El Dorado County Draft Interim Design Standards and Guidelines for Multi-family, Mixed Use and Commercial Development

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1.0 Introduction

The Draft West Slope Interim Design Standards and Guidelines provide specific performance-based standards and guidelines to facilitate the development of high-quality, distinct, and cohesive multi-family, mixed use, and commercial development in El Dorado County that considers and integrates with the built and natural environments. The Interim Design Standards and Guidelines provide key design requirements and incorporate architectural style requirements stemming from the County's historical development patterns while allowing for flexibility, creativity, and economy in design.

1.1 Applicability

A. The Draft Interim Design Standards and Guidelines (IDSG) applies to new multi-family residential, mixed use, and commercial development, as well as to additions and alterations to existing multi-family residential, mixed use, and commercial development, in the Community Regions and Rural Centers. Projects within Specific Plans or Planned Development Combining Zones are subject to the IDSG, and the existing requirements of the specific plan or zone. The Specific Plan and Planned Development Combining Zone shall prevail, except in instances where these plans are silent on a matter, in which case the IDSG shall be applied. These standards do not apply to lands within the Lake Tahoe Basin, or Projects in Process as defined in El Dorado County Zoning Ordinance Section 130.10.040.C (Effect of Zoning Ordinance Changes to Projects in Process). The IDSG shall remain in full force and effect until such time as new permanent community-specific design standards and guidelines are adopted by the County.

For the purposes of this chapter, "multi-family residential projects" are detached or attached multi-unit residential dwellings that have a minimum density of at least five (5) dwelling units per acre as specified in Zoning Ordinance Chapter 130.24 (Residential Zones). Single family homes with accessory dwelling units are not considered as multi-family development. "Mixed use development projects" are those projects that incorporate and integrate multi-family residential and commercial uses proposed as part of the same development project; and "commercial development projects" are projects proposing buildings or structures for commercial uses.

In the event of conflicts between these standards and those required by state law, the requirements of state law shall prevail.

B. **Additions / alterations to existing buildings.** Additions to existing buildings shall not be subject to these standards if the addition matches the existing building and roof style(s) and materials and colors found on the existing building.

Alterations to structures, such as exterior remodels and reroofs, which do not consist of like-for-like maintenance, repair, or replacement, shall adhere to Sections 3.2.B and 3.2.F for multi-family and mixed use projects and Sections 5.2.B and 5.2.D for commercial projects. Applicants shall provide plans that show the existing and proposed colors and

materials with the planning entitlement if applicable and the building permit application prior to building permit issuance.

Alterations to structures defined as “historic” in the Zoning Ordinance Chapter 130.80 (Glossary) shall use colors, finishes, and materials to match the historic structure or adhere to state regulations if applicable.

C. Mixed use development projects shall comply with IDSG Section 3.0 (Multi-family Residential Development) in addition to Section 4.0 (Mixed Use Development) and the respective Architectural Design Zone requirements. The standards shall apply to the entirety of the residential and commercial uses within the development project and are not limited to the residential portions.

D. These standards and guidelines are in addition to current local and state regulations and the applicable requirements of the El Dorado County General Plan and County Code, which includes the Zoning Ordinance. Standards referenced in the County Code, including but not limited to, Outdoor Lighting Standards, Parking Standards, Landscaping and Irrigation Standards, and Design and Improvements Standards Manual, shall be required of all projects. For example, mixed use projects shall be required to comply with the Zoning Ordinance Section 130.40.180 (Mixed Use Development). In the event of conflicting provisions between these standards and applicable County Code regulations, the strictest standard shall prevail.

E. **Diagrams and pictures.** Descriptive diagrams and pictures are provided to help visualize the standards. In the event of a conflict or inconsistency between the text of this document and any figure or picture, the text shall take precedence.

F. **Interpretation.**

1. Mandatory and Discretionary Terms

    a. The words "shall," "will" and “must” are mandatory, establishing a duty or obligation to comply with the specific Standard.

    b. The words "shall not, "will not" and "not permitted" are mandatory and represent the prohibition of action.

    c. The words "may," and "should" are encouraged but not obligatory.

2. Unless otherwise specifically indicated, lists or items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples and are not an exhaustive list of all possibilities.

3. Unless context clearly suggests otherwise, conjunctions must be interpreted as follows:

a. "And" indicates that all connected terms, items, conditions, provisions, and events apply.

b. "Or" indicates that one or more of the connected terms, items, conditions, provisions, or events apply.

1.2 Review Process

Projects shall be subject to all applicable provisions of Zoning Ordinance Article 5 (Planning Permit Processing).

1.3 Instructions for Use

A. Address the design standards and guidelines specific to each use. Multi-family and commercial development shall adhere to the respective use-specific standards and guidelines. Mixed use development, including vertical and horizontal, shall address multi-family standards and guidelines as well as the additional mixed use standards and guidelines.

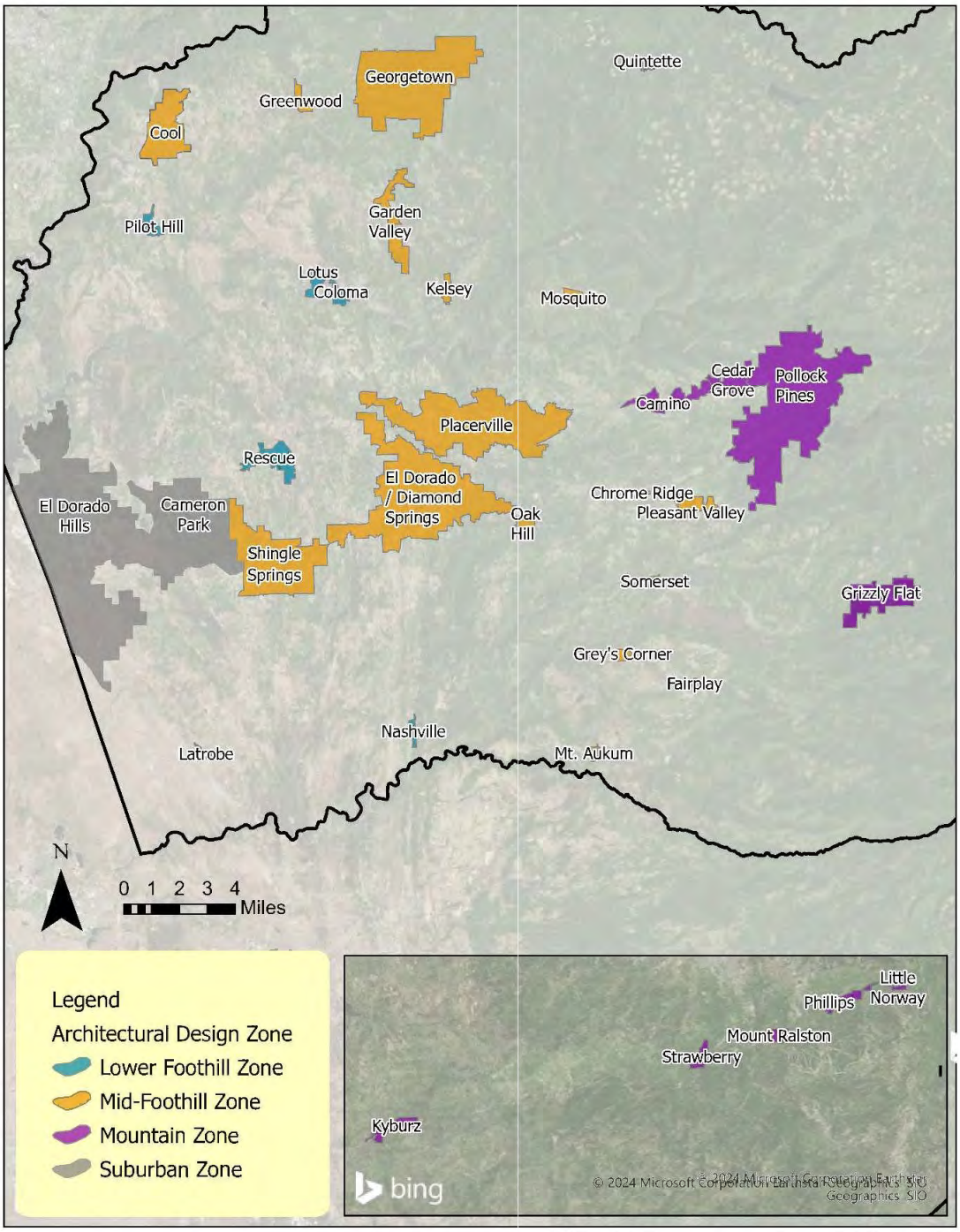
B. Identify the Architectural Design Zone (ADZ) for your project. Review the allowed architectural styles for your ADZ and the corresponding standards and guidelines for each architectural style.

C. Select one architectural style from the available styles in your ADZ and address the "shall" requirements and consider the encouraged specifications. If your development is in the Suburban Zone, adhere to the use-specific design standards and guidelines and meet the requirements of IDSG Section 2.0.C below. The specified architectural styles will not be applicable in the Suburban Zone.

2.0 Architectural Design Zones

A. **Purpose.** The purpose of Architectural Design Zones (ADZs) is to organize Community Regions and Rural Centers with similar geographic elevations, historical development, and design trends into four Architectural Zones: Mountain Zone, Mid-Foothill Zone, Lower Foothill Zone, and Suburban Zone. The El Dorado Hills and Cameron Park Community Regions are located in the Suburban Zone given their development patterns as suburban communities that use a variety of architectural styles. A measure of distinction exists among the different ADZ by limiting the architectural styles in the Mountain Zone and Lower Foothill Zone while allowing more architectural styles in the Mid-Foothill Zone. At the same time, the Lower Foothill, Mid-Foothill and Mountain Zones promote design consistency, as those three zones allow the Gold Rush architectural style, an existing style that reflects El Dorado County's key role in state and national history.

FIGURE 2.0-1. ARCHITECTURAL DESIGN ZONES



B. Architectural Design Zone requirements.

1. Mountain Zone

   Generally, buildings/structures located in communities with elevations at or above 2,500 feet above mean sea level shall select one of the following architectural styles: “Gold Rush” or “Mountain/Lodge”.

   Rural Centers: Camino, Cedar Grove, Pollock Pines, Grizzly Flat, Strawberry, Kyburz, Little Norway, Mt. Ralston, Phillips, Quintette.

2. Mid-Foothill Zone

   Buildings/structures located in communities with elevations between 1,401 to 2,499 feet above mean sea level shall select one of the following architectural styles: “Gold Rush”, “Industrial Farmhouse” or “Railroad Craftsman”.

   Community Regions & Rural Centers: El Dorado/Diamond Springs, Shingle Springs, Placerville, Georgetown, Mosquito, Greenwood, Cool, Fairplay, Garden Valley, Somerset, Grey’s Corner, Kelsey, Oak Hill, Pleasant Valley, Chrome Ridge, Mt. Aukum.

3. Lower Foothill Zone

   Buildings/structures located in communities with elevations between 0 feet and 1,400 feet above mean sea level shall select one of the following architectural styles: “Gold Rush” or “Industrial Farmhouse”.

   Rural Centers: Coloma, Latrobe, Lotus, Nashville, Pilot Hill, Rescue.

4. Suburban Zone

   The Suburban Zone consists of the El Dorado Hills and Cameron Park Community Regions. Buildings/structures in these Community Regions shall adhere to all use-specific design standards and guidelines. The specified architectural styles are not applicable, but proposed architectural styles shall adhere to the requirements found in Section C below.

C. Alternative architectural styles.

1. This section shall be applicable to the Suburban Zone and proposed projects in the Mountain, Mid-Foothill, and Lower Foothill ADZ that request consideration for deviation from the specified architectural styles. A Design Review Permit shall be required for projects that utilize an alternative architectural style in the Mountain, Mid-Foothill, or Lower Foothill ADZ. A Design Review Permit shall be required

for the Suburban Zone if a Design Review Permit is applicable per Zoning Ordinance Section 130.52.030.A.

2. Requirements for alternative architectural styles.

   a. A written report from a California licensed architect or civil engineer shall be provided that includes the following information to ensure that the proposed development has an internally consistent architectural style and is compatible with the adjacent and nearby developments. Plans, including a site plan and color elevations, are required and cannot replace the report. The report shall reference the details on the plans. A color and materials board and/or three-dimensional architectural rendering may be requested.

      (1) Architectural Style. Describe typical building elements, building materials and colors, and roofing materials and colors characteristic of the style. List examples of this style and provide corresponding pictures. Provide specific reasons for how the proposed architectural style considers and would complement the historical or existing neighborhood or area.

      (2) Roof Elements. Specify roof type, pitch, overhang, color, materials, features, edge and gutters, beams, and mass, for the roof as well as for accessory canopies and roofs. Describe how these elements are integral to the style and would contribute to and be compatible with the surrounding area. Provide a roof plan.

      (3) Exterior Wall Elements. Specify materials, colors, and textures for the building, including those used for trim, cornices, and bases. Specify materials and colors for architectural features used, such as balconies. Describe how these elements are integral to the style and would contribute to and be compatible with the surrounding area.

      (4) Window and Door Elements. Specify design, shape, materials and colors for windows and doors and accessory elements, such as trims, frames and shutters (when used) and describe how these elements are integral to the style and would contribute to and be compatible with the surrounding area.

      (5) Building Feature Elements. Specify design, color and materials for wall-mounted lighting fixtures and other features used on the building, and describe how these elements are integral to the style and would contribute to and be compatible with the surrounding area.

D. Deviation from use-specific or architectural style standards.

1. This section shall be applicable to projects in any ADZ that are unable to meet certain use-specific or architectural style standards and request consideration for deviation from specific standards in this document that does not reference or rely on another County standard. Deviation from other County standards referenced in this document (e. g. Chapter 130.35 [Parking and Loading Standards], Design Improvement Standards Manual) shall be processed according to those respective requirements. A Design Review Permit shall be required for any deviation from the use-specific or architectural style standards.

2. Requirements for deviation.

    a. A written report from a California licensed architect or civil engineer shall be provided that includes the following information. Plans, such as a site plan or color elevations, cannot replace the report. The report shall reference the details on the plans. A color and materials board and/or three-dimensional architectural rendering may be requested.

        (1) List the standards that are not met and provide reasons for being unable to meet these standards.

        (2) If alternative(s) are provided, describe how the alternative(s) would be consistent with the design standards as a whole, contribute to an internally consistent architectural style and site design, and be compatible with the adjacent and nearby developments.

        (3) If deviations from specific features of an architectural style are requested, provide specific reasons for how the proposed architectural feature contributes to an internally consistent architectural style and considers and complements the historical or existing neighborhood or area.

3.0 Multi-family Residential Development

3.1 Site Planning

A. Site design.

Design Guidelines

1. Projects should incorporate site design that reduces heating and cooling needs by orienting structures (both common facilities and dwelling units) on the parcel to reduce heat loss and gain, depending on the time of day and season of the year.

Design Standards

1. Buildings shall comply with the setbacks established in the Zoning Ordinance, applicable specific plan, applicable planned development combining zone, and/or other applicable state or local regulations (e.g., Fire Safe regulations).

2. Projects shall comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards) and the adopted Landscaping and Irrigation Standards and Chapter 130.34 (Outdoor Lighting) and the adopted Outdoor Lighting Standards.

3. When fencing is used to separate the project from open space, projects shall provide open type (e.g., wrought iron) fencing adjacent to open space. Finials or sharp spikes on top of ornamental metal fencing are prohibited. Barbed wire fencing is prohibited. Chain link and wire fences are prohibited.

4. Projects abutting single-family residential zoned properties shall provide a masonry wall not less than six (6) feet in height installed at the property line except at pedestrian access points. Masonry walls shall be textured (e.g., split-face) and use integral color matching the building façades.

B. Building orientation.

Design Guidelines

1. When multiple residential buildings are proposed as part of a multi-family development, the buildings should be oriented towards the street and common outdoor areas.

Design Standards

1. Projects located adjacent to or across the street from other street-facing residential developments shall orient the buildings to the street with individual entries, patio areas, and landscaping facing the street unless another ordinance, statute, or regulation prohibits it.

2. For projects adjacent to open space, parks, or other common gathering spaces, each residential unit along the building side adjacent to the public space shall have at minimum one (1) window in a living, dining or bedroom area facing the public space unless another ordinance, statute, or regulation prohibits it.

3. When a project includes multiple buildings, building walls that face another building wall separated by a distance of twenty (20) feet or less, shall not position windows and entrances of personal residences directly across from windows and entrances of personal residences in another building to improve indoor privacy.

C. Topography and grading.

Design Guidelines

1. Natural topography should be integrated into site design to the extent feasible.

2. Retaining walls should be compatible with overall identity or character of the development.

3. Finished slopes should taper or terrace to match the existing grades and the grades on adjacent streets.

4. Grade changes and berming should be used in conjunction with landscaping to screen blank walls or other undesirable views.

5. Surface water and pollutant runoff should be reduced by maximizing the use of permeable surfaces and vegetative ground cover. Use of permeable paving is encouraged. Use of natural topographic features or bioswales for filtration of site drainage is encouraged.

Design Standards

1. Grading and use of retaining walls shall comply with Chapter 110.14 (Grading, Erosion, and Sediment Control) and Section 130.30.070 (Fences, Walls, and Retaining Walls) in the County Code.

2. Oak resources conservation shall comply with Zoning Ordinance Chapter 130.39 (Oak Resources Conservation) and the Oak Resources Management Plan.

D. Access and circulation.

Design Guidelines

1. Bicycle racks or lockers should be provided and located in visible and convenient areas near residential units and common areas.

2. Projects are encouraged to implement bikeway improvements, including but not limited to connections to bike trails and on-street bike lanes.

3. Projects located within walking distance of public transportation and bike and pedestrian trails are encouraged to provide access to these amenities.

Design Standards

1. When not already existing, frontage improvements (e.g., sidewalks, curb, gutter, street improvements, etc.) shall be installed along the project frontages in accordance with County Code.

2. Driveways shall be installed per County Code.

3. Site circulation shall allow for and facilitate emergency access to the site and all buildings and shall comply with County Code and other applicable local regulations and state laws.

4. All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the County's Improvement Standards.

E. Parking.

Design Guidelines

1. Parking carports and garages should not be located on street facing facades or corners.

2. Shared parking between adjacent uses should be considered.

3. Parking areas, which include parking carports and garages, should not be located along residential neighborhood street frontages.

Design Standards

1. On-site parking shall adhere to Zoning Ordinance Chapter 130.35 (Parking and Loading) and the adopted Parking and Loading Standards.

2. Parking areas shall be screened from the street and property lines, unless it is an alley or unless the parking spaces are accessible parking spaces required by Building Code or other applicable ADA regulations as enforced by the County. Refer to Figure 3.1-1.

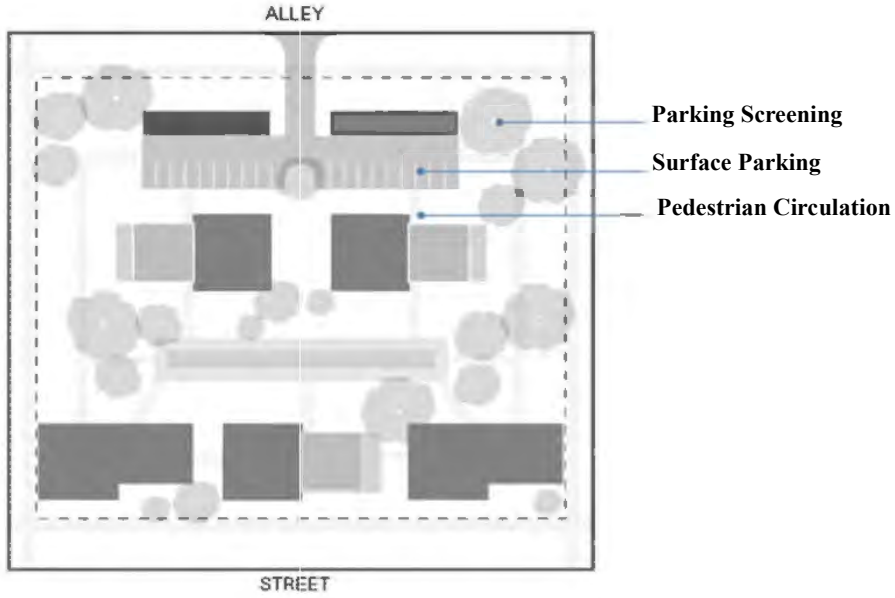
3. Parking carports and garages shall be designed as part of the overall project and include materials, colors, and details that are the same as or similar to those found on the residential buildings.

4. Parking Area: All on-site landscaping, including parking lot landscaping, shall be landscaped pursuant to Chapter 130.33 (Landscaping Standards). Installed landscaping shall be consistent with the requirements of the County's adopted Landscape and Irrigation Standards, the County's Design and Improvement

Standards Manual (DISM) and the 2015 California Model Water Efficient Landscape Ordinance (MWELO) California Code of Regulations, Title 23, §490 et seq.).

5. Tandem parking is prohibited.

FIGURE 3.1-1. PARKING AREAS



F. Parking carports.

Design Guidelines

1. Carports should be detached from the residential buildings or structures.

2. Carports should be oriented to consider solar access for solar panels. Solar panels on carports are encouraged.

3. Carports should be designed to avoid snowshed on streets, sidewalks, and internal pedestrian paths.

4. Storage areas may be incorporated into carports either above, behind, or beside the carport.

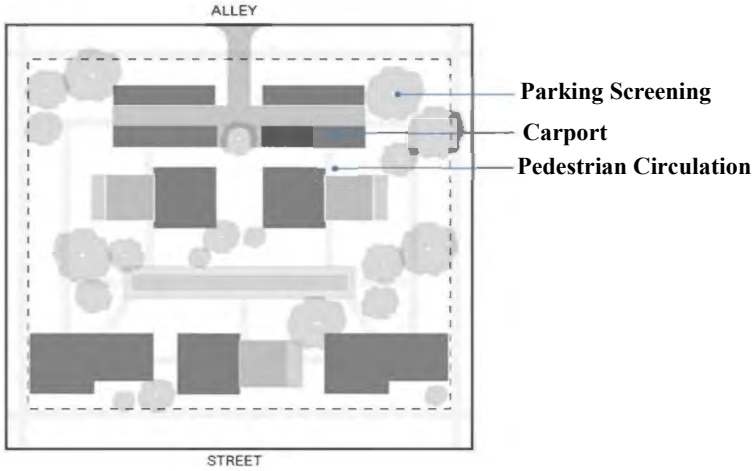
Design Standards

1. Carports shall not be used for storage but shall be reserved for parking only.

2. Each carport structure shall be separated from additional parking spaces and/or other carports by a landscaping area as defined in the County's Landscaping and Irrigation Standards.

3. The ends of each cluster of carports shall be concealed with landscaping at least six (6) feet in height.

FIGURE 3.1-2. PARKING CARPORT LOCATION



G. Parking garages.

Design Guidelines

1. Parking garages may be attached to or detached from the residential buildings or structures.

2. Parking garages should be screened from property lines and the street. Refer to Figure 3.1-3 below.

Design Standards

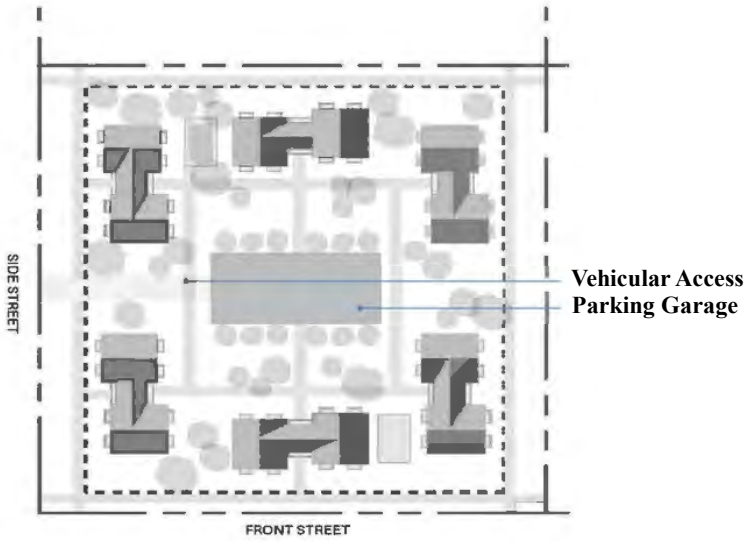
1. Garage design.

   a. For projects with five (5) or more dwelling units, garages shall be located behind the primary uses. For projects with four (4) or fewer dwelling units, garages may be located on the same plane as or in front of, the residential unit.

   b. Parking areas tucked under residential structures shall be in a fully enclosed garage.

c. Parking garages shall have massing breaks every fifty (50) feet along the street frontage. Massing breaks shall be a minimum of twelve (12) inches deep, and four (4) feet wide, and extend the full height of the building. At least fifteen percent (15%) of the area of each façade on all street-facing façades shall be covered by a secondary high quality and durable material different from the primary façade material.

FIGURE 3.1-3. PARKING GARAGE LAYOUT



H. Outdoor areas.

Design Guidelines

1. Common outdoor areas should be conveniently located and accessible to all of the residents.

Design Standards

1. Outdoor area requirements. All multi-family and mixed use developments with five (5) or more dwelling units shall incorporate the following standards.

   a. The project shall be designed to provide the equivalent of a minimum of one hundred (100) square feet of outdoor area for each dwelling unit. Outdoor areas shall consist of common outdoor areas and private outdoor areas. Each private outdoor area shall be accessible to only one (1) dwelling unit.

b. Private outdoor area. A minimum of fifty percent (50%) of the total dwelling units shall have a private outdoor area (e.g., private balcony, patio, or deck) that is a minimum of forty (40) square feet.

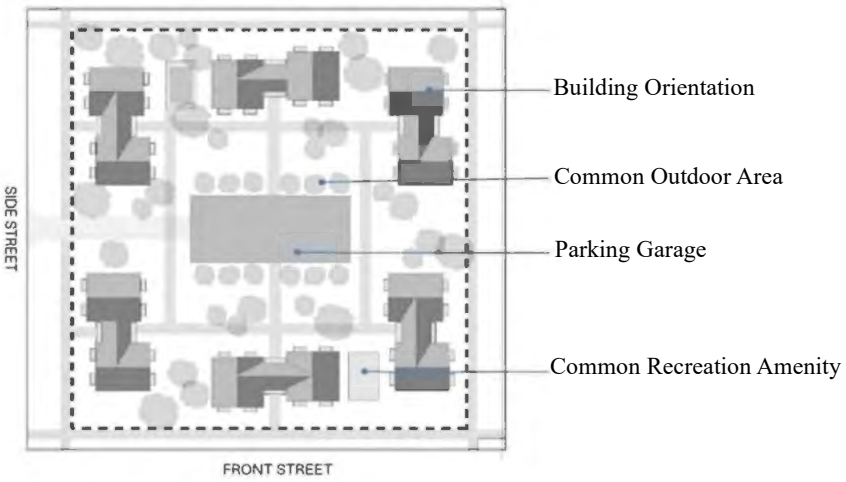
c. Each common outdoor area shall maintain a minimum depth and width of twenty (20) linear feet and shall not include rights-of-way, vehicle access, parking areas, or landscaping associated with a parking area.

d. Rear setbacks that meet the definition of common outdoor area are credited as usable common outdoor areas up to a maximum of fifty percent (50%) when they are at least twenty (20) feet in depth and width.

e. Common recreational amenities, as defined below, shall be provided within the common outdoor areas.

f. Up to twenty-five (25%) of any required common outdoor area may be paved or in hard surface if the surfaces are to be used for recreational purposes (e.g., basketball court, swimming pool, walking paths).

FIGURE 3.1-4. COMMON OUTDOOR AREA AND RECREATION AMENITIES



I. Common recreational amenities.

Design Guidelines

1. Common recreational amenities should be appropriate for the resident population.

2. If children's play areas are provided, they should be centrally located, in areas with high visibility.

3. Outdoor seating should be provided. Seats and benches should be constructed of stainless steel, wood or a recycled material of comparable quality and durability. Seats shall be either a single chair or stool. Benches shall accommodate at least two (2) seated adults.

Design Standards

1. Common recreational amenities shall be provided within the common outdoor areas or in a common building.
2. All multi-family residential developments shall provide a minimum of one (1) indoor or outdoor common recreational amenity at a rate of one (1) amenity for every twenty-five (25) units.

    a. One (1) of the following recreational amenities shall be required to fulfill this common recreational amenity requirement:

        (1) Barbecue area with plumbed gas stub, concrete pad, picnic tables, and roof. Barbecue area shall be no smaller than two hundred (200) square feet with a minimum of three (3) picnic tables;

        (2) Recreation building with community room, including exercise equipment;

        (3) Fenced permeable dog play area that is a minimum of six hundred (600) square feet in size and has regularly maintained waste stations. Fencing shall be a maximum of four (4) feet in height, shall be metal or wood and fifty percent (50%) transparent. Chain link or barbed wire are prohibited. No lighting shall be permitted, and the hours of operation shall be sunrise to sunset. The dog play area shall be cleaned and maintained on a regular basis. The fenced dog play area shall be located outside of any Zoning Ordinance setbacks;

        (4) Formal and maintained outdoor recreation areas (e.g., pool, bocce courts, basketball courts, volleyball courts);

        (5) Children's outdoor play area with play equipment. Individual play areas shall have a minimum area of six hundred (600) square feet and minimum depth and width of fifteen (15) feet with a pour-in-place recycled rubber surface or similar surface with a minimum projected lifespan of at least ten (10) years. Children's play areas shall contain a minimum of two (2) structured play modules, such as a play structure and swing area. This area shall be protected from any adjacent streets or parking lots with a fence or other barrier at least four (4) feet in height. Fencing shall allow visibility into the play area;

(6) Communal garden that has a minimum area of six hundred (600) square feet and minimum depth and width of fifteen (15) feet.

If the applicant chooses to provide a recreational amenity not listed above to fulfill the common recreational amenity requirement, approval through the discretionary review process is required.

3. For projects with at least twenty-five (25) two-bedroom or larger units and that are not age-restricted, at least one (1) children's play area is required, as defined above, and may be used to meet the recreational amenity requirement stated in Section 2.

FIGURE 3.1-5. ELEMENT 79 AT TOWN CENTER OUTDOOR BBQ AREA

Image Permission: Element 79 at Town Center

J. Utilities, service areas, and storage.

Design Guidelines

1. All service areas (e.g., trash enclosure), and storage should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.

2. Trash enclosure materials and colors should be consistent with, and complimentary to, building materials, colors and finishes.

Design Standards

1. Air conditioning units, electrical meter boxes, and other private utilities shall be screened from the street and adjacent properties through features, including but not limited to, landscaping, trees, enclosures, low walls, and roof parapets.

2. Utilities shall be screened or enclosed in utility boxes if located in front of the building or along a street-facing façade. Utility boxes shall be painted to blend in with the landscaping.

3. All service areas shall be accessed from an alley or side street when one exists.

4. All service areas shall be located so that their use does not interfere with on-site parking or circulating areas and adjacent uses.

5. All refuse containers shall be placed within screened storage areas or enclosures. Trash enclosure location, dimensions, and design shall comply with County standards.

6. A minimum three (3) foot landscape buffer shall be provided on all non-accessible sides of trash enclosures.

3.2 Building Design

A. Wall form and massing.

Design Guidelines

1. Architectural elements such as varied roof forms, step backs, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, and landscaping should be incorporated to add visual interest.

2. Balconies and small decks with landscaping should be incorporated into two (2) story or higher buildings to reduce the visual impact of tall structures.

3. Balconies are encouraged to be inset into the building to provide some relief from weather elements.

4. Large areas of flat, blank wall and lack of treatment are strongly discouraged.

5. Semi-private areas such as covered front porches and/or courtyards are highly encouraged.

6. Proportional relationship between adjacent buildings and between the building and the street should be maintained.

7. Unit/building layout should ensure the gradual transition of building height and mass.

8. Pedestrian scaled entry should be a prominent feature of the front building façade.

9. Architectural detail such as windows, awnings, trellises, articulation, balconies, patios, landscape planters, and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.

FIGURE 3.2-1. MEADOW VIEW PLACE, TRUCKEE

Image courtesy of Mountain Housing Council of Tahoe Truckee.

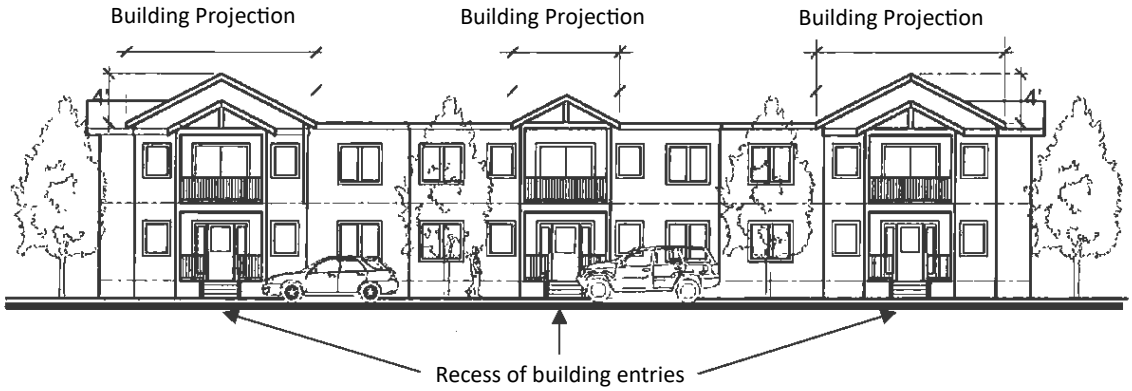
Design Standards

1. Setbacks shall comply with the requirements of the Zoning Ordinance and building codes where applicable.

2. No building façade visible from the street shall be greater than two hundred (200) feet in length.

3. Massing breaks. Buildings shall have massing breaks (i.e., articulation) at least every fifty (50) feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Refer to Figure 3.2-2 below.

FIGURE 3.2-2. BUILDING ARTICULATION



B. Building colors and materials.

Design Guidelines

1. Variation in color and materials should be considered to create visually engaging designs. High quality, natural, and durable materials, such as stone and brick, are encouraged. Creative and appropriate use of color is encouraged. Use of color should be consistent with the overall architectural style or theme of the project. Variation in exterior treatment of adjacent buildings is encouraged.

2. Architectural features that enhance the façade or building form are encouraged. Architectural features such as decorative moldings, windows, shutters, balconies and railings, and landscaped elements such as lattices that add detail to a façade, are encouraged.

3. Adjacent buildings are encouraged to not use the same main color.

Design Standards

1. Architectural treatment shall be applied to all façades of a building. At a minimum, all windows, doors, and other wall openings shall be trimmed consistent with the architectural style.

2. Colors.

   a. All structures shall include at least one (1) main color and a maximum of three (3) trim and/or accent colors, in addition to the color of the roofing material. This requirement may be superseded by the color requirements of the specified architectural styles in Section 6.0.

   b. Neon or fluorescent colors are prohibited in all instances.

c. Changes in color are prohibited on the same plane or on outside corners.

d. Main and trim colors used on the front façade shall be extended to all façades.

3. Building materials. Materials shall be compliant with state and local building and fire regulations (e.g., Chapter 7A of California Building Code).

a. Each building facade shall incorporate a minimum of two (2) different high quality and durable building materials to provide articulation.

b. Accent material for entry. When a façade is fifty (50) feet or longer and has a primary shared entryway for building occupants, the building shall include an entryway accent material that is distinct from the primary building material.

c. Materials allowed under specific circumstances. The following materials are allowed when the following requirements are met):

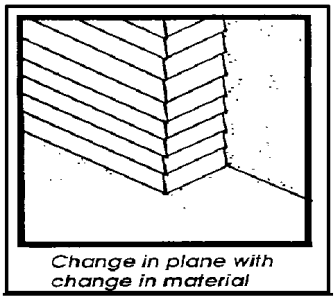
(1) Use of stucco shall not exceed fifty percent (50%) of façades that face the street.

(2) Aluminum cladding systems. Smooth, nonreflective aluminum plank, panel, or batten cladding systems may be used on multi-family residential or mixed use projects. Use of the aluminum cladding systems may comprise up to thirty percent (30%) of the building façade.

(3) Vinyl when applied to windows.

d. When exterior wainscoting is used, exterior wainscoting shall begin and end at wall plane breaks and shall not occur on the same plane. Exterior wainscoting shall be at least three (3) feet in height, measured from the grade of the building. Refer to Figure 3.2-3.

FIGURE 3.2-3. BUILDING MATERIALS AT WALL EDGES



4. When an existing building is undergoing an exterior remodel beyond like-for-like replacement, maintenance, or repair, the colors and materials shall comply with this section.

5. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are indistinguishable.

C. Windows and doors.

Design Guidelines

1. Windows should have decorative details consistent with the architectural style, especially for street-facing facades.

2. Use of windows for natural light indoors as much as possible is encouraged. Windows should be placed for cross-ventilation and airflow to promote natural cooling.

3. Natural climate control features such as deciduous trees over south-facing windows are encouraged to reduce energy demand.

Design Standards

1. Windows and doors shall be trimmed consistent with the architectural style.

D. Balconies, porches, decks, and patios.

Design Standards

1. Residential roof-top decks are prohibited.

2. Private exterior space shall be reserved for and immediately accessible to the dwelling it is designed to serve.

3. Balconies shall be unenclosed, except for required railings.

4. Fences and railings for balconies, porches, and decks shall use metal, wood, cable, or materials that is same as or similar to those found on the structure of the building.

5. If a private, at grade-level patio is provided, it shall be enclosed through fencing or railing, or other solid material.

FIGURE 3.2-4. PRIVATE BALCONIES & PORCHES

E. Building entries and staircases.

Design Guidelines

1. Stair and other entry access requirements such as wheelchair ramps and elevators should be integrated into the overall project design.

2. Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, and decorative bollards.

3. Exterior staircases should be screened from the street and property lines.

Design Standards

1. Exterior staircases shall be designed with a full roof cover. Staircases shall consist of same, similar, or complimentary material(s) and color(s) to the primary buildings.

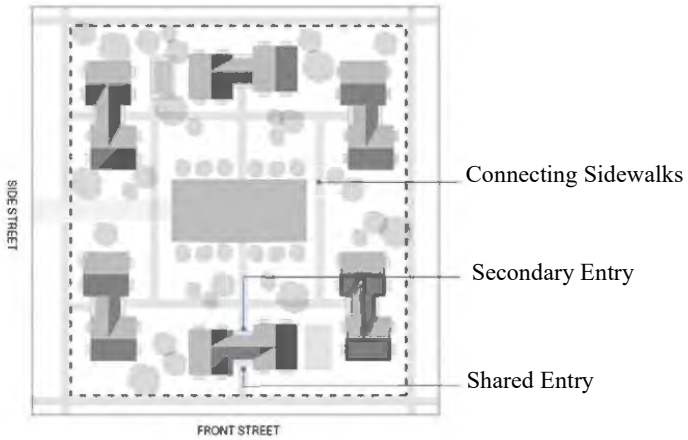
2. All ground-floor building entries for residential units not otherwise covered shall contain a roof overhang or canopy.

3. For buildings with shared entries, building entries are required along all street-facing building facades. Secondary shared entries may be provided on other façades. Secondary shared entries shall be oriented to common areas such as courtyards, landscaped areas, whenever feasible. Refer to Figure 3.2-5 below.

4. Residential projects on corner lots shall engage both streets by providing entries on both street- facing façades.

5. Buildings shall orient private entries to streets, common outdoor areas or parking areas.

FIGURE 3.2-5. SHARED ENTRIES AND SECONDARY ENTRIES



F. Roofs.

Design Guidelines

1. Roof height, pitch, ridgelines, and roof materials should be varied to create visual interest and avoid repetition. The roof plan should be consistent with the architectural style.

Design Standards

1. Rooflines shall be integrated with the overall design of the building and vertically articulated at least every fifty (50) feet along the street frontage, through the use of varying roof height and/or form.

2. Up to two (2) roof types are allowed per building. Multiple pitches of the same roof type are permitted. For instance, a building could include a 4:12 shed roof, as well as a 4:12 gable roof and 7:12 gable roof.

3. Prohibited roofing materials. The following roofing materials are prohibited:

   a. Untreated, unpainted aluminum or metal;

   b. Brightly colored materials, including as turquoises, yellows, pinks, purples, neons, whites, and the like;

   c. Untreated smooth or corrugated metal;

d. Shiny or reflective materials that are visible from the street, sidewalks, or property lines.

4. Roof elements shall conceal roof-top mechanical equipment from view of adjacent streets and highways.

5. When an existing building is undergoing a reroof beyond like-for-like replacement, maintenance, or repair, the colors and materials shall comply with this section.

G. Accessory buildings.

Design Guidelines

1. Accessory buildings accessible to all residents should be centrally and conveniently located for all residents.

Design Standards

1. Materials, colors and architectural finishes of accessory buildings, including but not limited to, laundry facilities, recreation buildings, sales/lease offices, shall consist of the same or similar materials, colors and architectural finishes of the primary building(s) on site.

4.0 Mixed Use Development

4.1 General

Design Guidelines

1. Active and inviting ground floor commercial spaces that support a pedestrian-friendly environment are encouraged.

2. Projects are encouraged to provide well-designed housing that is affordable to residents of a variety of income levels and is located within walking distance to stores, services, jobs, and community amenities.

3. Public safety should be enhanced through increased natural surveillance and "eyes on the street."

4. Projects should create well-designed public and semi-public gathering spaces that support social interaction and community cohesion.

5. Projects should accommodate parking and circulation on-site to maximize connections between different land uses.

6. Number of curb cuts should be limited to minimize pedestrian and vehicle conflicts.

7. Different commercial, residential, and open space areas should be linked with internal pathways.

8. Surface parking from public streets and residential neighborhoods should be screened to reduce the visual impact of large parking areas.

Design Standards

1. Mixed use projects shall comply with the multi-family design standards and guidelines in Chapter 3.0 (Multi-family Residential Development) above in this document.

2. Projects shall comply with applicable County Code, including but not limited to, Zoning Ordinance Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) and Table 130.24.020 (Residential Zone Use Matrix) and Section 130.40.180 (Mixed Use Development).

3. Calculation of density. Residential density shall be measured as an average over the gross land area of only the residential portion of the planned site or assembly of parcels. When residential uses in a mixed use project are all contained in vertical mixed use buildings, density for the project shall be calculated as part of the maximum allowed Floor Area Ratio (FAR), complying with Zoning Ordinance Chapter 130.22.030 (Commercial Zones Development Standards) and Section 130.40.180 (Mixed Use Development).

4. Driveways and bicycle rack requirements shall be installed per County standards.

4.2 Site Planning

A. Vertical and horizontal mixed use.

Design Guidelines

1. The relationship and orientation of buildings to arterial and other prominent roadways should be considered to enhance street frontage.

2. Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality.

3. Pedestrian, bicycle, and vehicle linkages to adjacent developments and uses should be provided.

4. Buildings should be placed near or along the edge of the public sidewalk to activate the pedestrian realm. Refer to Figure 4.2-1 below.

5. Enhanced internal pedestrian crossings should be created and delineated with materials or colors to prioritize pedestrians within developments.

6. Ground-floor uses should primarily be occupied by retail, restaurant, and personal service uses that generate pedestrian activity and engage the sidewalk to create an active and enjoyable pedestrian environment.

7. Whenever commercial and residential uses have differing hours of use, shared parking should be considered.

Design Standards

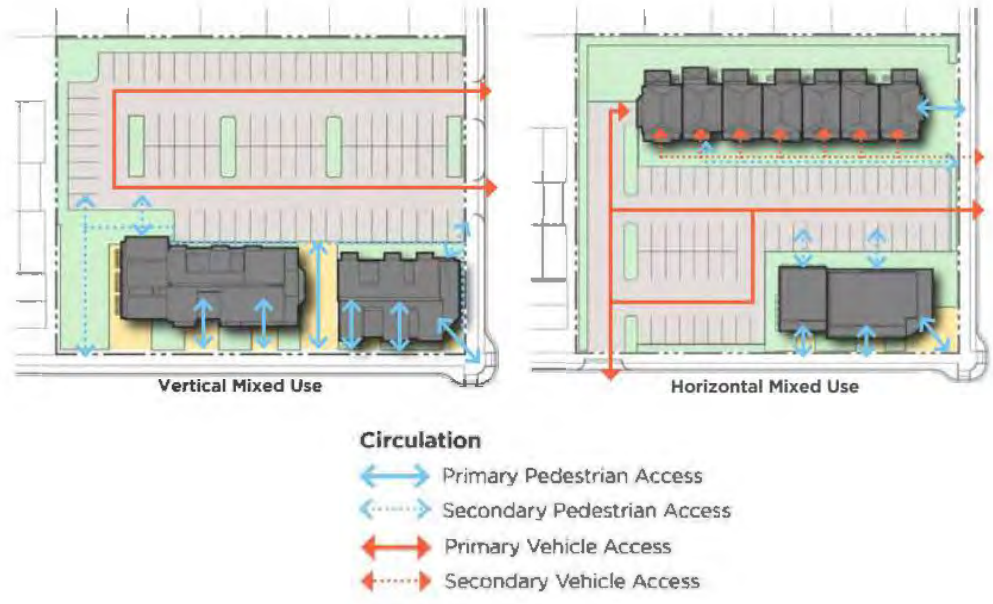
1. Buildings shall be oriented towards public streets with the primary entrances to the site or to commercial uses directly accessible from the sidewalk.

2. Parking shall be screened from the street through the use of buildings, landscaping, and trees.

3. If a project is proposed in phases, each phase shall be designed to function independently, without reliance on improvements included in subsequent phases.

4. When subsequent phases are under construction, they shall be fenced sufficiently to avoid conflicts between residents and guests of the occupied phases and construction traffic, and to protect the public safety.

FIGURE 4.2-1. ACCESS, CIRCULATION AND PARKING FOR VERTICAL AND HORIZONTAL MIXED USE



B. Additional guidelines and standards for horizontal mixed use.

Design Guidelines

1. Parking for on-site commercial uses should be located at the center of the site, allowing the parking to provide a buffer from on-site residential uses and maximize shared parking opportunities between residential and commercial uses. Dedicated private residential parking areas should be located in a private area away from public commercial parking.

2. Residential uses should be located along the rear of the site to provide visual privacy and complement existing residential uses.

Design Standards

1. Service entries, loading areas, and trash areas associated with commercial uses shall not conflict with residential uses located on-site.

4.3 Building Design

A. Vertical and horizontal mixed use.

Design Guidelines

1. Adaptive reuse of historically significant buildings is encouraged. Development of buildings next to historically or culturally significant buildings should respect the architectural character of existing historical buildings.

2. New mixed use buildings are encouraged to develop a grease duct to anticipate potential restaurant uses.

3. Windows should not contain tinted or reflective glass.

Design Standards

1. Ground floor building transparency.

    a. For ground-floor commercial uses, exterior walls facing a street shall include windows, doors, or other openings for at least sixty percent (60%) of the building wall area located between two (2) feet and eight (8) feet above the level of the sidewalk. Windows shall be transparent to the extent feasible.

    b. No wall facing the street shall run in a continuous plane for more than ten (10) feet without an opening.

2. Building entry areas. Pedestrian entries to commercial uses shall be either recessed in a vestibule a minimum of four (4) feet in depth or covered by an awning, portico or other architectural projection that provides weather protection.

3. Architectural features of any commercial buildings, or portions of buildings, proposed as part of a single mixed use development project shall be designed utilizing the same architectural styles, colors, materials, architectural elements as the residential components of the same project.

4. Mixed use buildings with nonresidential ground floor uses shall design the ground floor with a minimum fourteen (14) foot ceiling height, measured from the finished floor, to accommodate a variety of uses. Refer to Figure 4.3-1.

5. Residential dwelling units shall be located behind the commercial uses if residential dwelling units are on the ground floor.

Figure 4.3-1. MIXED USE GROUND FLOOR HEIGHT

5.0 Commercial Development

5.1 Site Planning

A. Site design.

Design Guidelines

1. Buildings should be arranged to define, connect, and activate pedestrian edges and public spaces.

2. The relationship and orientation of buildings to arterial and other prominent roadways should be considered to enhance street frontage.

3. Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality.

4. Pedestrian, bicycle, and vehicle linkages to adjacent developments and uses should be provided.

5. Chain link and wire fences are discouraged.

Design Standards

1. Buildings shall comply with the setbacks established in the Zoning Ordinance, applicable specific plan, applicable planned development combining zone, and/or other applicable state or local regulations (e.g., Fire Safe regulations).

2. Projects shall comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards), the adopted Landscaping and Irrigation Standards, Chapter 130.34 (Outdoor Lighting), and the adopted Outdoor Lighting Standards.

3. If a project is proposed in phases, each phase shall be designed to function independently, without reliance on improvements included in subsequent phases.

4. When subsequent phases are under construction, they shall be fenced sufficiently to avoid conflicts between residents and guests of the occupied phases and construction traffic, and to protect the public safety.

5. Fencing between commercial uses and open space is discouraged. When necessary, fencing shall be an open type (e.g., ornamental metal) fencing adjacent to open space. Finials or sharp spikes on top of ornamental metal fencing are prohibited. Barbed wire fencing is prohibited.

B. Topography and grading.

Design Guidelines

1. Natural topography should be integrated into site design to the extent feasible.

2. Retaining walls should be compatible with overall identity or character of the development.

3. Finished slopes should taper or terrace to match the existing grades and the grades on adjacent streets.

4. Grade changes and berming should be used in conjunction with landscaping to screen blank walls or other undesirable views.

5. Surface water and pollutant runoff should be reduced by maximizing the use of permeable surfaces and vegetative ground cover. Use of permeable paving is

encouraged. Use of natural topographic features or built swales for filtration of site drainage is encouraged.

6. Roof drains and parking lot run-off should be routed through turf or other landscaping.

Design Standards

1. Grading and use of retaining walls shall comply with Chapter 110.14 (Grading, Erosion, and Sediment Control) and Section 130.30.070 (Fences, Walls, and Retaining Walls) in the County Code.

2. Oak resources conservation shall comply with Zoning Ordinance Chapter 130.39 (Oak Resources Conservation) and the Oak Resources Management Plan.

C. Access and circulation.

Design Guidelines

1. Shared access drives between adjacent parcels are encouraged to minimize the number of curb cuts.

2. Projects should consider bikeway improvements, including but not limited to connections to bike trails and on-street bike lanes.

3. Bus stops installed for shopping centers are encouraged to be located within the shopping center for ease of access.

4. Projects located within walking distance of public transportation and bike and pedestrian trails are encouraged to provide access to these amenities.

5. Speed bumps are strongly discouraged as they impede emergency response. Long, straight drives are discouraged to prevent speeding, which conflicts with pedestrian safety.

Design Standards

1. Frontage (i.e., sidewalks, curb, gutter, street improvements, etc.) and driveway improvements shall be installed in accordance with County standards.

2. Driveways and bicycle rack requirements shall be installed per County standards.

3. Emergency access shall comply with County standards and applicable state law.

4. All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the County's Improvement Standards.

D. Parking.

Design Guidelines

1. Shared parking between adjacent uses and shared curb cuts should be considered.

2. Sidewalk corridors in parking lots should have a minimum of five (5) feet of landscaping on at least one (1) side of the walkway or alternating from one (1) side to the other to provide a comfortable walking environment, including shade for pedestrians.

3. Parking areas, which include carports/garages, should not be located along residential neighborhood street frontages or common property lines adjacent to other residential neighborhoods.

Design Standards

1. On-site parking shall adhere to Zoning Ordinance Chapter 130.35 (Parking and Loading) and the adopted Parking and Loading Standards.

2. Parking Area. All on-site landscaping, including parking lot landscaping, shall be landscaped pursuant to Chapter 130.33 (Landscaping Standards), the County's adopted Landscape and Irrigation Standards, the County's Design and Improvement Standards Manual (DISM) and the 2015 California Model Water Efficient Landscape Ordinance (MWELO) California Code of Regulations, Title 23, §490 et seq.).

3. Parking garages and carports shall be designed as part of the overall project and use same or similar materials, colors, and details found on the commercial buildings.

4. Parking areas, including parking garages and carports, shall be screened from the street and property lines.

5. Pre-engineered metal carports shall include materials and colors that are the same as or similar to those on the primary buildings.

6. Each carport structure shall be separated from additional parking spaces and/or other carports by a landscaping area as defined in the County's Landscaping and Irrigation Standards.

E. Plazas & outdoor spaces.

Design Guidelines

1. Active use of outdoor spaces is encouraged.

2. Plazas or other outdoor activity spaces used for sitting, eating, strolling, and gathering should be designed into the project.

3. Where multiple buildings are proposed, buildings should be clustered to create pedestrian plazas and gathering spaces.

4. Plaza design should emphasize the active nature of these spaces and incorporate some combination of accent materials, site furniture, shade structures, accent lighting, interesting colors, textures and forms, and art, graphics or other focal elements.

5. Plaza design should provide amenities for varying light and climate conditions, protection from sun and wind, moveable furniture, climate control elements, children's play areas, and performance areas.

6. Furniture should be selected not only for its functional and aesthetic qualities but also focus on the quality of materials and finishes that provide long term durability and resistance to vandalism.

7. Works of art are encouraged in the development of outdoor spaces. The use of fountains, sculpture and other elements of visual interest, may be incorporated where appropriate.

8. The relationship between indoor and outdoor spaces and uses should be considered in plaza and outdoor space designs.

FIGURE 5.1-1. El DORADO HILLS TOWN CENTER POND AND OUTDOOR AREA

F. Utilities, service areas, storage.

Design Guidelines

1. All service areas (e.g., trash enclosure) should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.
2. Trash enclosure materials and colors should be consistent with, and complimentary to, building materials and finishes.

3. Utilities should be screened by utility boxes that blend in with the landscaping or with the building.

Design Standards

1. Loading docks and service areas shall be screened from public view and adjacent uses by a combination of building design and/or layout, masonry walls, grade separations and/or landscaping.

2. Public utility infrastructure and other utility components shall be oriented away from public view and screened with evergreen shrubs to the extent allowed by the utilities.

3. Ground or wall mounted equipment shall be located out of public view, screened, or placed in an enclosure to the extent allowed by the utility companies.

4. Screening for equipment shall be integrated into the site, building and roof design and use the same materials, colors and forms. Wood lattice or fence like coverings are inappropriate for screening and are prohibited.

5. Roof mounted equipment, including but not limited to mechanical equipment and telecommunications structures, shall be set back from the roof edge, placed behind a parapet or in a well, and/or screened, so that they are not visible to motorists or pedestrians on the adjacent streets.

6. All service areas shall be accessed from an alley or side street when one exists.

7. All service areas shall be located so that their use does not interfere with on-site parking or circulating areas and adjacent uses.

8. All refuse containers shall be placed within screened storage areas or enclosures. Trash enclosure location, dimensions, and design shall comply with County standards.

9. A minimum three (3) foot landscape buffer shall be provided on all non-accessible sides of trash enclosures. Please refer to Figure 5.1-2 below.

FIGURE 5.1-2. TRASH ENCLOSURE

Image courtesy of Google Earth. Accessed 10/1/24.

5.2 Building Design

A. Wall form and massing.

Design Guidelines

1. Overall character of the development should be defined through the use of a consistent design concept.

2. Projects that consider and compliment the context of adjacent and surrounding projects, but are original in design and avoid duplication ("copy cat" effect) are highly encouraged.

3. Architectural elements such as varied roof forms, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, fenestrations, recessed planes, and landscaping should be incorporated to add visual interest.

4. Large areas of flat, blank wall and lack of treatment are strongly discouraged.

5. Proportional relationship between adjacent buildings and between the building and the street should be maintained.

6. Main building entries should be emphasized through building articulation and form to allow easy identification from the street and parking lot, and convenient access for pedestrians.

Design Standards

1. Setbacks shall comply with the requirements of the Zoning Ordinance and building codes where applicable.

2. No building façade visible from the street, shall be greater than two hundred (200) feet in length.

3. Massing breaks. Buildings shall have massing breaks (i.e., articulation) at least every fifty (50) feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays.

FIGURE 5.2-1. DIAMOND SPRINGS RETAIL CENTER

B. Building colors and materials.

Design Guidelines

1. Variation in color and materials should be considered to create visually engaging designs. High quality, durable, and natural materials, such as stone and brick, are encouraged. Creative and appropriate use of color is encouraged. Use of color should be consistent with the overall architectural style or theme of the project. Variation in exterior treatment of adjacent buildings is encouraged.

2. Building accents should be expressed through different high-quality and durable materials and/or architectural detailing and not merely through applied finishes such as paint.

3. Adjacent buildings should not use the same main color.

Design Standards

1. Architectural treatment shall be applied to all façades of a building. All windows, doors, and other wall openings shall be trimmed consistent with the architectural style. Main and trim colors used on the front façade shall be extended to all façades.

2. Colors.

    a. The following colors are prohibited as the main colors on building exteriors: pinks; purples; yellows; white.

    b. Neon or fluorescent colors are prohibited in all instances.

    c. Changes in color are prohibited on the same plane or on outside corners.

3. Building materials. Materials shall be compliant with state and local building and fire regulations (e.g., Chapter 7A of California Building Code).

    a. Façade designs shall incorporate a minimum of two (2) different high quality and durable building materials to provide articulation.

    b. When exterior wainscoting is used, exterior wainscoting shall begin and end at wall plane breaks and shall not occur on the same plane.

4. When an existing building is undergoing an exterior remodel beyond like-for-like replacement, maintenance, or repair, the colors and materials shall comply with this section.

FIGURE 5.2-2. EL DORADO SAVINGS BANK

C. Windows and Doors.

Design Guidelines

1. Use of windows for natural light indoors as much as possible is encouraged. Windows should be placed for cross-ventilation and airflow to promote natural cooling.

2. Natural climate control features such as deciduous trees over south-facing windows are encouraged to reduce energy demand.

Design Standards

1. Windows and doors shall be trimmed consistent with the architectural style.

D. Roofs.

Design Guidelines

1. Roof height, pitch, ridgelines, and roof materials should be varied to create visual interest and avoid repetition. The roof plan should be consistent with architectural style.

Design Standards

1. Roofline articulation. Rooflines shall be vertically articulated at least every one hundred (100) feet along the street frontage, through the use of varying roof height and/or form.

2. Up to two (2) roof types are allowed per building. Multiple pitches of the same roof type are permitted. For instance, a building could include a 4:12 shed roof, as well as a 4:12 gable roof and 7:12 gable roof.

3. Prohibited roofing materials.

    a. Untreated, unpainted aluminum or metal;

    b. Brightly colored materials, including as turquoises, yellows, pinks, purples, neons, whites, and the like;

    c. Untreated smooth or corrugated metal;

    d. Shiny or reflective materials that are visible from the public street, sidewalks or property lines.

5.3 Specific Use: Fuel Stations

Design Guidelines

1. Fuel station facilities should be designed to be architecturally compatible with buildings and structures in the surrounding area regarding building design, color and materials used.

2. All sides of each building should have consistent architectural detail and character.

3. The use of highly reflective or glossy materials is strongly discouraged.

4. All elements of the pump island or canopy that are not operational should be architecturally integrated by use of color, material and architectural detailing.

Design Standards

1. All activities except those to be performed at the fuel or air pumps are performed within a completely enclosed building.

2. Outdoor storage shall not be permitted.

3. The minimum setback of fuel canopies is fifteen (15) feet from property lines and the street and fifty (50) feet from property lines abutting residential zoned properties.

4. The fuel pump area, including drive lanes for vehicle fueling, shall not block or restrict on-site vehicular or pedestrian circulation or block access to on-site parking spaces.

5. Fuel Canopy Design.

    a. The canopy support columns shall be entirely encased with materials used for the primary building. Please refer to Figure 5.3-1.

    b. Canopies shall include materials, colors, and architectural features used for the other structures on the project parcel(s).

FIGURE 5.3-1. RED HAWK TRAVEL CENTER FUEL CANOPY

6. Freestanding sign materials and design shall be consistent with the materials and design of the fuel station facility and shall comply with the requirements of the Zoning Ordinance Section 130.36.070.H.4 (Design Standards for Freestanding Signs).

FIGURE 5.3-2. RED HAWK TRAVEL CENTER FUEL PRICING SIGN

6.0 Architectural Styles

6.1 Gold Rush Architectural Style

Architecture of the Gold Rush era reflects the speed of the movement. The wooden structures are simple and practical in construction. Parapet (false fronted) roofs are popular in this style and buildings typically have a two-story massing with balconies or similar detailing at the second floor. The Gold Rush architectural style is acceptable in the County's Mountain, Mid-Foothill and Lower Foothill Architectural Design Zones.

Figure 1. Gold Rush storefront.

Typical building elements:

- Geometrically simple forms and vertically-oriented building massing
- Typical Gold Rush storefronts consist of two-story structures with rectangular, plain wooden front facades
- Windows are typically narrow and rectangular with divided lights.
- Utilize structural elements such as columns, braces, etc. that are similar in design to and complement the decorative elements
- Rectangular building facades
- Traditional building widths not exceeding 25 feet to 30 feet
- Roofs hidden behind prominent facades with street-facing, detailed parapets

- Parapets detailed with precast treatments; continuous banding; or projecting cornices, lentils, caps, corner details, or variety in pitch

Typical building materials:

- Flash-fired brick
- Vertical rough sawn board and batten siding
- Horizontal rough sawn lap siding and shingles
- Fiber cement siding (6-inch, 8-inch, or 12-inch horizontal siding)

Figure 2. Typical Design Features of the Gold Rush Style

(A) Decorative cornice with brackets
(B) Decorative brackets or braces
(C) Window ratio: .5 : 1
(D) Decorative picket railing
(E) Facade colors: maximum two body colors and one trim color.
(F) Canopy slope: Min. 2:12, Max. 4:12
(G) Siding as railing prohibited
(H) Column spacing: Min. 8 ft., Max. 12 ft.
(I) Square or turned columns
(J) Facade materials: brick, v-groove or board & batt siding, corrugated metal panels.

Design Standards and Guidelines for the Gold Rush Architectural Style

1. Roofing Elements.

a. **Roof Type.** Primary roof type shall be gable roof or flat roof.
b. **Roof Pitch.** All primary roof pitches (if visible from ground-level view) shall be between 4:12 and 6:12 slope. Secondary façade-attached roof covers shall have slopes between 1:12 and 3:12.
c. **Materials and Colors.** Roofing materials visible from ground-level view shall be in the gray or brown color range and shall be one of the following types: Metal panels- painted, rusted finish, mill finish zinc, corrugated, standing seam or similar panels or T-24 compliant fire-rated composition fiberglass shingles.
d. **Beams.** No roof beams, rafters or structural steel shall be exposed except under an open cover area.

2. **Exterior Wall Elements.**

   a. **Exterior Building Materials.** Structures shall be designed with at least one of the following building materials on the primary façade:
      i. Wood or wood-effect (having the appearance of wood, such as wood-grain fiber cement) vertical application pattern shiplap siding, board on board effect, board and batten effect, clay brick, metal panel (to match roof).
      ii. Where a secondary building façade is located within 25 feet from a two-lane street, the primary and secondary façades shall be of the same materials.
      iii. Secondary and rear façades may use any material allowed for the primary façade and may also be painted smooth cement plaster, metal panels, wood, fiber cement, or smooth formed concrete.
   b. **Building Colors.** Main building colors shall be light to moderate earth tones. There shall be a minimum of two building colors.
   c. **Parapets (false fronted roof).** The following details are required if a false fronted roof is used.
      i. Parapets shall consist of a single large wall that extends the entire width of the front of the building and is a minimum of 3 feet above the ridge of an exposed two-sloped roof visible from a secondary façade view.
      ii. Where the primary façade extends above a second floor with windows and doors located in the façade, the lowest step or level of the parapet is encouraged to be a minimum of 60 inches from the top edge of the window or door. The wall veneer is encouraged to be continuous from the ground level to the top edge of the parapet.
      iii. The decorative top of the parapet may be one level across the entire façade or may have one or two stepped segments that shall be a minimum of 12 inches and a maximum of 36 inches. Parapet tops shall be level, and sloped tops are prohibited.
      iv. Where the parapet wall may have stepped segments, symmetrical placement of steps shall be required. The center section of the parapet is encouraged to be at least 50% of the dimension of the total primary façade width.
      v. The parapet shall terminate with a capped parapet top edge trim unit. The trim unit shall be wood, fiber cement, brick, cast-stone, or sheet metal veneer. Architectural trim shall extend a minimum of 3½" horizontally from the façade face below with a minimum vertical height of 11".
   d. **Decorative Trim.** Trim, cap or cornice material shall be applied as a decorative "lintel" to the top edge of all windows and doors in the upper section of the façade. Two cornice types are encouraged:
      i. Attached informal trim or molding. Informal cornices are made from metal, stone, or a combination of these materials.

ii. Formal corbelled brick. Corbelled cornices are made from brick or stone. The formal cornice follows the basic compositional and proportional rules of the classical orders and sometimes has formal details such as brackets and dentils.

3. Window and Door Elements.

a. **Window Details**.
   i. **Window Sash and Frames.** Window sash frames shall consist of painted metal-clad wood, vinyl, or fiberglass.
   ii. **Area of Glass in Window**. Maximum glazing area within a window is encouraged to be 36" x 36" without mullions or muntin's configured within each window area. The minimum area of glazing for large store front windows using muntin's shall not be less than 18" wide x 24" tall.
   iii. **Window Frame Color**. One color for all window frames shall be used throughout a building.
   iv. **Glass Type**. Glass in the primary building façade ground floor area shall not be tinted or mirrored for commercial buildings except where required to prevent excess solar gain.
   v. **Window Shape**. Aspect ratio of all window dimensions is encouraged to be a minimum 1:1.5. All windows shall be rectangular.

b. **Door Design.** Garage or large storage access type doors are encouraged to be wood or wood-effect "barn-door styled" paneled with minimal patterning. Entry or passage type doors (excluding primary façade store front doors) are encouraged to be wood or wood-effect traditional four paneled doors. Coiling doors shall be limited in location to specified loading areas and shall not be on the primary or secondary façade faces.

c. **Architectural Window/Door Trim**. Windows and doors shall be trimmed with wood or wood-effect materials (e.g., fiber cement). Trim color shall match color of the window sash or door stile.

4. Building Feature Elements.

a. **Exposed Beams**. Any exposed exterior structural trusses or beams shall be wood or wood-effect.

b. **Commercial Balconies/Decks**. If commercial balconies are used, commercial balconies are encouraged to be located across the entire width of the primary façade. The balcony shall be supported by posts spaced a minimum of 8 feet apart and a maximum of 12 feet apart on the balcony edge. Where a second-floor balcony is used to serve as an exterior cover over ground floor patio, deck or walkway area, all posts on second floors shall continue to the ground floor. Balconies shall have solid covers above their walking surface.

i. **Balcony or Open Covers -Posts**. Balcony posts shall be of smooth wood or wood-effect. Posts shall be square shaped or traditionally "turned". All balcony posts shall be painted.

ii. **Railings and Guardrails**. Railings on balconies, porches, exterior stairways shall be located between posts supporting a balcony, covered porch or similar. Intermediate banister railing material is strongly encouraged. If railings are used, recommended materials include wood or wood-effect pickets that are square shaped or traditionally "turned". Mesh, glass panels, cables or infill panels of any material are discouraged. All wood or wood-effect railings, posts and pickets should be painted.

c. **Exterior Lighting Fixtures.** Light fixtures shall consist of rustic-looking lanterns with a top cover to shield light. Fixtures are encouraged to be a simplistic square 4-sided form and of minimal ornament with a 30 percent metal to glass ratio and a minimum size of 10 x 10 inches. Fixture finish and/or inherent finishes including aged brown patina bronze or blackened steel are encouraged. Lamps are encouraged to use the old-fashioned type "Edison" LED equivalent decorative A-socket or similar. Encouraged lamp color temperature rating range is from 2700 to 3100 K. Flood or spot-lighted directional or high-intensity fixtures shall not be attached to a building.

6.2. Railroad Craftsman Architectural Style

Craftsman architecture is an American-specific style that represents a return to the traditional. Developed at the turn of the twentieth century, the Craftsman style brought back detailing, handicraft and use of natural materials to buildings. After the Gold Rush, the Southern Pacific Railroad created a unique version of the Craftsman style used in early railroad depot buildings. This style is acceptable in the County's Mid-Foothill Architectural Design Zone.

Figure 1. Shingle Springs Railroad Depot

Typical building elements:

- Horizontal massing
- Deep overhangs
- Exposed rafter tails, floor joists, and beam ends
- Double-hung windows
- Column pairs with intersecting beam work
- Decorative beams, kickers, or braces under gable
- Vertically-oriented double-hung windows
- Wood windows and trim

Typical building materials:

- Wood siding
- Fiber cement siding (6-inch, 8-inch, or12-inch horizontal siding)

Typical roofing materials:

- Composition fiberglass roofing shingles

Figure 2. Typical Design Features of the Railroad Craftsman Style

Ⓐ Edge trim: Max. 7 1/4"
Ⓑ Window trim: Max. 5 1/2"
Ⓒ Building siding: Maximum of two types; either lap, clay brick, ledger stone veneer or board and batten.
Ⓓ Window ratio: .5 : 1
Ⓔ Beam extentions: Allowed if with metal flashing; otherwise, beam are not to extend past fascia board.
Ⓕ Decorative brackets or braces
Ⓖ Roof slope: Min. 4:12, Max. 12:12
Ⓗ Trapezoidal columns prohibited
Ⓘ Allowed picket styles: Painted vertical 1" x 4" wood pickets less than 4" apart.
Ⓙ Facade colors limited to two body colors and one trim color.

Design Standards and Guidelines for the Railroad Craftsman Architectural Style

1. **Roof Elements.**

   a. **Roof Type**. Primary roof area shall be pitched with gables on at least two wall faces of the building. Hipped roofs are allowed. Attached shed roofs are approved for secondary closed or open covers or as roofed window sun covers. Flat and mansard roofs are prohibited.
   b. **Roof Pitch**. Primary roof pitches shall be between 4:12 and 6:12 slope. Shed covers areas may not be more than 25% of the total roof area. All secondary shed roof slopes on the same building shall match the same slope pitch, except where a low-pitched shed roof folds from a steeper pitched primary roof; then the shed roof slope shall be a minimum of 4 times (4x) the difference between pitches. For example: A 6:12 primary roof slope would allow an adjacent shed roof pitch of 2:12. (6 – 4 = 2:12).
   c. **Roof Mass**. Roof mass shall include a minimum of one large roof with an area of between 50 to 60 percent of total building roof area with at least one gable end or long eave side.
   d. **Roof Materials.** Roofing materials on a building shall be of the same material and shall be dimensional definition composition fiberglass shingles, flat concrete tile, or standing seam metal. Standing seam metal, if used, shall be natural zinc, painted rusted metal, or painted any shade of gray color.
   e. **Roof Color**: Shingle roof colors shall be earth tone colors, such as dark browns, gray, and dark greens.
   f. **Roof Overhang**.
      i. Eaves shall be a minimum 24 inches in horizonal length from the building façade to the edge. The roof shall overhang from the wall to form an eave. This eave should have visible roof rafters and may be cut with ornamental scrolling.
      ii. Materials used for balconies or roofed cover ceilings should be the same as the eaves. Encouraged materials include fire-rated cement composite panels to match eaves, or panels with cement facing to the exterior with overlaying battens. - 0.75” x 2.5” spaced between 12” and 24” or similar.
   g. **Roof Appendages and exposed beams.** Appendages to the primary structure shall have either a closed (walled) or open shed roof that is at least 50 percent less slope than the slope pitch of the main roof. Appendage roofs may extend on all sides of the main roof area (perimeter). For the gable ends where braces are located, the brace beam end shall be exposed.

2. **Exterior Wall Elements.**

   a. **Commercial Balconies**. Commercial balconies on second floor areas are permitted on all sides of a building. Balconies shall project from a building façade wall. Where balconies are located, a roofed area shall cover the entire floor area of the balcony. Where a second-floor balcony serves as an exterior cover over ground floor patio, deck or walkway area, all posts on second floors shall continue to the ground floor.

      i. **Balcony or Open Covers - Posts**. Balcony posts shall be smooth wood or wood-effect. Posts shall be square-shaped.

      ii. **Railings and Guardrails**. Railings on balconies, porches, exterior stairways shall be located between posts supporting a balcony, covered porch or similar.

   Pickets in railings are encouraged to be wood or wood-effect. Mesh, glass panels, cables or infill panels of any material are discouraged. All wood or wood-effect railings, posts and pickets shall be painted.

   b. **Front Façade Feature Bay Gable**. A feature bay may be one or two full stories and extend to the ground floor grade level. Two types of bays are encouraged - Square and Oriel/Chamfered. Upper floor bays have support brackets. A bay shall not project more than the face of the roof eve from the primary lower wall façade.

   c. **Exterior Building Materials and Color**. Exterior building materials shall consist of at least two of the following: wood and wood-effect (e.g., fiber cement) board-on-board, board on batten, 4" or 6" V groove (in a vertical or horizontal application), and stone. Second and third floors shall be of different material or application direction than the material used on the ground floors.

   Primary wall colors shall consist of earth tone colors, such as browns, greys, greens, and rust, or muted colors, such as mid-to-dark greens and blues and gold. Trim colors may consist of neutral colors, such as beige, taupe, and ivory, to complement the primary building colors.

3. **Window and Door Elements.**

   a. **Window Details**.

      i. Window sash frames shall consist of painted metal-clad wood, vinyl, or fiberglass.

      ii. Metal frames are prohibited.

      iii. Window shutters are prohibited.

   b. **Window area**. Maximum glazing area within a window are encouraged to be 24" x 24" without mullions or muntin's configured within the entire window area. The minimum area of glazing using muntin's shall not be less than 14" wide x 18" tall.

c. **Window Frame Color**. One color shall be used throughout a building.
d. **Window/Door Trim**. Windows and doors shall be trimmed with wood or wood-effect. Trim color shall match color of the window sash or door stile.
e. **Window Shape.** Aspect ratio of all window dimensions are encouraged to be a minimum width to height, 1:1.5. All windows shall be rectangular.
f. **Door Type and Design.** Garage or large storage access type doors are encouraged to be wood or wood-effect "barn-door styled" paneled with minimal patterning. Entry or passage type doors are encouraged to be wood or wood-effect traditional four paneled doors. Coiling doors shall be limited in location to specified loading areas and shall not be on the primary or secondary façade faces.

4. Building Feature Elements.

a. **Exposed Beams.** All beam materials shall be wood or wood-effect.
b. **Exterior Lighting Fixtures.** Light fixtures shall consist of rustic-looking lanterns or sconces with a top cover to shield light.
Fixtures are encouraged to be simplistic square 4-sided form and of minimal ornament with a 30 percent metal to glass ratio and a minimum size of 10 x 10 inches. Fixture finish and/or inherent finishes including aged brown patina bronze or blackened steel are encouraged. Lamps are encouraged to use the old-fashioned type "Edison" LED equivalent decorative A-socket or similar. Encouraged lamp color temperature rating is from 2700 to 3100 K. Flood or spot-lighted directional or high-intensity fixtures shall not be attached to a building.

6.3 Industrial Farmhouse Architectural Style

The Industrial Farmhouse architectural style is characterized by a simple and utilitarian design stemming from designs of historic agricultural and mining buildings dating back to the County's early industrial roots. Industrial Farmhouse buildings made use of local materials and traditionally are simple in geometry and arranged in clusters. The Industrial Farmhouse architectural style is acceptable in the County's Mid and Lower-Foothill Architectural Design Zones.

Figure 1. Industrial Farmhouse Building

Typical building elements:

- Deep covered porches with square posts
- Low pitched roofline with gabled, hipped, shed, or gambrel
- Heavy wood beams and timber trusses
- Exposed timber rafter tails
- Regularly placed and shaped multi-paned windows
- Vertically oriented windows with divided lights
- Decorative wood trim for windows and doors

Typical building materials:

- Horizontal lap siding
- Board and batten siding
- Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)
- Metal siding (corrugated or paneled)

Typical roofing materials:

- Standing seam metal
- Corrugated metal

Figure 2. Typical Design Features of the Industrial Farmhouse Style

Image Courtesy Google Earth. Last Accessed October 4, 2024.

Design Standards and Guidelines for the Industrial Farmhouse Architectural Style

1. Roof Elements.

a. **Roof type**. Primary roof area shall be gabled (double sloped) with end fronting the primary roadway. Other allowed roof forms allowed are stepped gable, side gable, hipped, gambrel, or low slope shed style (single sloped.) Attached shed roofs are approved for closed or open covers or as roofed window sun covers. Sawtooth, bowed, rounded or flat roofs are prohibited.

b. **Roof pitch**. Roof pitch for the primary roof shall be between 4:12 and 12:12 slope. Shed roof slopes may not be more than 25% of the total roof area. Shed roofs on the same building shall have the same slope pitch with the exceptions below. Shed roofs with a roof pitch lower than 4:12 may be used on buildings where there are at least two feature gables covering a minimum of 65% of the building. Where a low-pitched shed roof folds from a steeper pitched primary roof, the shed roof slope shall be a minimum of 3 times (3x) difference between pitches. For example, an 8:12 primary roof slope would allow an adjacent shed roof pitch of 5:12 to as low as 1:12.

c. **Roof Overhang**. Eaves shall be a minimum of 3 inches to a maximum of 24 inches in horizonal length from the building façade to the edge. Eaves on gable ends when used on same building shall be of same length for each gable end. Eaves on sides of buildings shall be same length when used on same building for each side. Gable eaves shall match in length and side eaves match in length. Eaves for gables and eaves for sides may be of different lengths. For roofed open covers, ceiling materials are encouraged to be fire-

rated cement composite panels to match eaves or similar panels with cement facing to the exterior with overlaying battens that are 0.75" x 2.5" spaced between 12" and 24" or similar or exposed metal roofing with exposed support metal or wood rafters or timber truss members.

d. **Roof Materials and Features**. Roofing materials on a building shall be of same material and shall be one of the following types: Metal-painted, rusted finish, mill finish zinc, corrugated, flat panel, standing seam or similar metal paneling.
e. **Roof Mass**. Roof mass shall include a minimum of one large roof with an area of between 50 to 70 percent of total building roof area and with at least one gable end.
f. **Roof Features**. Two slope roofs may include a full-length ridge top symmetrical clerestory/monitor feature. The clerestory walls shall be at least 36 inches tall to a maximum of 60 inches tall and shall contain windows or louvers 50 percent or greater of the wall area. The clerestory unit shall not be less than 75% of the length of primary roof when used. Roof clerestory/monitors may be used for light and air ventilation and shall have ganged windows along shed sides with divided lites. Roof shall match building roof pitch and material. Clerestory or monitors shall be a minimum of 6 feet wide on the gable end.
g. **Roof Color**. Roof colors shall include grays, browns, charcoal, mid-to-dark greens, mid-to-dark blues, and dark red. Metal or corrugated roofing may also be silver or steel.
h. **Roof Form**. Roof type shall be simple in geometric shape.
i. **Architectural Appendages**. Appendages to the primary structure shall have either a closed (walled) or open shed roof that is at least 50 percent less slope than the slope pitch of the main roof. Appendage roofs may extend on all sides of the main roof area (perimeter). Canopies (if used) over windows and/or doors shall project from the building wall at least 5 feet. Canopy materials may be exposed corrugated/standing seam metal or wood or wood-effect planking with steel supports. Canopy pitch is encouraged to be 1:12.

2. Exterior Wall Elements.

a. **Building Materials.** Structures shall be designed with at least one but not more than two of the following exterior wall material compositions: wood, wood composite or fiber cement vertical application pattern shiplap siding, board on board, board and batten; clay brick; stone; or metal panel (to match roof).
b. **Wall Color.** There shall be a maximum of two main wall colors and one trim color.
c. **Wall Bases.** A minimum of 75 percent of exterior walls shall be supported on a base composed of one material of either stone or cast stone or concrete. The base shall be a minimum of 3 feet in height from the finished floor. Where concrete is used, it shall remain a natural formed or light sandblasted finish and shall not be painted.

3. **Window and Door Elements.**

    a. **Window Shutters.** Window shutters are prohibited.
    b. **Window Details and Glazing.** All windows and doors with glazing should have mullions, muntin's, and similar features. Storefront boxed frame window systems are allowed only within a forecourt (open area in front of a large building) and/or on the primary façade.
    c. **Area of Glass in Window.** Maximum glazing area are encouraged to be 2 x 3 feet without an additional mullion.
    d. **Window frame color**. Window frame color shall be white, black, or brown. One color shall be used throughout. Silver colored windows are prohibited.
    e. **Window Shape.** Windows shall have flat tops. Raked, round or octagonal windows are prohibited.
    f. **Window Trim.** Window trim shall be wood or wood effect and shall match the color of the window frame if painted. Metal trim if used, shall match roofing color.
    g. **Door Design.** Garage or large utility doors shall be wood, wood composite, or metal. Coiling doors shall be limited in location to specified loading areas and shall not be on the primary or secondary façade faces. Entry doors shall be glass, metal, wood, or wood-effect. Color shall match windows except with coiling doors that shall be painted a color to match the adjacent building exterior color. Large sliding barn-type doors are acceptable as security or access covers for window walls when directed toward and accessible to forecourts (display yards, dining courts, or similar outdoor programmed areas).

4. **Building Feature Elements.**

    a. **Building Posts or Columns and Bases.** Posts shall be square. Square columns are encouraged. Posts and columns shall be wood or wood-effect and shall have stone, board formed or finished concrete, or masonry brick veneers a minimum of 3 feet in height from finished floor.
    b. **Exposed Exterior Beams.** Exterior beams are prohibited except in open cover areas.
    c. **Exterior Lighting Fixtures.** Lighting fixtures shall consist of the following:
        i. Industrial-style fixtures that contain design features, such as exposed bulbs, metal shades, and simple forms;
        ii. Barn-style lights, which include gooseneck lights;
        iii. Farmhouse lanterns that are often made from metal (e.g., wrought iron or aged brass);
        iv. Exposed Edison bulbs or filament bulbs;
        v. Caged fixtures, such as lighting with protective cages or grilles; or
        vi. Other simple metal fixtures.

6.4 Mountain / Lodge Architectural Style

Heavy timbered structures are typical of the Mountain/Lodge Architectural style. Buildings in this style utilized locally available building materials, including uncut logs, sawn timbers and local native stone. High-pitched roofs were designed to help relieve snow loads. This style uses smaller windows and doors to emphasize the natural rustic exteriors. This style is acceptable in the Mountain Architectural Design Zone.

Figure 1. Mountain/lodge style commercial building

Typical building elements:

- Heavy, oversize timber or log construction
- Broad, high-pitched roofs
- Overhanging upper floors and balconies
- Exposed timber trusses or lintel beams with decorative knee bracing
- Exposed rafter tails
- Wood doors with wood trim
- Natural stone building elements
- Expansive decks
- Textural and rough detailing

- Gable end roofs with wide overhanging eaves
- Gable and shed dormers

Typical building materials:

- Logs
- Vertical rough sawn board and batten siding
- Horizontal rough sawn lap siding
- Native stone or river rock veneer
- Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)

Typical roofing materials:

- Rough texture shingles
- Stone slate
- Painted metal
- Standing seam metal

Figure 2. Typical Design Features of the Mountain/Lodge Style

Design Standards and Guidelines for the Mountain/Lodge Architectural Style

1. **Roofing Elements.**

   a. **Roof Type**. Primary roof shall be gable roofs. Secondary shed roofs are allowed.

Hipped, butterfly, inverted, curved or flat roofs are prohibited.

b. **Roof Pitch**. Minimum 3:12 (slope) shall be required.
c. **Roof Materials and Color**. Roof materials shall consist of stone slate, painted nonreflective metal, flat concrete tile, or heavy texture composition shingles. Installation pattern is encouraged to be fish scale or square butt. Roof colors shall be earthtone greens, browns or grays.
d. **Roof Overhangs**. Maximum 60-inch eave projections.
e. **Roof Beams**. Exposed beams, purlins, or ornamental end cuts on gable and eaves shall be required unless another ordinance, statute, or regulation prohibits it. Rafters shall not be exposed and shall be enclosed within the roof and eave cavity.
f. **Roof Mass**. There shall be a minimum of one large roof that comprises at least 35 percent of total roof area.
g. **Roof Features**. Dormers are acceptable and may have a shed roof slope or gable roof. The gable roof for the dormer is encouraged to match the slope of the primary roof pitch.

2. Exterior Wall Elements.

a. **Building Materials and Finishes.** Building materials and finishes shall include one of the following primary architectural treatments: Natural wood or wood-effect logs or beams, natural or imitation stone. Encouraged finishes include applied and/or natural finishes including paint, blackened steel, exposed aggregate. Wall visual textures (except stone) shall consist of materials with low or no texture.

   The following siding materials/treatments are strongly recommended: wood, fiber cement or composite V groove siding, ½ log (curved face) wood siding. All wall finishes shall match. An exception may be made for the ground floor. Natural stone, if used, shall be natural unquarried patterns with filled and tooled grout joints. Recommended minimum size stone is 6 inches and can include large scale field stone. Manufactured stone that meets the criteria for pattern, finish, color, and scale of a stone that is either quarried or as field stone is acceptable.
b. **Building Color**. A neutral or an earthtone color palette is required. Exterior colors shall be limited to browns, whites, grays, and beiges. Stone, where used, shall contrast with the adjacent wall color. There should be one primary building color.
c. **Balconies**. Cantilevered balconies, when used, shall include exposed floor beams. Balconies supported by exposed posts are not allowed. Balcony railings shall be constructed of natural wood, wood-effect, or stone for maximum visual texture.
d. **Cantilevers**. Conditioned building areas that cantilever over a ground floor or balconies are limited to one building façade only.

3. **Window and Door Elements.**

   a. **Window Trim**. Window trim shall be required.
   b. **Window and Glass Door Shutters**. If used, shutters shall be on a minimum of 50 percent of windows or glass doors and shall be colored to match window trims. Shutters are encouraged to be plank style and may have designed perforations cut out of the face as a decorative detail. Shutters shall be of smooth texture and shall be colored to contrast with the wall color on which they are located.
   c. **Window Shape**. All windows shall be rectangular shaped with an encouraged minimum width to height, 1:1.5 aspect ratio configuration. Sloped top clerestory windows are prohibited.
   d. **Door Design.** All exterior doors are encouraged to be wood or wood-effect with minimal patterning that may be vertical, horizontal, or Chevron. Entry doors are encouraged to be wood or wood-effect. The color shall match color of siding or trims.

4. **Building Feature Elements.**

   a. **Decorative Balcony Railings**. All balconies are encouraged to have wood or wood-effect railing and infill pickets or panels that are common to chalet style. Railing design shall have between 25 percent and 50 percent open area.
   b. **Brackets, Braces, and Exposed Beams**. All beam or brace materials shall be wood or wood-effect.
   c. **Exterior Lighting Fixtures**. Light fixtures shall be wall mounted lanterns or sconces in simplistic form with minimal decorative ornamentation such as scrolling, trimming and edgings. An aged brown patina bronze or blackened steel finish is encouraged.

7.0 Glossary

For the purposes of these standards, the following definitions shall apply:

Architectural projection. A building feature that extends from the face of the wall of the primary building. Examples include uncovered balconies, bays, porches, canopies, variations in massing proportions, or similar protrusions of a building.

Articulation. Division of a building's mass into smaller parts through the placement of architectural features such as windows, doors, molding, columns, or other three-dimensional façade enhancements that create a clear and distinct section of the building.

Board and Batten. Wall construction that gives the appearance of wide vertical strips with recesses or projections, using wide boards alternating with narrow and thin boards.

Building

Façade. The exterior face of a building on any side. A façade may include multiple wall planes that make up the overall face of the building. Architectural projections, such as a porch or balcony, are not considered a façade.

Massing. Overall form, shape, and volume of a building.

Recess. A building feature that is set back from the primary building façade. Examples include covered balconies, covered porches, open galleries, arcades, loggias, or similar building elements that create a stepping back effect.

Step back. A steplike recession in an upper story of a multi-story building.

Wall projection. A building wall projection that creates a horizontal change outward in living area from the primary building façade and creates a visual difference of light and shadow.

Cantilever. A rigid structural element that extends horizontally and is unsupported at one end.

Common outdoor area. Usable outdoor space that is designed and/or programmed for residents' recreation and leisure within a multi-family or mixed use development.

Common recreational amenities. Features or facilities associated with a multi-family or mixed use development that are available and accessible to all residents.

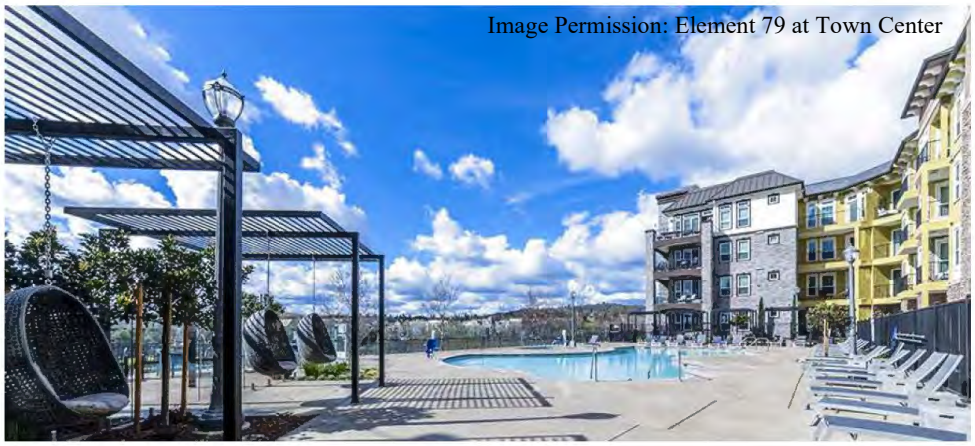


Image Permission: Element 79 at Town Center

Corbel. A bracket of stone, wood, or brick projecting from the face of a wall and generally used to support a cornice or arch.

Cornice. A projecting ornamental molding that finishes or crowns the top of a building, wall, or arch.

Dentils. Small, rectangular blocks resembling teeth and used as a decoration under the soffit of a cornice.

Dormer. A window that projects from a sloping roof and is covered with a small gable, shed, or other roof structures.

Double Hung Window. A window with two sashes that opens by means of one or both sashes sliding vertically past each other.

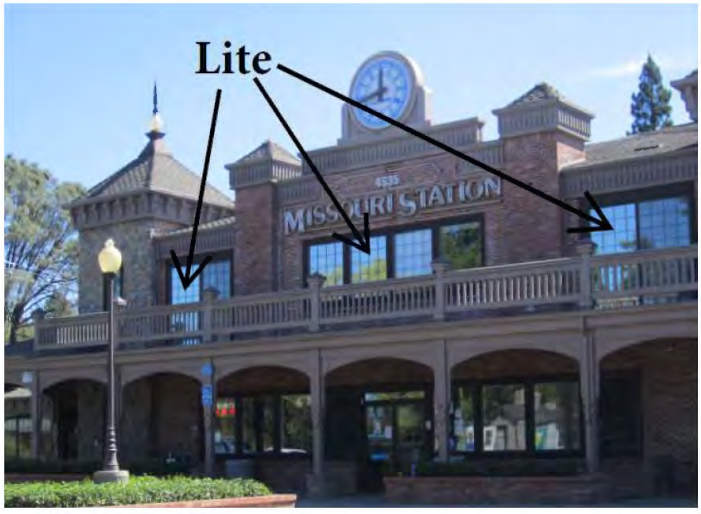
Exterior wainscoting. Decorative accent material that covers the bottom of the building wall.

Fenestration(s). The openings in a building's envelope, most notably the windows, doors, skylights.

Fiber cement siding. A type of fire-resistant siding that consists of Portland cement, sand, water, and cellulose fibers, along with other additives.

Integral color (masonry). Color pigment mixed with newly placed concrete to create fade-resistant color.

Lite. An architectural feature, including windows and glass doors, that can present illumination throughout the interior of the structure from one source of light or can allow the illusion of a more open environment.

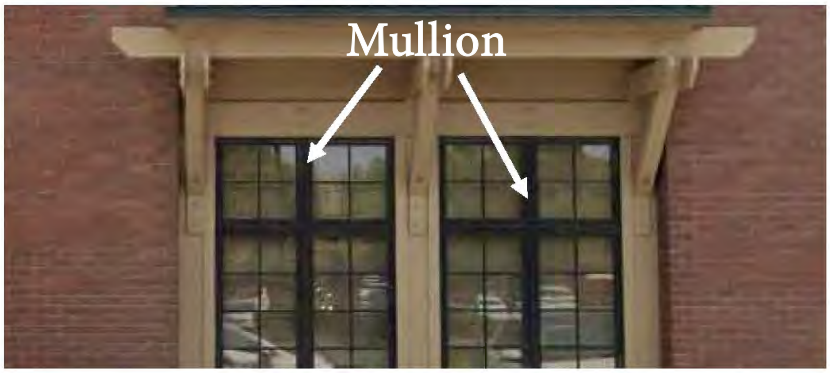


Mixed use development.

Horizontal mixed use development. A development that incorporates and integrates residential and commercial uses alongside one another, either in one mixed use building, or as two (2) or more separate buildings on one (1) parcel or project site.

Vertical mixed use development. A development that incorporates and integrates commercial and residential uses stacked in one (1) multi-story mixed use building.

Mullion. Vertical divider that separates glass panes in a window.



Muntin. Single vertical bar that separate sides of a single window.

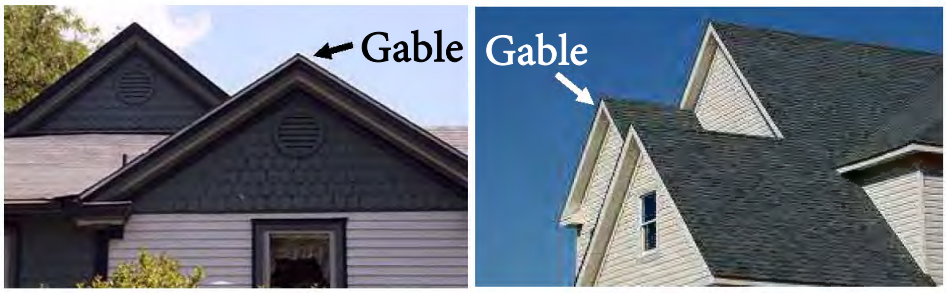
Objective standards. Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal (California Government Code, Section 65913.4)

Parking garage. A structure for the sole purpose of vehicular parking. Single-story parking garages shall be covered and fully enclosed.

Purlin. Horizontal beam along the length of a roof, resting on a main rafter and supporting the common rafters or boards.

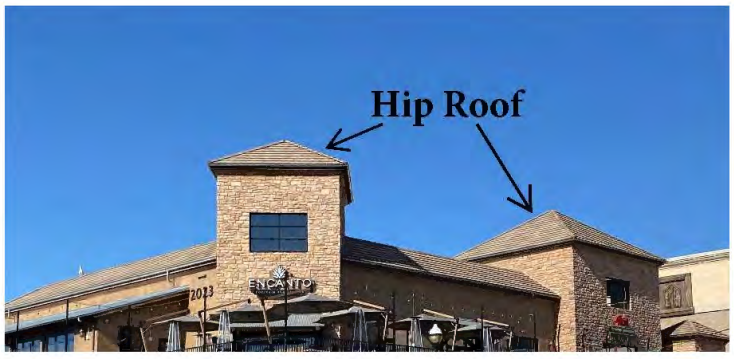
Roof.

Gable. Roof with two sloping sides that meet at the highest point or ridgeline.



Gambrel. A type of roof with two sides, each of which has a shallower slope above a steeper one.

Hip. A type of roof where all the sides of the roof slope downward from the highest point or ridgeline.



Mansard. A type of roof that consists of a gambrel roof on all sides of the building.

Parapet. A type of roof that incorporates a low wall or railing along the edge of the roof.

Shed. A type of roof that slopes down in one (1) direction.

Shiplap Siding: Horizontal boards used as siding, with grooved (rabbeted) edges to make an overlapping joint.

Soffit. The underside of the edge of a roof, where it meets the side of the building.

Street. Public rights-of-way or legal non-County maintained roadways. Does not include alleyways.

Structural bay. Space between architectural or structural elements, such as columns or walls.