

City of Calistoga

Residential Design Guidelines

Adopted by Calistoga City Council on April 1st, 2014

Objective Design Standards for Identified Sites

Adopted by Calistoga City Council on April 9th, 2024

Residential Design Guidelines

Single-Family Residential Design Guidelines

Introduction

These guidelines seek to provide property owners, designers and developers with a clear understanding of the City's expectations for new single-family residential development and additions to existing homes. They will be used as criteria for approval during the City's plan review process.

While development must comply with the Calistoga Zoning Code and other applicable regulations, these guidelines seek a higher degree of design excellence than the minimum standards.

Development on properties within an Entry Corridor or Character Area designated by the Land Use Element of the Calistoga General Plan must incorporate the design features prescribed by those overlays.

Design Objectives

These guidelines are intended to promote development that will:

- Protect and promote Calistoga's rural, small town character
- Create a human-scaled and pedestrian-friendly environment
- Encourage visual diversity while protecting the unique and desirable qualities of established neighborhoods
- Promote high-quality design that enhances the character of Calistoga and is compatible with its environs.
- Allow creative design, in keeping with the eclectic nature of residential development in Calistoga.

- Safeguard the privacy of neighboring properties

Design Guidelines

A. Streetscape

A neighborhood's streetscape can be enhanced by incorporating the following design features.

1. The main entrance to a home should be clearly identifiable and visible from the street, and should have a connecting walkway.
2. The inclusion of front porches is encouraged in neighborhoods characterized by this design feature to create an attractive interface with semi-public front yard areas.
3. Garages should be a subordinate element of a home's design and should not dominate the streetscape.
4. Setbacks for infill development should be similar to those of existing homes on the block or on adjacent properties.
5. The design of an infill home should reflect any prevailing site orientation in the neighborhood.

B. Building Form and Massing

Building forms and massing can enhance visual interest and reduce the perceived scale of structures.

1. The massing of structures shall be in proportion to the size of the buildable area of a lot.
2. The design of an infill home should be compatible with any prevailing pattern of scale and massing in the neighborhood.

3. The scale and mass of new infill buildings should be reduced by stepping down the building height towards adjacent smaller structures.
4. Decks and balconies that protrude from the second story at the rear or side of a home should be recessed from the building face and use appropriate screening measures, such as solid walls or landscaping, to protect the privacy of neighboring properties.

C. Building Articulation

Facades should be articulated to avoid a monotonous appearance.

1. All facades of a residence should be articulated and incorporate variation in massing, roof forms and wall planes, as well as surface articulation. While they do not need to be identical, there should be a sense of overall architectural continuity.
2. Extensive, unarticulated exterior walls are discouraged. Massing offsets, varied textures, openings, recesses and design accents are encouraged to provide visual interest.
3. Architectural elements that add visual interest, scale and character, such as balconies, trellises, recessed windows, overhangs and porches are strongly encouraged.
4. The design of an infill home in a potential historic district, as identified in the General Plan, should be compatible with any prevailing architectural styles and details in the neighborhood.
5. Porches should have a minimum depth of six feet and employ materials and/or details that are authentic to the architectural style of the home.
6. The supports for overhanging upper floors or decks along the rear of a residence shall

be designed to provide a substantial appearance integrated with the overall design of the home.

D. Roofs

The use of multiple rooflines and designs can create visual diversity and break up building mass.

1. The forms and materials of roof additions in a potential historic district, as identified in the General Plan, should be compatible with those of the existing building.
2. The use of traditional roof forms such as gables, hips and dormers is encouraged. The use of “exotic” roof forms such as geodesic domes, “A” frames and flat roofs without a decorative cornice are strongly discouraged.
3. Variation in ridgeline height and alignment is encouraged.
4. Roof overhangs should be sized appropriately for the desired architectural style. Where applicable to the architectural style, roof eaves should extend a minimum of 12 inches from the primary wall surface to enhance shadow lines and articulation of surfaces.

E. Building Materials and Finishes

High-quality materials shall be used to create a look of permanence.

1. Materials, finishes and colors should be consistent with the desired architectural style and sensitive to any prevailing pattern in the vicinity.
2. Exterior materials should reflect those that have traditionally been used in Calistoga, including wood, stone and stucco. Reflective materials (exclusive of windows) are prohibited.

3. Surface detailing should not serve as a substitute for well-integrated and distinctive massing.

F. Windows, Doors and Entries

The architectural style of a residence can be enhanced by carefully-designed windows, doors and entries.

1. The main entrance to a home should be clearly identifiable and should be articulated with functionally- and architecturally-appropriate projecting or recessed forms so as to create a sheltered landing.
2. Entries should be in proportion to the building façade as a whole. Two-story entrances are generally not acceptable.
3. Window types, materials, shapes and proportions should complement the architectural style of the building.
4. Windows should be articulated with sills, trim, shutters or awnings that are authentic to the architectural style of the structure. Where architecturally appropriate, they may be inset from structure walls to create shade and shadow detail.
5. In order to enhance privacy, windows on side elevations shall not be positioned directly opposite an adjacent residence's windows.

G. Garages and Driveways

A garage that is well-integrated into a residence's design will ensure that it does not dominate its front façade. Minimizing paved surfaces such as driveways increases opportunities for landscaping and reduces runoff.

1. Consideration should be given to setting garage doors facing the street back from the front façade to help reduce their visual impact.

2. Garage doors should be articulated with trellises, panels and/or windows to break up their large planes.
3. The width of driveways as well as cuts at the curb shall be as narrow as possible.
4. Circular driveways are discouraged except where needed to ensure safe backing onto highly-traveled streets. Where unavoidable, the view of vehicles in the driveway shall be screened with landscaping and/or fencing.
5. Driveways on corner lots should be located as far as possible from street intersections.

H. Landscaping

Landscaping shall be used to enhance properties and streetscapes, define entrances to homes, provide a buffer between incompatible land uses and provide screening when necessary.

1. A variety of height, textures and colors should be used in a project's landscape palette.
2. A combination of trees, shrubs and ground cover should be incorporated into landscaping plans.
3. New and rehabilitated landscaping shall comply with the State of California Model Water-Efficient Ordinance, where applicable.
4. Plantings shall not interfere with lighting, clear line of sight or access to emergency equipment or utilities (e.g., fire hydrants, fire alarm boxes, water meters).
5. Trees and large shrubs shall not be planted under overhead lines or over underground infrastructure if growth may interfere with public utilities.
6. When selecting tree species, consideration should be given to potential maintenance and wildfire issues, nearby pedestrian activities and public rights-of way.

7. Trees and shrubs should be located and spaced to allow for mature and long-term growth.
8. Potential root problems caused by trees and shrubs in or adjacent to the public right of way shall be avoided by careful selection and planting procedures. Root barriers shall be required for any tree placed where roots could disrupt adjacent paving or curb surfaces.
9. Parkways should be planted with shade trees to provide a pleasant pedestrian environment and reduce area temperatures.

I. Lighting

Properly-designed lighting can enhance a project's design while promoting safety and security.

1. The design of exterior lighting fixtures should complement that of the residence in style and finish.
2. Lighting sources shall be screened from off-site view.
3. Lighting levels shall be the minimum necessary to provide safety and security in order to avoid glare, light trespass and "sky glow."

J. Walls and Fences

Walls and fences shall be designed using styles, materials and colors that complement the house or neighborhood.

1. Walls should be constructed of natural materials such as stone, wood, flagstone, or masonry with an architectural finish.
2. The following fencing materials are not allowed: chain link, barbed wire, razor wire and unfinished precision masonry block.

3. Vinyl and other manufactured fencing materials are acceptable if the overall appearance appears natural.
4. Front yard fencing should be as transparent as possible to allow connectivity between the residence and the street.
5. Wrought iron fencing should be powder-coated to reduce the potential for rust.
6. The face of retaining walls that are more than four feet in height and visible to the general public should be textured to provide visual relief.
7. Walls visible to the general public should be enhanced to provide visual relief and soften their appearance through techniques such as textures, staggered setbacks, wall inserts, decorative columns or pilasters and variation in height, in conjunction with landscaping.
8. Stucco and plaster walls should be capped with a different material to give them a finished appearance.
9. Walls should be constructed as low as possible while still performing screening, noise attenuation and security functions.
10. On corner lots, the area in front of street side yard fencing should be landscaped. Plantings or walls at street corners shall allow a clear line of sight.
11. Walls on sloping terrain should be stepped to follow the terrain.

K. Viewshed Protection

New development shall minimize impacts on the scenic views of ridge lines and hilltop areas from neighboring properties.

Multi-Family Residential Design Guidelines

Introduction

These guidelines seek to provide property owners, designers and developers with a clear understanding of the City's expectations for new multi-family residential development (i.e., a building containing three or more dwelling units). They will be used as criteria for approval during the City's plan review process.

While development must comply with the Calistoga Zoning and Subdivision Codes and other applicable regulations, these guidelines seek a higher degree of design excellence than the minimum standards.

Development on properties within an Entry Corridor or Character Area designated by the Land Use Element of the Calistoga General Plan must incorporate the design features prescribed by those overlays.

Design Objectives

These guidelines are intended to promote development that will:

- Provide attractive, functional and convenient site arrangements
- Enhance safety and security
- Protect and promote Calistoga's rural, small town character
- Create a human-scaled and pedestrian-friendly environment
- Encourage visual diversity while protecting the unique and desirable qualities of established neighborhoods
- Promote high-quality design that enhances the character of Calistoga and is compatible with its environs

- Allow creative design, in keeping with the eclectic nature of residential development in Calistoga
- Safeguard the privacy of neighboring properties

Design Guidelines

A. Siting

1. Views (particularly of the palisades and hillsides), and on-site mature trees and other natural amenities shall be preserved and incorporated into development proposals whenever possible.
2. Buildings should be oriented to promote privacy to the greatest extent possible.
3. Large projects should be broken up into clusters of structures.
4. Parking and vehicular circulation should be separate from pedestrian circulation.

B. Building Forms and Massing

1. The scale and mass of new infill buildings should be reduced by stepping down the building height towards adjacent smaller structures.
2. Building heights should be varied to give the appearance of a collection of smaller structures.
3. Consideration should be given to stepping back upper stories to reduce the scale of facades that face a street, common space and adjacent residential structures.
4. The perceived height and bulk of multi-story buildings should be reduced by dividing the building mass into smaller-scale components and adding details such as projecting eaves, dormers and balconies. The use of awnings, moldings, pilasters and comparable architectural embellishments are also encouraged when functional

and/or consistent with the building's architecture.

C. Building Articulation

1. Buildings that are oriented to a street or interior drive should have varying setbacks to provide visual interest.
2. All facades of a building should be articulated and incorporate variation in massing, roof forms and wall planes, as well as surface articulation. While they do not need to be identical, there should be a sense of overall architectural continuity.
3. Extensive, unarticulated exterior walls are discouraged. Massing offsets, varied textures, openings, recesses and design accents are encouraged to provide visual interest.
4. Architectural elements that add visual interest, scale and character, such as balconies, trellises, recessed windows, overhangs and porches are strongly encouraged.
5. Balconies should be recessed from the building face and use appropriate screening measures, such as solid walls or landscaping, to protect the privacy of users and residents of neighboring units. The supports for overhanging upper floors or decks shall be designed to provide a substantial appearance integrated with the overall design of the building.
6. The use of vertical elements such as towers may be used to contrast with the predominant horizontal massing and provide visual interest.
7. The design of an infill project in a potential historic district, as identified in the General Plan, should be compatible with any prevailing architectural styles and details in the neighborhood.

8. Accessory buildings, such as management offices, storage facilities, recreational facilities and pool equipment buildings shall be designed as an integral part of a project. They shall be similar in material, color, and detail to the principal buildings of a development.

D. Roofs

The use of multiple rooflines and designs can create visual diversity and break up building mass.

1. The use of traditional roof forms such as gables, hips and dormers is encouraged. The use of mansard and flat roofs without a decorative cornice are strongly discouraged.
2. Variation in ridgeline height and alignment is encouraged.
3. Roof overhangs should be sized appropriately for the desired architectural style. Where applicable to the architectural style, roof eaves should extend a minimum of 12 inches from the primary wall surface to enhance shadow lines and articulation of surfaces.
4. Flat carport roofs are prohibited.

E. Windows, Doors and Entries

The appearance of a building can be enhanced by carefully-designed windows, doors and entries.

1. Window types, materials, shapes and proportions should complement the architectural style of the building.
2. Windows should be articulated with sills, trim, shutters or awnings that are authentic to the architectural style of the structure. Where architecturally appropriate, they may be inset from structure walls to create shade and shadow detail.

3. In order to enhance privacy, windows shall not be positioned directly opposite an adjacent residence's windows.
4. The main entrance to a unit should be clearly identifiable and should be articulated with functionally- and architecturally-appropriate projecting or recessed forms so as to create a sheltered landing.
5. Entries should be in proportion to the building façade as a whole.

F. Building Materials, Finishes and Colors

1. Materials, finishes and colors should be consistent with the desired architectural style and sensitive to any prevailing pattern in the vicinity.
2. Compatible accent colors should be used to enhance important architectural elements and details.
3. Bright or intense colors should be used very sparingly, and shall typically be reserved for more refined or delicate detailing.
4. Exterior materials should reflect those that have traditionally been used in Calistoga, including wood, stone and stucco. Reflective materials are prohibited.
5. Stairways shall be constructed of durable materials that are compatible with the design of the primary structure. Prefabricated metal stairs are strongly discouraged.
6. Surface detailing should not serve as a substitute for well-integrated and distinctive massing.

G. Circulation

1. Multi-family projects should incorporate pedestrian connections to adjoining residential, commercial, public and other compatible land use facilities.

2. Cross circulation between vehicles and pedestrians shall be minimized. Clearly-marked walkways should be provided from parking areas to the main entrances of buildings.
3. Walkways should be located to minimize the impact of pedestrians on the privacy of nearby residences or private open space. Walkways should not be sited immediately adjacent to a building and should be separated with a landscaped planting area.

H. Parking

1. Parking areas should be located within a project's interior and not along street frontages.
2. Carports and tuck-under parking should not be visible from public streets.
3. Guest parking may be visible from public streets.
4. Garage doors should be articulated with trellises, panels and/or windows to break up their large planes.
5. The width of driveways as well as cuts at the curb shall be as narrow as possible.

I. Landscaping

Landscaping for multi-family projects can be used to define and accent specific areas (e.g., building entrances, recreational areas), provide a transitional buffer between neighboring properties and screen utilities. Landscaping should be used as a unifying element within a project and to ensure compatibility with surrounding projects.

1. A variety of height, textures and colors should be used in a project's landscape palette.
2. A combination of trees, shrubs and ground cover should be incorporated into landscaping plans.

3. Plantings shall be used to soften building lines. Landscaping around building perimeters is encouraged.
4. New and rehabilitated landscaping shall comply with the State of California Model Water-Efficient Ordinance, where applicable.
5. Plantings shall not interfere with lighting, clear line of sight or access to emergency equipment or utilities (e.g., fire hydrants, fire alarm boxes, water meters).
6. Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces and curbs.
7. Gravel, bark and artificial turf is not allowed as a substitute for plant materials.
8. Trees should be used to create canopies and shade, especially along walkways, in parking areas and open space areas.
9. Trees and large shrubs shall not be planted under overhead lines or over underground infrastructure if growth may interfere with public utilities.
10. When selecting tree species, consideration should be given to potential maintenance issues, nearby pedestrian activities and public rights-of way.
11. Trees and shrubs should be located and spaced to allow for mature and long-term growth.
12. Potential root problems caused by trees and shrubs in or adjacent to the public right of way shall be avoided by careful selection and planting procedures. Root barriers shall be required for any tree placed where roots could disrupt adjacent paving or curb surfaces.

J. Community Facilities

1. Buildings should be oriented to create courtyards and open space areas.
2. Community features such as plazas, recreational areas, community gardens and other gathering places shall be included whenever possible.
3. Common open space areas should be sheltered from the noise and traffic of adjacent streets and incompatible uses.
4. Children's play areas should be as publicly visible as possible.

K. Lighting

Properly-designed lighting can enhance a project's design while promoting safety and security.

1. The design of exterior lighting fixtures should complement that of the residences in style and finish.
2. Lighting shall be arranged to provide safety and security for residents and visitors but prevent direct glare of illumination onto adjacent units.
3. Pedestrian-scaled lighting shall be located along all pedestrian routes of travel.
4. Lighting sources shall be screened from off-site view.
5. Lighting levels shall be the minimum necessary to provide safety and security while avoiding glare, light trespass and "sky glow."

L. Walls and Fences

Walls and fences shall be designed as an integral component of the project, using complementary styles, materials, colors and scale.

1. Walls should be constructed of natural materials such as stone, wood, flagstone, or masonry with an architectural finish.
2. The following fencing materials are not allowed: chain link, barbed wire, razor wire and unfinished precision masonry block.
3. Vinyl and other manufactured fencing materials are acceptable if the overall appearance appears natural.
4. Wrought iron fencing should be powder-coated to reduce the potential for rust.
5. The face of retaining walls that are more than four feet in height and visible to the general public should be textured to provide visual relief.
6. Walls visible to the general public, such as project perimeter walls, should be enhanced to provide visual relief and soften their appearance through techniques such as textures, staggered setbacks, wall inserts, decorative columns or pilasters and variation in height, in conjunction with landscaping.
7. Stucco and plaster walls should be capped with a different material to give them a finished appearance.
8. Walls should be constructed as low as possible while still performing screening, noise attenuation and security functions.
9. At street or driveway corners, the area in front of fencing should be landscaped, and plantings or walls shall allow a clear line of sight.
10. Walls on sloping terrain should be stepped to follow the terrain.

M. Utilities

All mechanical equipment shall be suitably screened or placed in locations that are not viewable from residences, common areas or the street. All screening devices shall be compatible with the architecture and color of the adjacent buildings.

N. Trash Enclosures

1. Trash enclosures should be located in non-conspicuous areas, well screened with landscaping, and designed so as to protect adjacent uses from noise and odors.
2. Trash enclosures shall be constructed of materials and finishes that complement those of the primary building. Gates shall be solid metal.
3. Trash enclosures shall be sized to accommodate recycling, yard waste and trash containers.

O. Mailboxes

1. Mailboxes shall be located in highly visible, heavily-traveled areas for convenience, to allow for casual social interaction and to promote safety.
2. Trash and recycling receptacles shall be provided adjacent to the mailboxes.

New Neighborhood Design

Introduction

The following guidelines shall apply to the development of new neighborhoods with five or more homes that are not subject to other adopted design guidelines (such as a PD zone). They are in addition to the general design guidelines described above, as well as those contained in the Calistoga Municipal Code for hillside development (Title 17, Chapter 17.15) and subdivisions (Title 16).

Neighborhood Guidelines

Overall guidelines include the following:

- The use of traditional site design and architectural elements such as a grid street layout, narrow streets, street trees, traditional house designs, reduced setbacks, and garages to the rear or sides of properties shall be considered.
- New neighborhoods shall promote human-scaled, comfortable and safe design, and incorporate pedestrian-oriented design features and connections to pedestrian/bikeways and site amenities.
- The establishment of walled and gated communities is discouraged.

A. Streetscape

1. Front setbacks in new neighborhoods should be varied.
2. Homes should be oriented towards the street to promote connectivity with the community.
3. The height, mass and appearance of residences shall include some variation to provide visual interest to the streetscape.
4. The same architectural design should not be placed on adjoining lots.

B. Building Placement

Building placement should enhance the quality of the streetscape and avoid a repetitive and regimented appearance.

1. When siting homes, care shall be taken to highlight view corridors of scenic resources from streets and neighborhood open space.
2. Privacy should be promoted by utilizing site layout techniques such as alternating the placement of rear yard outdoor patio areas and entrances on adjacent lots.
3. Lots should not be placed centered on “T” intersections to minimize noise and headlight glare impacts.

C. Garages

The visual impact of garages shall be minimized. Garage layouts should vary to de-emphasize their visual impact.

Possible techniques include:

- Locating the garage at the rear of the lot, accessible from the side or rear;
- Recessing the garage behind the primary building face of the home;
- Placing the garage perpendicular to the street (side entry garage); and
- Providing shared driveway access.

D. Building Form and Massing

A mix of single-story, two-story, and one and one-half story designs shall be provided where feasible to promote a varied streetscape.

E. Roofs

A variety of roof designs, including styles, materials and colors, should be incorporated throughout a new neighborhood.

F. Building Materials and Colors

Exterior materials, finishes and colors shall be varied to generate visual interest and avoid a monotonous appearance.

G. Maintenance of Privacy

New development that abuts existing neighborhoods shall be designed to maximize the privacy of adjoining residences.

Possible techniques include:

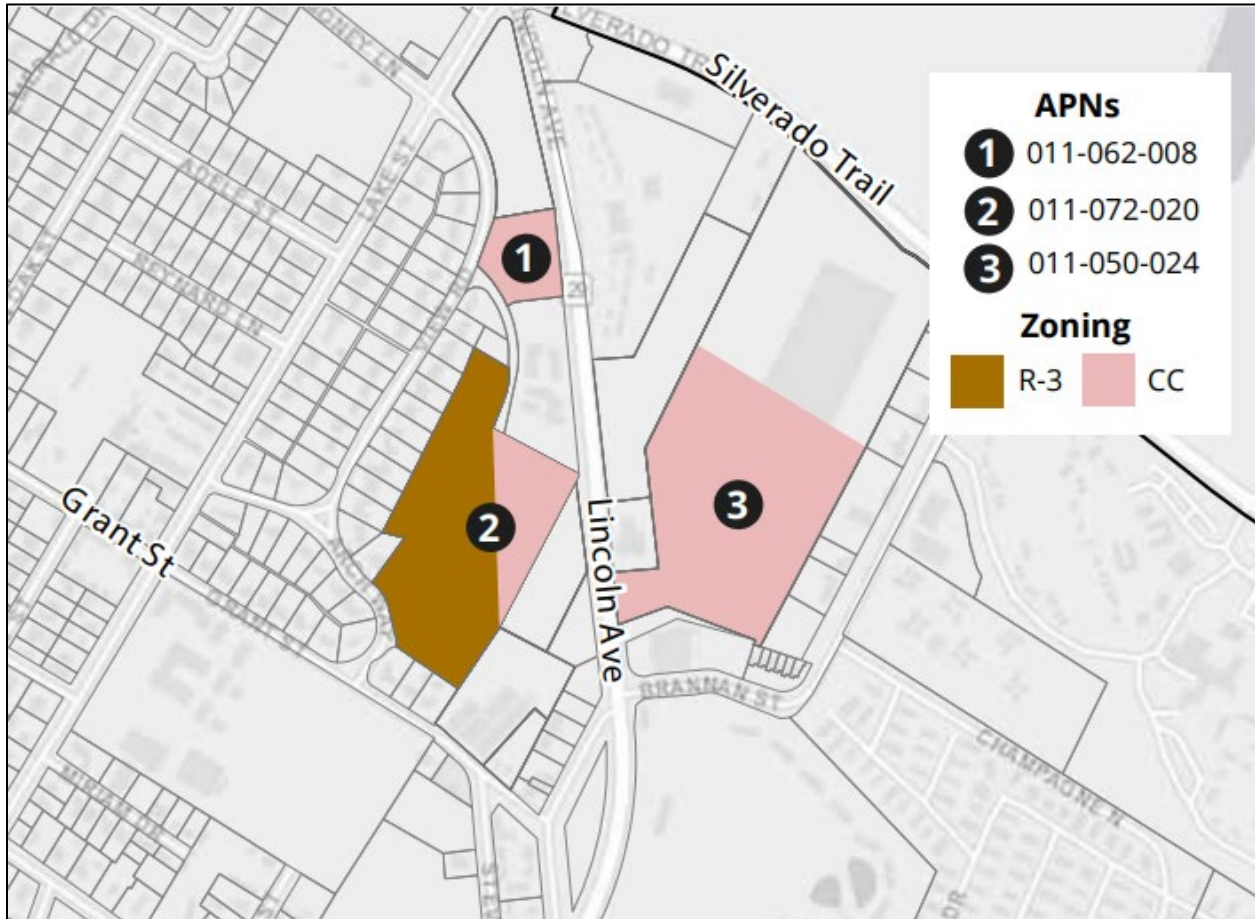
- Limiting building elements that are in close proximity to the common property line to one-story in height;
- Providing evergreen landscaping along the common property line;
- Avoiding second-story decks and balconies
- Using window designs that prevent over-viewing into adjoining properties, such as locating them high on a wall or using obscure glass

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**CITY OF CALISTOGA
OBJECTIVE DESIGN STANDARDS
Adopted by the Calistoga City Council**

April 9, 2024

This document provides Objective Design Standards for a qualifying affordable housing project on a site identified as a Reuse site to accommodate lower income households in the 2023-2031 Housing Element. Those sites and their corresponding Assessor's Parcel Number (APN) are identified in the Figure below.

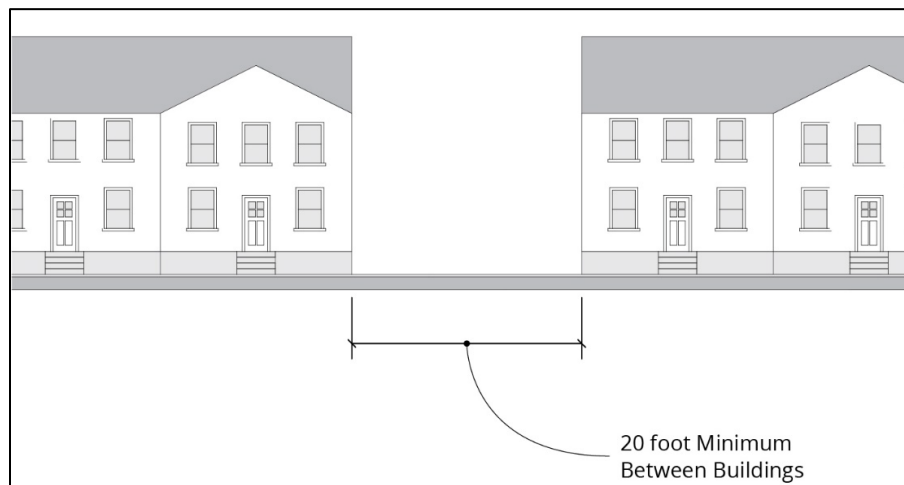


A. SITE STANDARDS**A.1. Building Placement**

- 1.1 No building façade shall exceed 120 feet on any side.
- 1.2 The street-facing façade of any individual building shall not exceed 100 linear feet.

**Figure A.1.2.**

- 1.3 Where multiple buildings are sited on a street-facing frontage, the buildings shall be separated by a minimum 20 feet.

**Figure A.1.3.**

A.2. Reduced Bulk Zone

A Reduced Bulk Zone is established along a parcel line that is adjacent to R1 residential development.

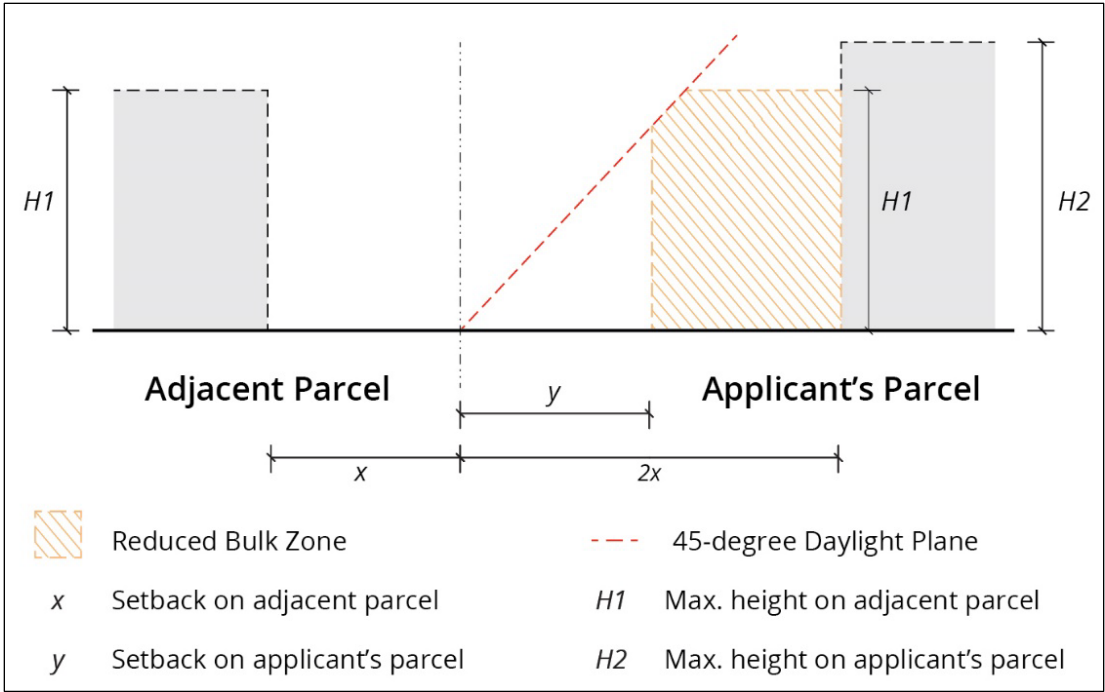


Figure A.2. Reduced Bulk Zone

For any development within the Reduced Bulk Zone the following standards apply:

- 2.1 No building façade irrespective of balconies, bay windows, or any other architectural extrusion extending from the facade, shall exceed 30 feet in length.

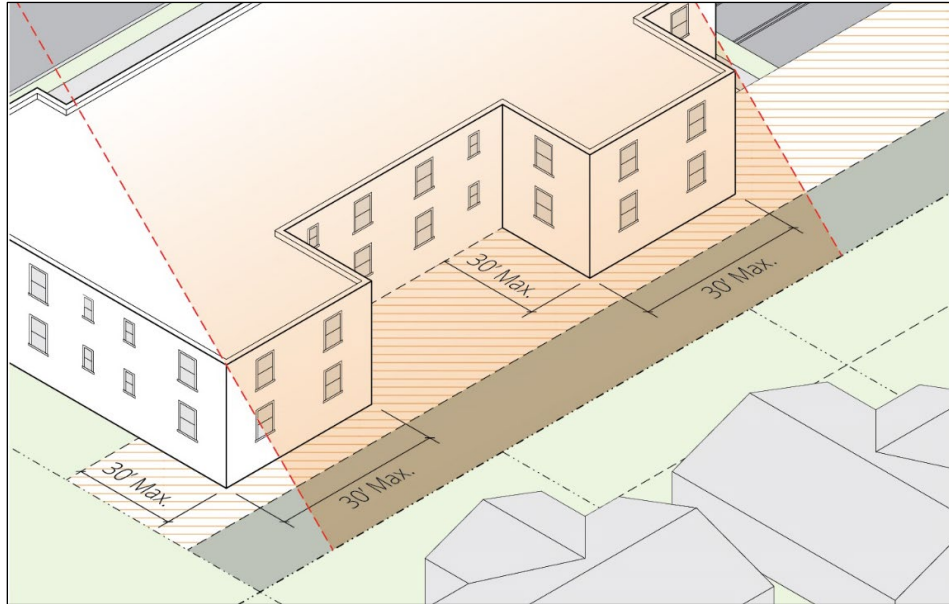


Figure A.2.1.

- 2.2 The maximum lot coverage of that part of the parcel within the Reduced Bulk Zone shall be 30 percent.

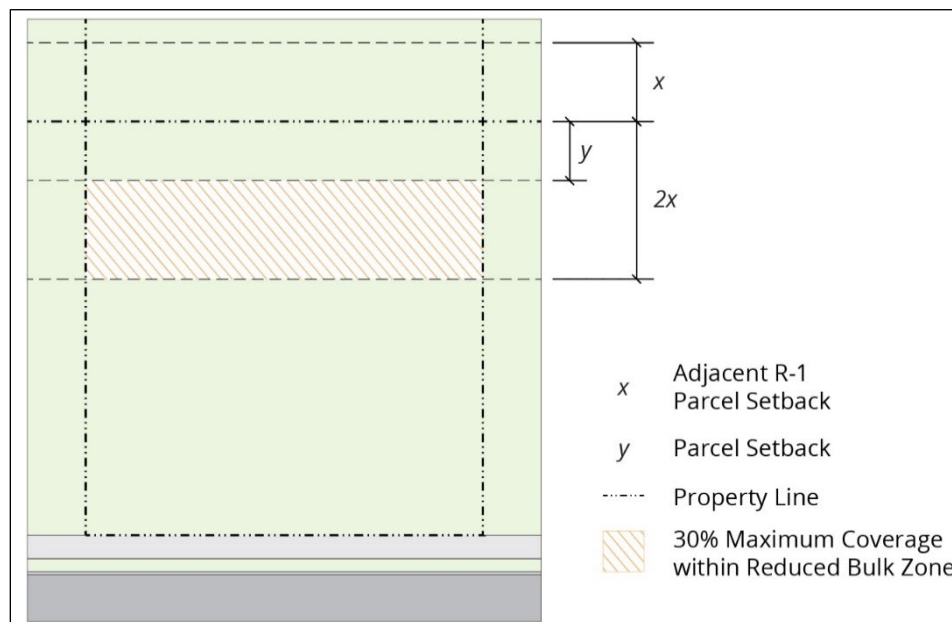


Figure A.2.2.

- 2.3 The upper stories shall step back so as not to conflict with a 45-degree daylight plane projected from the property line at the ground plane.
- 2.4 In addition to the required setback for the zoning district, upper-stories shall step back to not conflict with a 45-degree daylight plane projected from the right of way line at a point 10 feet above the ground plane.

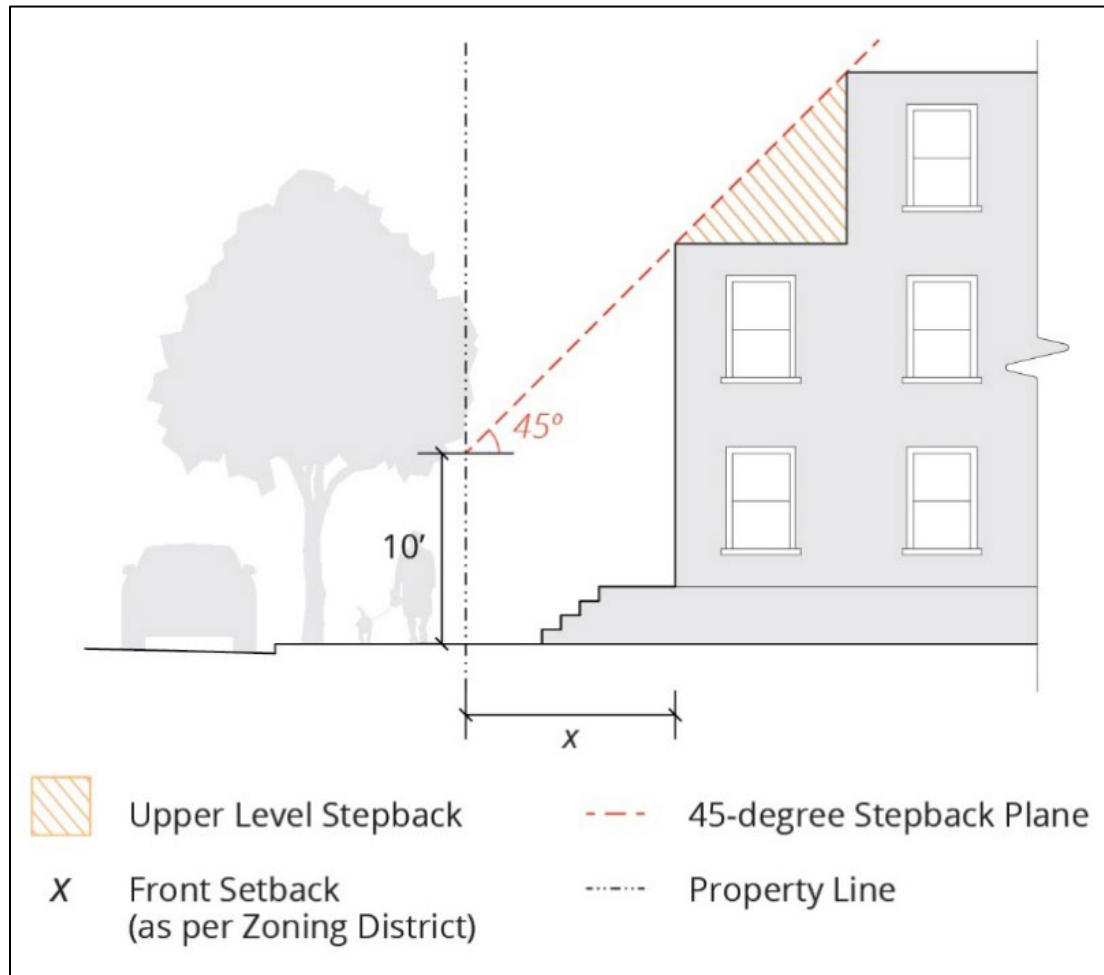


Figure A.2.4 (a). Residential Frontage

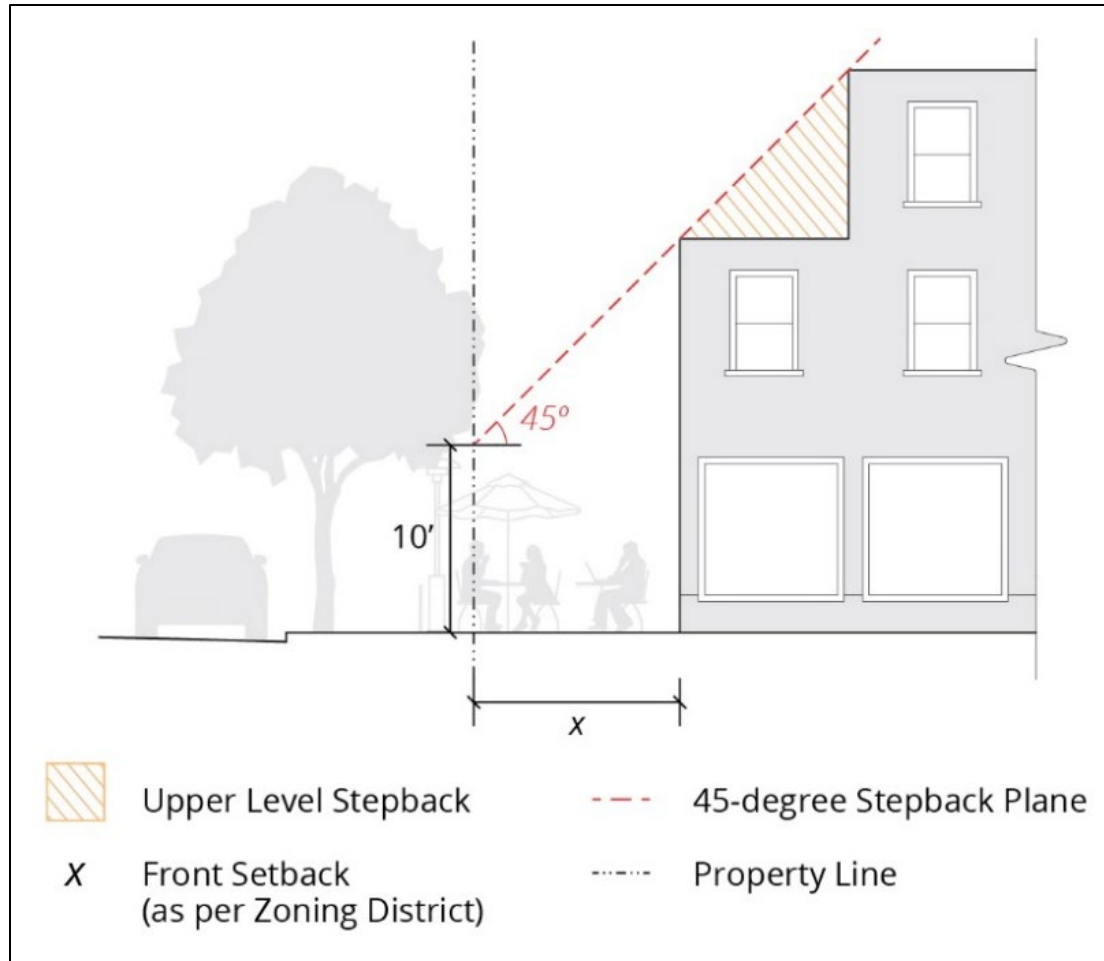


Figure A.2.4 (b). Mixed-Use Frontage

A.3. Access

- 3.1 All buildings, entries, facilities, amenities, and parking areas shall be internally connected with pedestrian pathways. Pedestrian pathways shall connect to the public sidewalk along each street frontage.

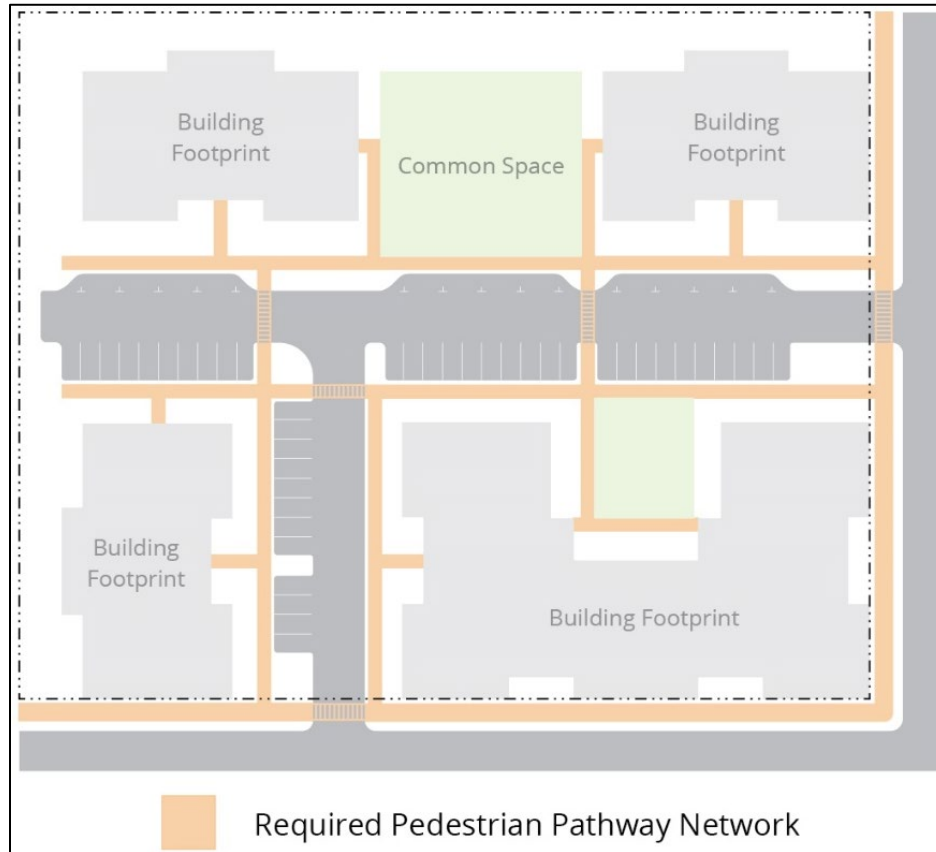


Figure A.3.1.

- 3.2 To maintain privacy, pedestrian pathways are prohibited within 10 feet of a parcel line separating the project from a single-family zoning district.
- 3.3 Pedestrian pathways shall be separated from internal parking areas by a landscaped planting area with a minimum dimension of 5 feet.
- 3.4 Pedestrian pathways (other than those that cross drive aisle or parking lots) shall be separated from vehicular circulation and parking areas by a physical barrier, such as a grade separation or raised planting strip of a minimum of six inches in height.
- 3.5 Pedestrian routes or paths crossing drive aisles or parking lots shall be demarcated with decorative paving materials or colors contrasting with the ground plane material. Decorative paving material includes brick, patterned colored concrete, stone blocks, and pavers.

- 3.6 Buildings located along a public right-of-way must include a residential entry to an individual unit every 40 feet. The entry shall be a primary entry to a residential unit or a secondary entry that accesses a patio of private open space. Primary entry walkways may be combined with one other entry and must extend and connect to the public sidewalk.

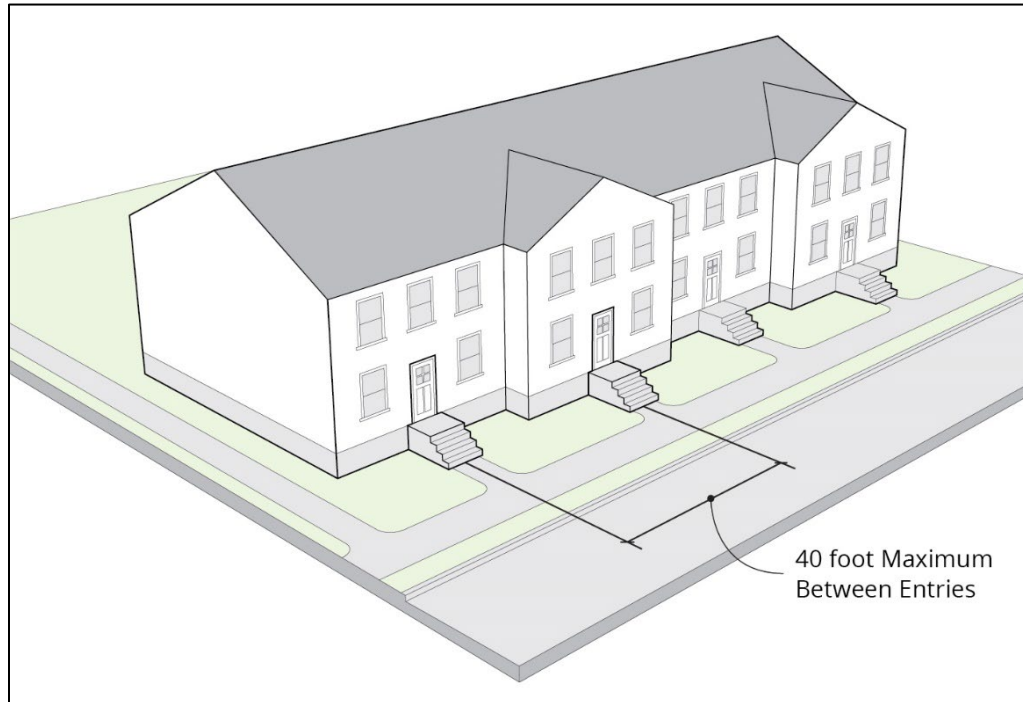


Figure A.3.6.a Primary Entry

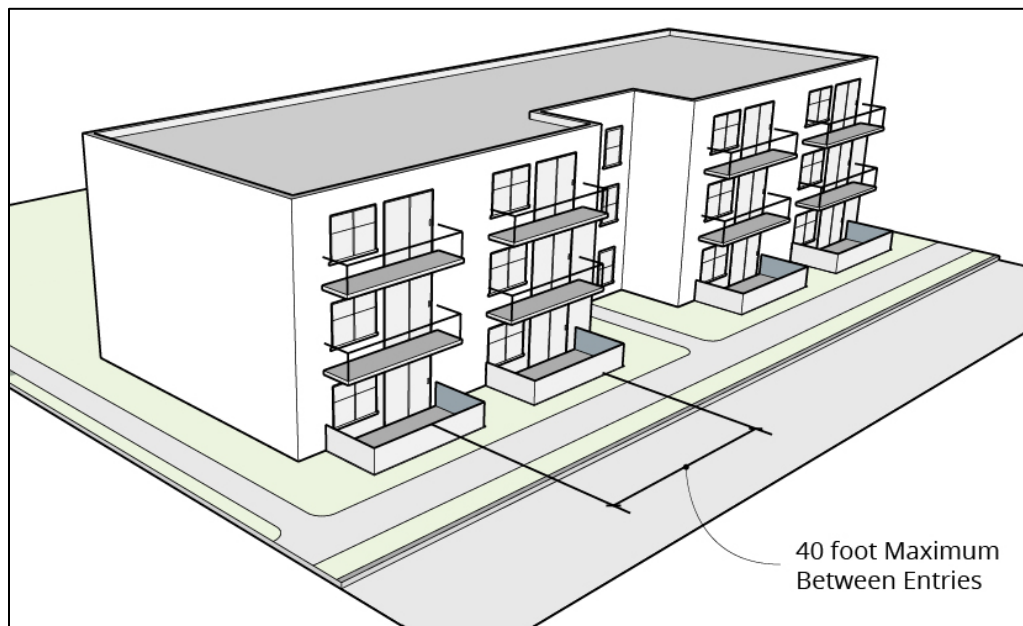


Figure A.3.6.b Private Entry

A.4. Parking Location and Design

- 4.1 Access driveways and surface parking lots shall not be located between the building frontage and the right-of-way.
- 4.2 Carports and tuck-under parking shall not be located between any building and the public street.
- 4.3 A garage shall meet at least 1 of the following requirements:
 - a. The garage shall be located behind the building and accessible from the side or the rear of the building.
 - b. An attached garage located on a street-facing façade of a building shall be recessed a minimum 18 inches from the wall plane and shall not exceed 40 percent of the total building façade.
- 4.4 Parking areas larger than 10,000 square feet must be designed as two or more smaller areas separated by a building or common open area no less than 100 square feet. No individual parking lot shall exceed 10,000 square feet.
- 4.5 Multi-family residential buildings shall provide guest vehicle parking at a rate of one guest space for each three units, evenly distributed throughout the project's vehicle parking area(s).
- 4.6 Multi-family residential buildings shall provide one enclosed bicycle locker for every two proposed dwelling units. The bicycle lockers shall be located within 50 feet of at least one primary building entrance.

A.5. Landscaping and Screening

- 5.1 Walls shall be constructed of stone, wood, flagstone, or masonry materials.
- 5.2 Chain link, barbed wire, and razor wire are prohibited fence materials.
- 5.3 A minimum 10-foot-wide landscape buffer shall be provided between multi-family or mixed-use development and abutting single-family residential properties. The buffer shall include a solid wall or fence with a minimum 5-foot height and trees (25-foot diameter canopy at maturity) planted at a rate of 1 tree per 30 linear feet.
- 5.4 Trees shall not be planted under overhead utility lines or over underground infrastructure.
- 5.5 Wrought iron fencing shall have a powder coated finish to reduce the potential for rust.
- 5.6 Stucco and plaster walls shall be designed to include a fence cap that is a different material than the wall.

- 5.7 Fences or walls adjacent to a public right-of-way shall be screened by landscaping a minimum of 3 feet in width along the street.

A.6. Common Open Space

- 6.1 Common open space shall be provided in multifamily and mixed-use developments in the form of a courtyard(s), plaza(s), outdoor dining area, or other activity space. In aggregate, the common open space shall total a minimum of 25 square feet per residential unit.
- 6.2 Common open space shall have overhead shade protection for a minimum 25 percent of the total area by either trees or structures, such as glass vaults, canopies, or trellises.

A.7. Utilities

- 7.1 All utilities shall be undergrounded, including any that are adjacent to a street frontage.
- 7.2 Pedestrian-scale lighting shall be provided along all pedestrian paths such that the light source shall be a minimum of 3 feet and a maximum 12 feet above grade. The distance between light sources along the pedestrian path shall be no greater than 25 feet.
- 7.3 Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that light will not shine directly onto adjacent properties and shall be directed away from adjacent property lines.
- 7.4 Views of utility cabinets, mechanical equipment, trash receptacles, and service areas shall be screened from any public right-of-way with landscape plantings, fencing, or a wall. The screening shall be at least the same height as the equipment or object being screened.
- 7.5 Trash enclosures shall be constructed of the same materials and colors as the primary building.
- 7.6 Direct pedestrian access shall be provided to all outdoor mailboxes and shall be installed so as to be directly accessed along the pedestrian network shown on the site plan.

B. BUILDING DESIGN

B.1. Massing and Scale

- 1.1 Where a project includes multiple buildings, design the building with the largest site coverage to incorporate one or more of the following solutions:

- a. Vary building height by at least 4 vertical feet from the height of the adjacent building.
 - b. Provide a change in roof form, such as a gable, hip, or shed.
 - c. Introduce a break in the façade plane along a public right-of-way that is a minimum of 20-foot to accommodate a courtyard or entryway.
 - d. Incorporate a change in the façade plane along a public right-of-way that is offset a minimum of 5 feet in depth for a minimum of 15 linear feet.
- 1.2 On the front elevation the first story shall be distinguished from the upper stories by using two or more architectural details that are not also used in the same pattern on the upper stories. Architectural forms and details may include:
- 1. Arches
 - 2. Awnings
 - 3. Balconies
 - 4. Columns
 - 5. Cornices
 - 6. Lintels
 - 7. Moldings
 - 8. Trellises

B.2. Roof Design

- 2.1 Flat carport roofs are prohibited.
- 2.2 Roof eaves shall extend a minimum of 12 inches from the building facade.
- 2.3 Parapets shall be capped with precast treatments, continuous banding, or projecting cornices, dentils, or similar edge treatment consistent with the building materials and match the building with paint, finish, and trim cap detail.

B.3. Façade Design and Articulation

- 3.1 At least two of the following features shall be included in the design of multistory buildings to break the building mass into smaller-scale components.

- a. Projections a minimum of 4 feet in depth, such as awnings, canopies, or porches
 - b. Balconies with a minimum depth of 5 feet for a minimum of 20 percent of the façade
 - c. Dormers that shall not exceed 50 percent of the total roof length at the street-facing façade.
 - d. Awnings with a minimum vertical clearance of eight feet measured from the adjacent grade.
 - e. Decorative architectural elements such as moldings, brackets, or corbels
- 3.2 A building façade fronting a primary or side street shall not extend more than 40 feet in length without a 5-foot variation in depth of the wall plane. Building entrances, front porches, upper-story setbacks, and projections such as stoops, bays, overhangs, and trellises count towards this requirement.
- 3.3 Garage doors shall be recessed into the garage wall, with a minimum of 4 inches, provided between the face of the garage door and the adjacent primary wall plane, to accentuate shadow patterns and relief.

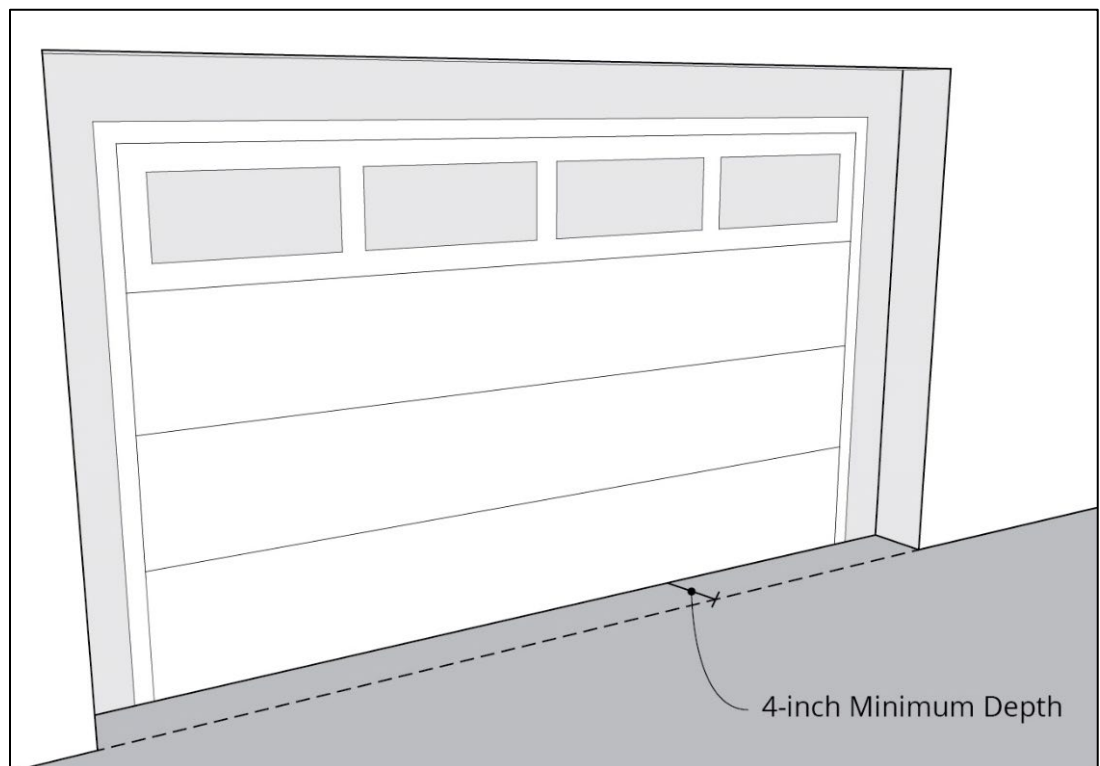


Figure B.3.4.

- 3.4 Balconies and decks on upper stories facing single-family buildings shall be on a wall plane that is recessed a minimum of 5 feet from the required setback or from the required reduced bulk zone or the 45-degree daylight plane, whichever is greater.
- 3.5 For any new building within 20 feet of an existing residential building on an adjacent property, any balcony shall be offset so that any part of the balcony is no closer than 6 feet to the centerline of any of the existing building's upper-floor windows.

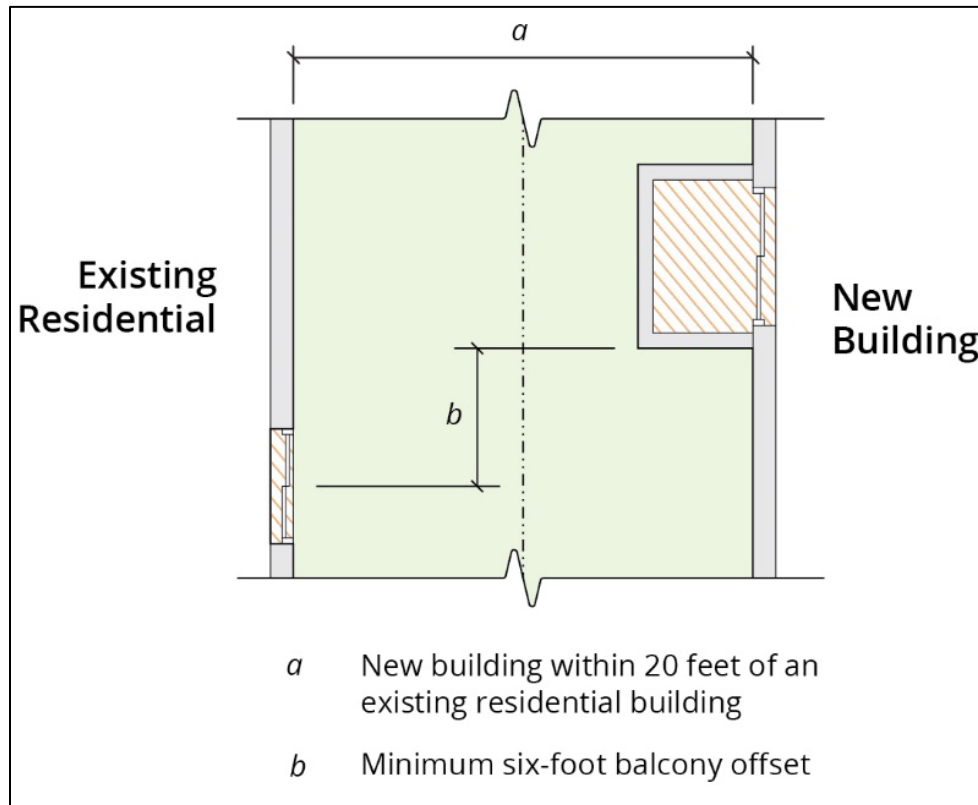


Figure B.3.6.

B.4. Windows

- 4.1 For any new building within 10 feet of an existing residential building on an adjacent property, the centerline of any upper-floor windows shall be offset from the centerline of any of the existing building's upper-floor windows by no less than 6 feet.

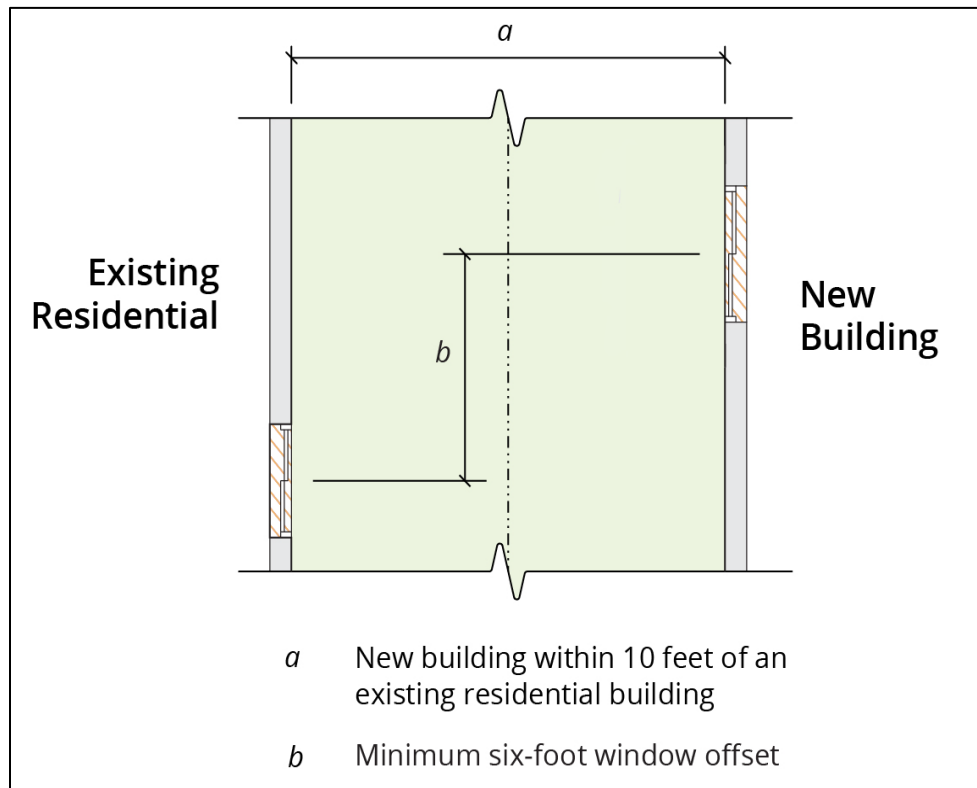


Figure B.4.1.

- 4.2 One of the following window treatments shall be provided on all elevations:
- Windows shall be recessed at least two inches from the surrounding exterior wall (i.e. from the wall to the surface of window glass).
 - Built-up sills and trim shall be a minimum ½ inch thick, to create surface relief and texture.
- 4.3 Window trim, sills, and shutters shall be varied with accent materials or colors that are differentiated from the adjacent building wall surfaces.
- 4.4 Window frames, mullions, and muntins shall be wood, steel, or aluminum-clad wood. Tinted or reflective glass is prohibited.
- 4.5 Window materials, color, and style that are used on the front building façade shall be used on all other facades.

- 4.6 Functional and decorative shutters shall maintain the same dimensions as the associated framing. Functional and decorative shutters shall be half the width of the associated window framing (for paired shutters), or matching width for a single shutter.

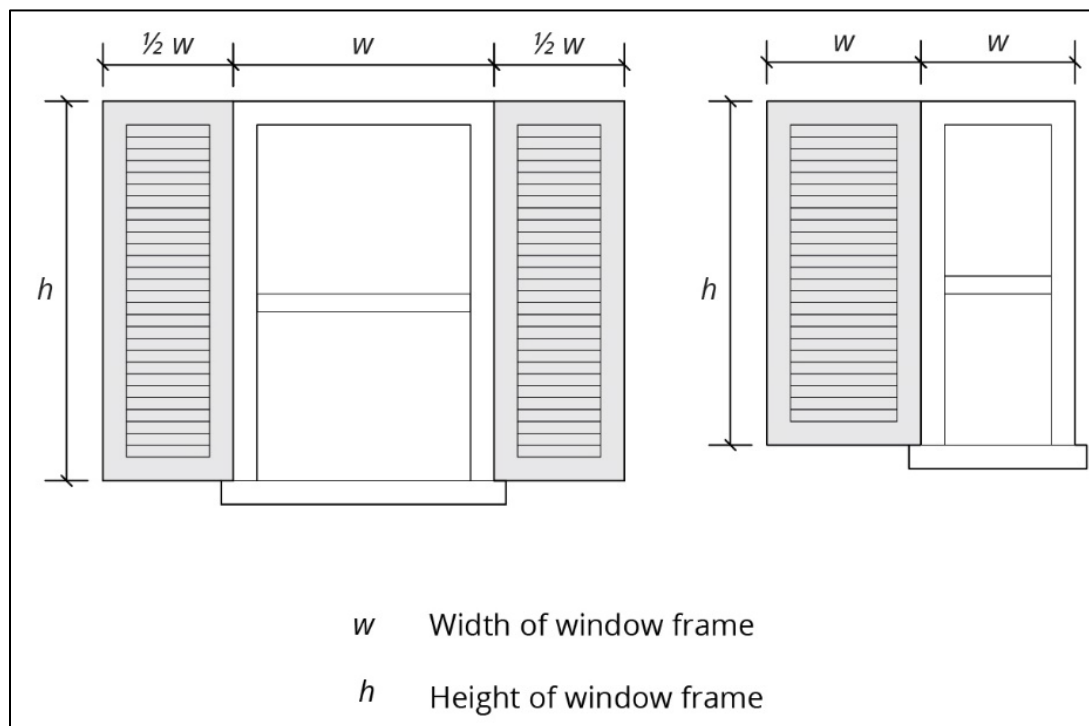


Figure B.4.6.

B.5. Materials

- 5.1 The primary wall finish material shall be wood, stone, brick, stucco, fiber cement or other cementitious material, metal, or stone. T1-11 siding, all grooved or patterned wood panel, or composite wood panel siding are prohibited. Primary wall finish material is the material covering the largest percentage of surface area of any building façade or elevation.
- 5.2 Structures shall incorporate a minimum of two building materials on each building elevation.
- 5.3 Reflective building materials are prohibited.