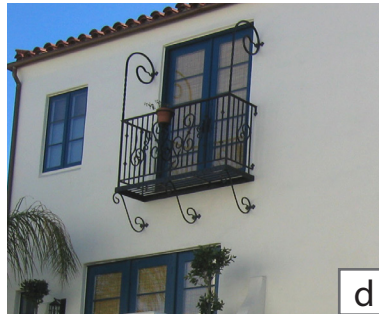
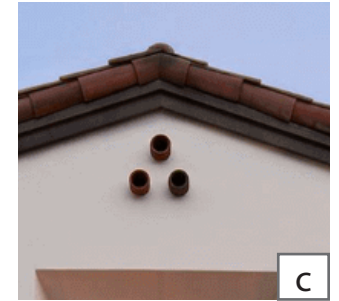




6.1.5 DECORATIVE DETAILS

Optional Elements

- a. Small porches
- b. Decorative tiles
- c. Clay tile vents
- d. Wrought iron railing
- e. Courtyards
- f. Recessed niches
- g. Dark metal or wrought iron light fixture with curving brackets
- h. Paired wood garage doors with iron hardware
- i. Fabric awnings with metal spear supports





6.2 CRAFTSMAN

The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. This style is deployed to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation, and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.



6.2.1 FORM & MASSING

Required Elements

- a. Multiple roof planes
- b. Porches or balconies
- c. Design elements that emphasize horizontal orientation; such as long window groupings, fencing, rails, siding, balconies
- d. Articulated facades with massing breaks every 25 feet minimum





6.2.2 ROOF

Required Elements

- a. Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12)
- b. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams
- c. Brackets or knee braces at gabled ends
- d. Use of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles)

Optional Elements

- e. Chimneys visible at the exterior and located on the side façade are acceptable

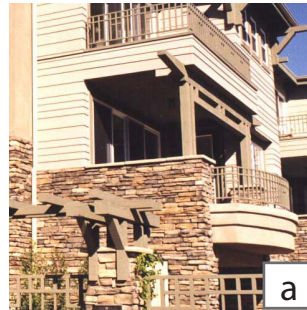




6.2.3 MATERIALS & COLORS

Required Elements

- a. Use of wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks
- b. Use of dark, neutral, earth-toned color palette, such as browns and greens
- c. However, lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails)
- d. Commonly feature three (and sometimes four) paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details





6.2.4 DOORS & WINDOWS

Required Elements

- a. Windows shall have mullion and divided lites
- b. Utilize wood trim around windows and doors
- c. Extended lintels above doors and windows
- d. Window and door trim color shall contrast with color of walls
- e. Door is typically stained, rather than painted
- f. Window combinations in group of two or three

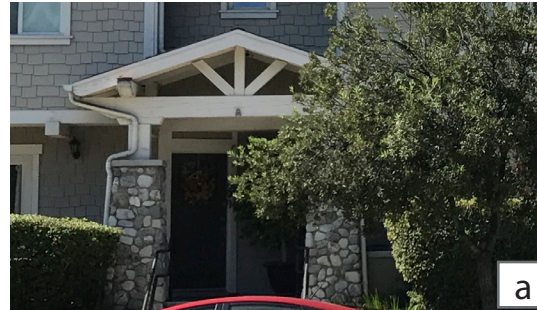




6.2.5 DECORATIVE DETAILS

Required Elements

- a. Stone pier and battered wood support
- b. Exposed rafter tails and knee-brace brackets
- c. Dormers are often located on the front façade
- d. Second-story balcony
- e. Decorative attic/gable vent
- f. Light fixtures are typically box-shaped, with metal frame and geometric pattern.
- g. Chimneys are visible at the exterior and arranged on a side elevation.





6.3 TUSCAN

An interpretation of traditional Mediterranean architectural style based on precedents found in the Spanish Revival style joined by rural Italian elements. This style harkens to the Mediterranean variants found throughout California. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the use of stone and stucco, light earth tones, and red-tiled roofs. Classical elements such as columns and arches and decorative ironwork add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically-oriented recessed windows.





6.3.1 FORM & MASSING

Required Elements

- a. Asymmetrical arrangement of windows and design elements along primary elevation
- b. Porches, porticoes and/or Juliet balconies
- c. Recessed entries





6.3.2 ROOF

Required Elements

- a. Flat or low to moderate-pitched roof (maximum 6:12 slope)
- b. Red-toned clay tiles
- c. Variation of roof planes
- d. Large overhanging eaves (minimum 12 inches) along primary elevation
- e. Shaped timber tiles at eaves

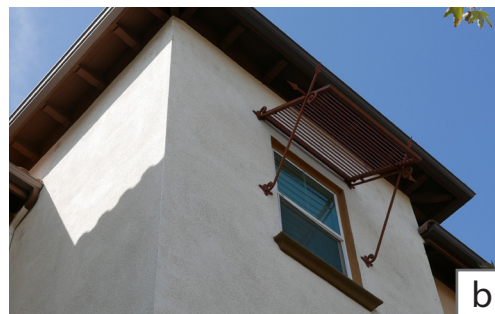




6.3.3 MATERIALS & COLORS

Required Elements

- a. Incorporate rough-hewn stone as accent feature
- b. Flat stucco walls in light earth tones





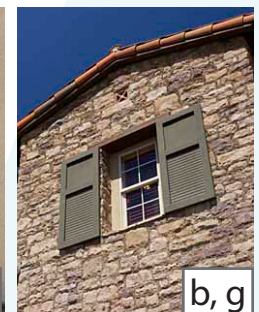
6.3.4 DOORS & WINDOWS

Required Elements

- a. Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- b. Casement or double-hung sash with flat or arched lintels
- c. Walls shall be composed of predominantly flat surfaces
- d. Windows shall be recessed 3 to 12 inches from outer wall
- e. Divided lite windows

Optional Elements

- f. Pedimented or framed windows
- g. Paired decorative wood shutters

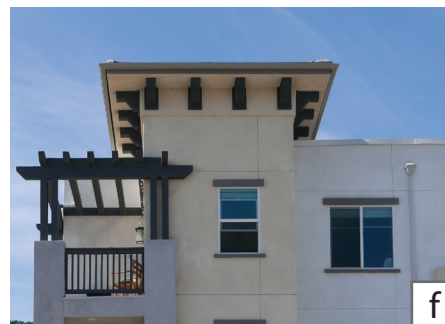
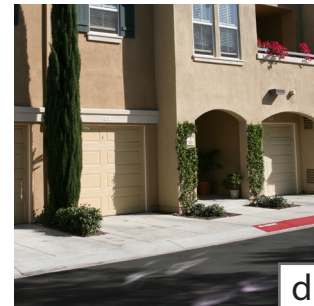




6.3.5 DECORATIVE DETAILS

Required Elements

- a. Shallow juliet balconies
- b. Rafter extensions and brackets
- c. Stone or stucco window /door trim
- d. Rectangular or arched wooden door
- e. Stucco or stone chimneys
- f. Deep overhangs
- g. Arcade or porch at entry
- h. Use of brick, stone or wood columns
- i. Decorative ironwork (window grilles, railings, light fixtures, decorative planters)





6.4 EAST COAST TRADITIONAL

The East Coast Traditional styles of multi-family housing incorporate elements of American domestic architecture dating back to the early English and Dutch houses built in the first century of colonial settlement. These precedents have been interpreted and re-interpreted during successive waves of residential design and development over the past 140 years, and presently incorporate an eclectic mixture of elements. Common characteristics of new East Coast Traditional buildings include materials such as wood and brick; front entrances accentuated with pediments and pilasters; windows with double-hung sashes and articulated lintels and sills; and porches supported by thin columns.





6.4.1 FORM & MASSING

Required Elements

- a. Accentuated front entrance
- b. Flat facades
- c. Porches and shallow projections allowed
- d. Side-gabled and front-gabled roof forms





6.4.2 ROOF

Required Elements

- a. Medium to High-pitched roof (minimum 6:12 slope)
- b. Asphalt shingles or synthetic slate shingles





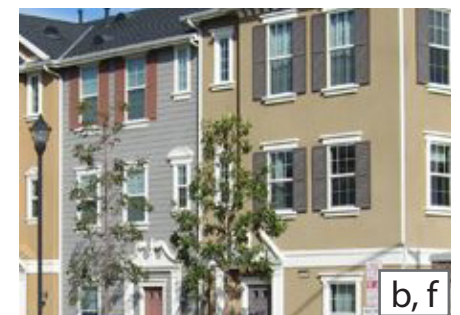
6.4.3 MATERIALS & COLORS

Required Elements

- a. Brick cladding, wood, engineer wood, or vinyl siding cladding
- b. Attached townhomes shall alternate color and cladding from one unit to the next
- c. Off-white and earth tones, muted colors
- d. Asphalt shingles
- e. Stucco prohibited

Optional Elements

- f. When shutters are utilized, their color shall contrast with the body of the building





6.4.4 DOORS & WINDOWS

Required Elements

- a. Rectangular windows oriented vertically
- b. Windows detailed with arched or flat lintels and sills
- c. Double-hung sashes with muntins

Optional Elements

- d. Dormer Windows
- e. Shutters (sized to match adjoining window openings)
- f. Bay or pop-out window assemblies

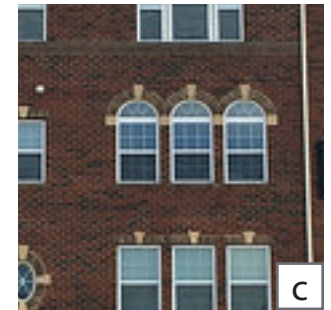




6.4.5 DECORATIVE DETAILS

Required Elements

- a. Porch with slender columns
- b. Paneled shutters
- c. Arched window with a keystone detail
- d. Cornice returns on the gable ends
- e. Pedimented entry porch
- f. Decorative attic vents
- g. Entry door may have pilasters or a crown
- h. Front door with sidelights and arched transom
- i. Dental moldings along the eaves





6.5 FARMHOUSE

Farmhouse is an interpretation of traditional rural residential forms and materials. This style reflects Riverside County's agricultural and ranching history and regional context. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents and sparse or simple ornamentation. Roofs are typically medium to high-pitched. Minimal detailing often includes awnings, porches and wall mounted gooseneck lights.





6.5.1 FORM & MASSING

Required Elements

- a. The façades emphasize verticality
- b. Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers
- c. Multiple gable and shed roof planes
- d. Covered porches and awnings to break up volumes between lower and upper floors





6.5.2 ROOF

Required Elements

- a. Medium to high-pitched (minimum 6:12 slope)
- b. Front and/or side facing gables
- c. Variation in heights and/or planes
- d. Asphalt shingle, metal roofs or synthetic slate shingles

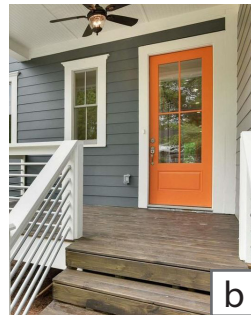




6.5.3 MATERIALS & COLORS

Required Elements

- a. Unadorned materials: metal, wood, masonry
- b. Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- c. Neutral or muted colors shall be predominant
- d. Monochrome accents of doors, windows or architectural features
- e. Combine contemporary design with rustic materials
- f. Stucco prohibited





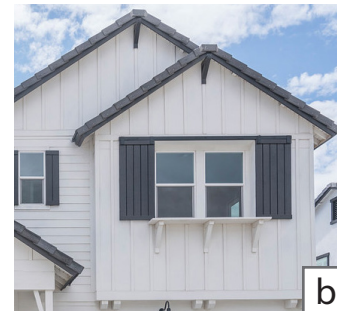
6.5.4 DOORS & WINDOWS

Required Elements

- a. Minimal molding around window and door openings
- b. Double hung or casement windows with muntins
- c. Contrast color of window sash with color of the body of the building

Optional Elements

- d. Wooden rustic front door, shutters and garage doors
- e. Large doors and windows to maximize natural light
- f. Doors with glass panes in the top
- g. Metal classic style awning

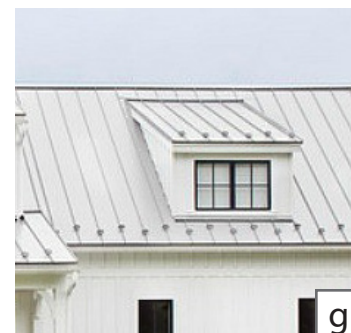
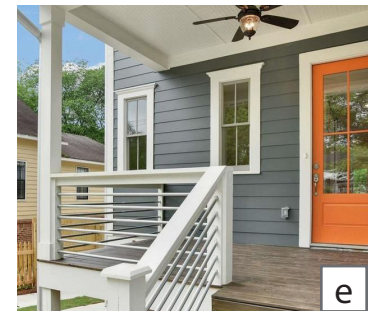
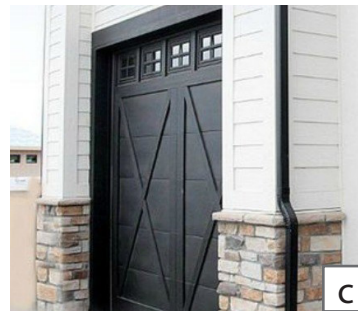
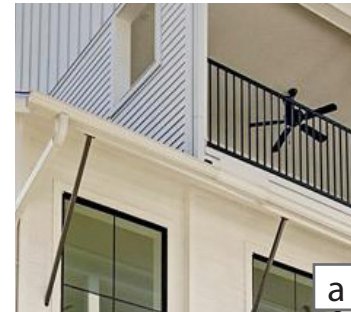




6.5.5 DECORATIVE DETAILS

Optional Elements

- a. Wide front porch or balcony with simple columns
- b. Iron-inspired barn-style lighting
- c. Carriage-style garage doors
- d. Metal awning without sides
- e. Porches with architecturally compatible ceiling fans
- f. Dark shutters and window sashes
- g. Shed dormers
- h. Simple gable brackets, vents and trim





6.6 MODERN

Modern is a contemporary style derived from utilitarian precedents, utilizing block forms, contrasting colors and eclectic combinations of materials in modern compositions. This style projects a minimalist, clean aesthetic. Simple rectangular shapes and forms are combined within horizontal and vertical planes to create dynamic lines. Flat roofs reinforce the rectangular shapes and provide an opportunity for outdoor deck areas. Accents are simple and modest, usually taking the form of trellis elements.

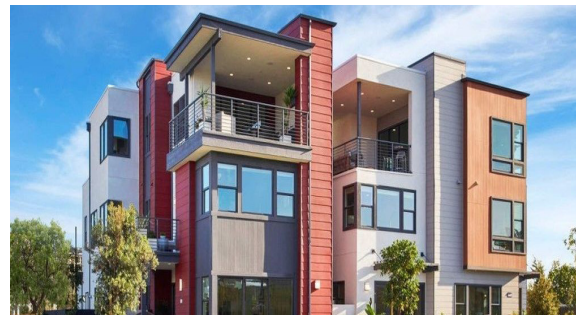
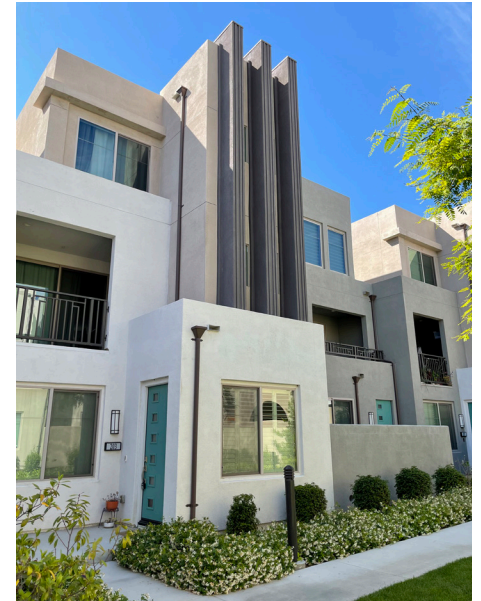




6.6.1 FORM & MASSING

Required Elements

- a. Asymmetrical composition
- b. Emphasis of rectangular forms
- c. Horizontal massing
- d. Lack of ornament or moldings
- e. Geometric shapes





6.6.2 ROOF

Required Element

- a. Flat or low-pitched roofs (4:12 slope max)





6.6.3 MATERIALS & COLORS

Required Elements

- a. Traditional materials such as stucco, wood, brick and stone reflect a contemporary aesthetic
- b. Color blocking to emphasize geometric forms and break down massing elements





6.6.4 DOORS & WINDOWS

Required Elements

- a. Large windows set in horizontal or vertical bands
- b. Narrow window frame





6.6.5 DECORATIVE DETAILS

Optional Elements

- a. Metal balcony railings
- b. Eclectic mix of materials including steel, concrete block, brick, iron, and / or glass
- c. Broad roof overhangs
- d. Usable outdoor roof decks
- e. Trellis shade structures
- f. Playful use of color to provide contrasting elements





6.7 WESTERN

Derived from the American vernacular architecture that sprang from the passing of the Homestead Act of 1862, Western Architecture evolved to encompass the Victorian style during the later 19th century when milled wood became widely available. This style combines simple, rustic, forms with Victorian embellishments to create a relaxed, informal feel compatible with the spirit of the American West. Qualities that reflect the Western theme can be described as rural, informal, traditional, rustic, low profile and equestrian oriented. Conversely, qualities that are inconsistent with the Western theme are urban, formal, contemporary, sophisticated, and massive.





6.7.1 FORM & MASSING

Required Elements

- a. The basic building form shall be square or rectilinear, accentuated with a covered porch or walk;
- b. Buildings with facades greater than 100' in length shall be divided into smaller, distinct masses by horizontally staggering walls, changing the roof line, inserting windows and doors, and applying wood siding in different directions;
- c. Flat silhouettes shall be avoided. Buildings and building complexes shall be of variable heights to add visual interest;
- d. Right angles shall predominate over curved walls or arches;
- e. Expression of floor levels through ornamentation is required with such features as second floor balconies, upper level windows and exterior staircases.





6.7.2 ROOF

Required Elements

- a. Principal roof forms shall be gable, gambrel, hip or shed;
- b. Flat roofs are permitted where screened by a decorative parapet;
- c. Exposed rafter tails shall have a minimum thickness of 2 inches where a fascia board is used, and 4 inches where no fascia is used or where exposed on the underside of a porch or covered walk;
- d. Tower elements, chimneys, cupolas, exposed wood beams, roof overhangs, and trellises are acceptable roof features;
- e. Skylights are permitted but shall be integral with the roof slope and design of the building;

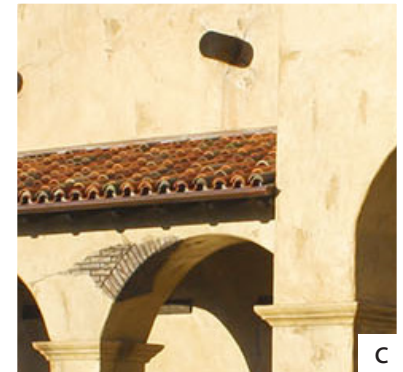




6.7.3 MATERIALS & COLORS

Required Elements

- a. The primary exterior material of the building shall appear to be wood siding or adobe/plaster/stucco. River rock, flag stone, wrought iron, and brick may be used for architectural accent material but may not exceed 25 percent of the total building facade;
- b. Stains, paints, or materials that simulate the appearance of weathered wood, such as cement fiber siding, are acceptable;
- c. Roofs shall be constructed of metal, concrete or asphalt tiles that simulate wood shingle. Spanish tile and standing seam metal roofing may also be used;
- d. Primary building colors shall be earth tones of hues such as brown, beige, and gray; accent colors shall also be in earthen hues, but may include colors such as sky blue, forest or sage green, barn red, white, black and other colors which compliment natural wood and do not detract from the western appearance of the buildings;
- e. Darker and lighter shades of the same color used on the building walls may be used to enhance building ornamentation and trim;
- f. Exposed gutters, downspouts, flashing, sheet metal, vent stacks and pipes shall be painted to match adjacent roofs or walls to minimize their visibility.





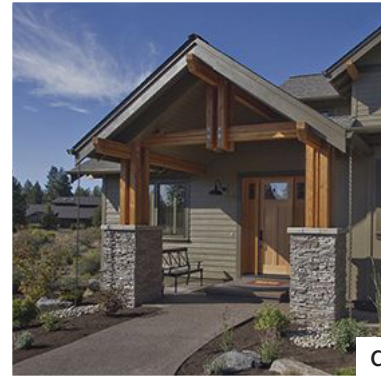
6.7.4 DOORS & WINDOWS

Required Elements

- a. Building entries shall be accented architecturally through color, framing, and roof variations;
- b. Doors with windows shall have the appearance of divided sash, with the appearance of small individual panes (preferably not exceeding 168 square inches, and not more than 13 inches on a side), the width of rectangular panes shall be shorter than their length;
- c. Doors shall be trimmed with wood;

Optional Elements

- d. Building entries that are recessed or which project outward with roof overhangs are encouraged;
- e. Doors shall be constructed of wood or have the appearance of wood construction;





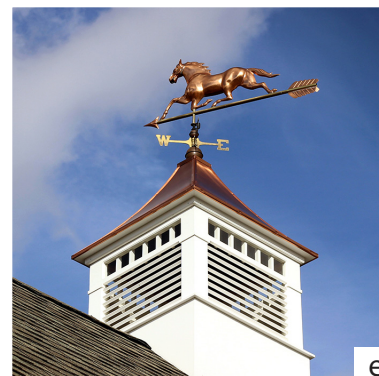
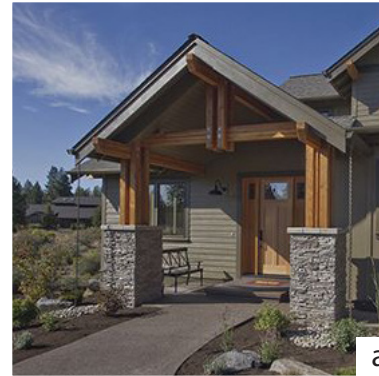
6.7.5 DECORATIVE DETAILS

Required Elements

- a. Wood posts shall be a minimum of 6x6 inches;
- b. Knee bracing at posts shall be used for balconies and overhangs;
- c. Balconies, boardwalks, and covered porches shall have wood railings;

Optional Elements

- d. The use of wood ornamentation at building cornices, the tops and bottoms of wood posts, eaves, balconies, and building corners is encouraged;
- e. The use of decorative elements on buildings such as weather vanes and wood ornamentation is encouraged;
- f. The use of trellis structures, windmills and other site amenities is encouraged;





6.8 ARCHITECTURAL STYLE DEFINITIONS

Arcade. A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.

Awning: An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a cover is attached.

Board and batten: a form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.

Brackets: A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.

Coping (Cap). A flat cover of stone or brick that protects the top of a wall.

Cupola. A small dome or tower, placed on the roof level. A cupola is used to ventilate and provide natural light for the structure underneath it.

Corbel: A structural piece of stone, wood or metal jutting from a wall to carry a superincumbent weight, a type of bracket.

Cornice Return: Also called an eave return, a cornice return is a graceful way to transition the eave and the main fascia board around the gable end of a house.



AWNING



BOARD BATTEN



CORBEL



GABLE VENT



CORNICE RETURN



DORMER



Decorative Gable Vents: A non-venting louver mounted in the top of the gable.

Divided Lite: Individual panes of glass held in place by wood or synthetic material to create a pattern.

Dormer: A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable, or containing a ventilating louver.

Front-gabled Roof: A gabled-roof that faces the road or main entrance.

Gable Roof: A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge, so as to form a gable at each end.

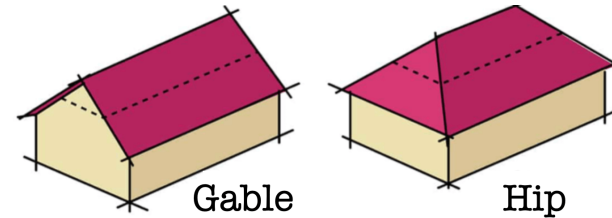
Hipped Roof: A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

Juliet Balcony: A pseudo balcony; a low ornamental railing to a window, projecting but slightly beyond the plane of the window, threshold or sill, having the appearance of a balcony when the window is fully open.

Mission Parapet: A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.

Mullion: A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

Muntin: A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.



JULIET BALCONY



MISSION PARAPET



RAKE OVERHANGING

EAVE OVERHANGING



PEDIMENT



Overhanging Eaves: The projecting overhang at the lower edge of a roof that sheds rainwater.

Pediments: A low-pitched triangular gable above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice, often with sculpture.

Rafter Tails: The portion of the rafter that hangs over the wall.

Shingle: A small thin piece of building material often with one end thicker than the other for laying in overlapping rows as a covering for the roof or sides of a building.

Shutter: Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.

Side-gabled Roof: A gabled-roof that faces either side of the main entrance.

Sill: The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.

Window Sash: The movable part of a window made up of the vertical and horizontal frame that holds the glass.



RAFTER TAILS



SIDE-GABLED



FRONT-GABLED



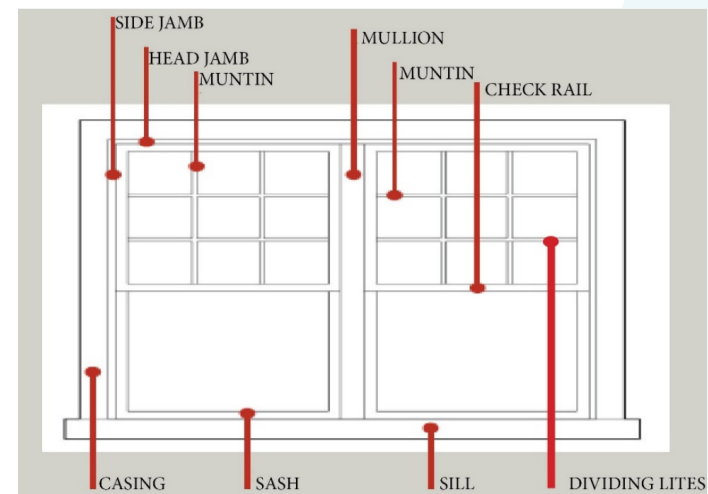
CASEMENT WINDOW



DOUBLE HUNG WINDOW



BAY WINDOW



PARTS OF A WINDOW