CHAPTER 5
MULTI-FAMILY RESIDENTIAL

INTRODUCTION

Multi-family developments are higher density residential buildings such as apartments, condominiums, and townhomes. These developments are typically comprised of attached units with common facilities such as parking, open space, and recreation areas. This chapter provides general guidelines for the design of multi-family development in all areas of the City, with the exception of Specific Plan areas. The provisions of this section should apply to any addition, remodeling, relocation, or construction requiring a building permit within the City.

The following topics are addressed:

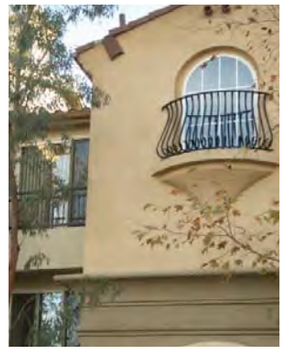
1. Site Planning and Design
2. Building Design
3. Utilitarian Aspects

Note: "Green Building" principles are identified with an oak tree symbol.

SITEPLANNING&DESIGN

The primary project objective should be on constructing a high quality residential environment. Residential developments surrounded by high walls, parking lots, and rows of carports and/or garages along public streets should be avoided.

1. The design of multi-family developments should consider compatibility with the surrounding neighborhood.
2. Dwellings should incorporate porches, trellises, landscaping, and other features to extend the living area toward the street and soften the transition between the street and the dwelling. When placed correctly, these elements can also provide shading.
3. Incompatible uses, such as industrial operations, auto repair, etc., should be buffered from residential development. Intensified landscaping, increased setbacks, and building orientation should be utilized as a means of providing adequate separation between such land uses.
4. New structures should be clustered. Clustering creates plazas or pedestrian malls and prevents long "barrack-like" or continuous rows of structures.



SITE PLANNING & DESIGN

SITE PLANNING & DESIGN (CONT.)

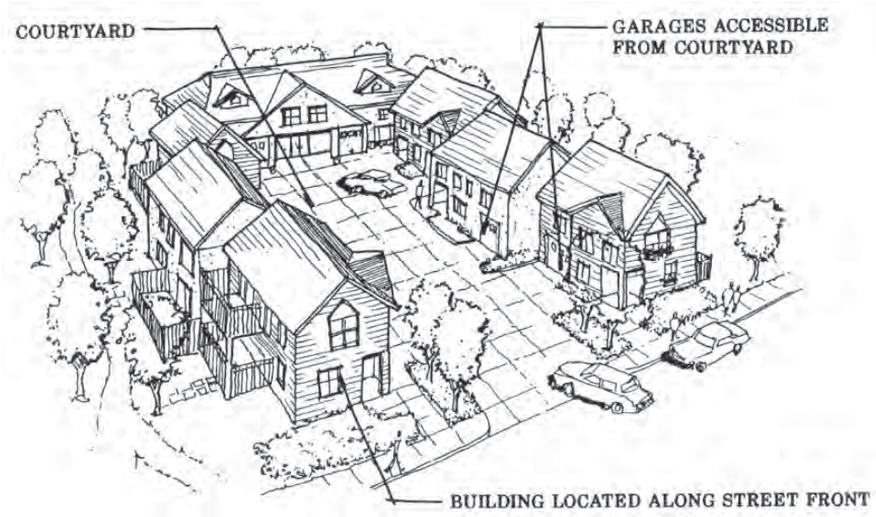
5. Buildings should be placed close to, and oriented toward, the street.
6. Natural amenities such as views, mature trees, creeks, riparian corridors, and similar features unique to the site should be preserved.
7. Where possible, utilize courtyards or other methods to break up the building mass and provide natural ventilation.
8. Building placement should not limit solar access by shading adjacent rooftops.
9. Orient buildings on an east/west axis to maximize the use of natural daylighting.
10. Narrow floor plan depths should be used to maximize daylight, exterior views, and natural ventilation. Use a courtyard atria to bring light and air into interior spaces.

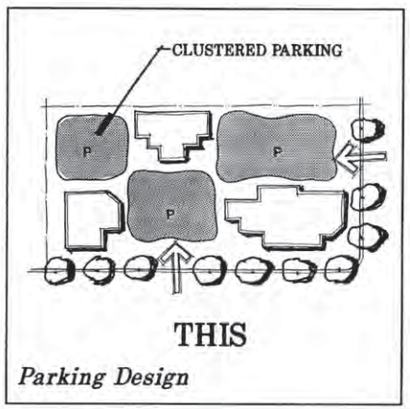
SITE PLANNING & DESIGN

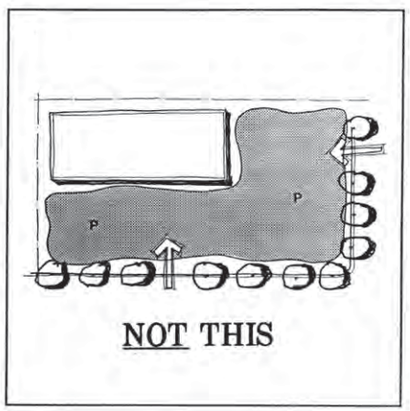
SITE GRADING

Development should relate to the natural surroundings and minimize grading by following the natural contours as much as possible.

1. Graded slopes should be rounded and contoured to blend with the existing terrain.
2. Significant natural vegetation should be retained and incorporated into the project whenever possible. Hillside landscaping should be used to minimize the project's potential visual impacts.
3. The natural contours of the land should be respected when developing on sloped properties. Terraced parking lots, stepped building pads, and larger setbacks should be used to preserve the general shape of natural landforms and to minimize grade differentials with adjacent streets and adjoining properties.







SITE PLANNING & DESIGN

VEHICULARACCESS,CIRCULATION&PARKING

Site plans should balance the need to provide adequate vehicular access with the need to eliminate unnecessary driveway entrances and should provide access points that are coordinated with other properties.

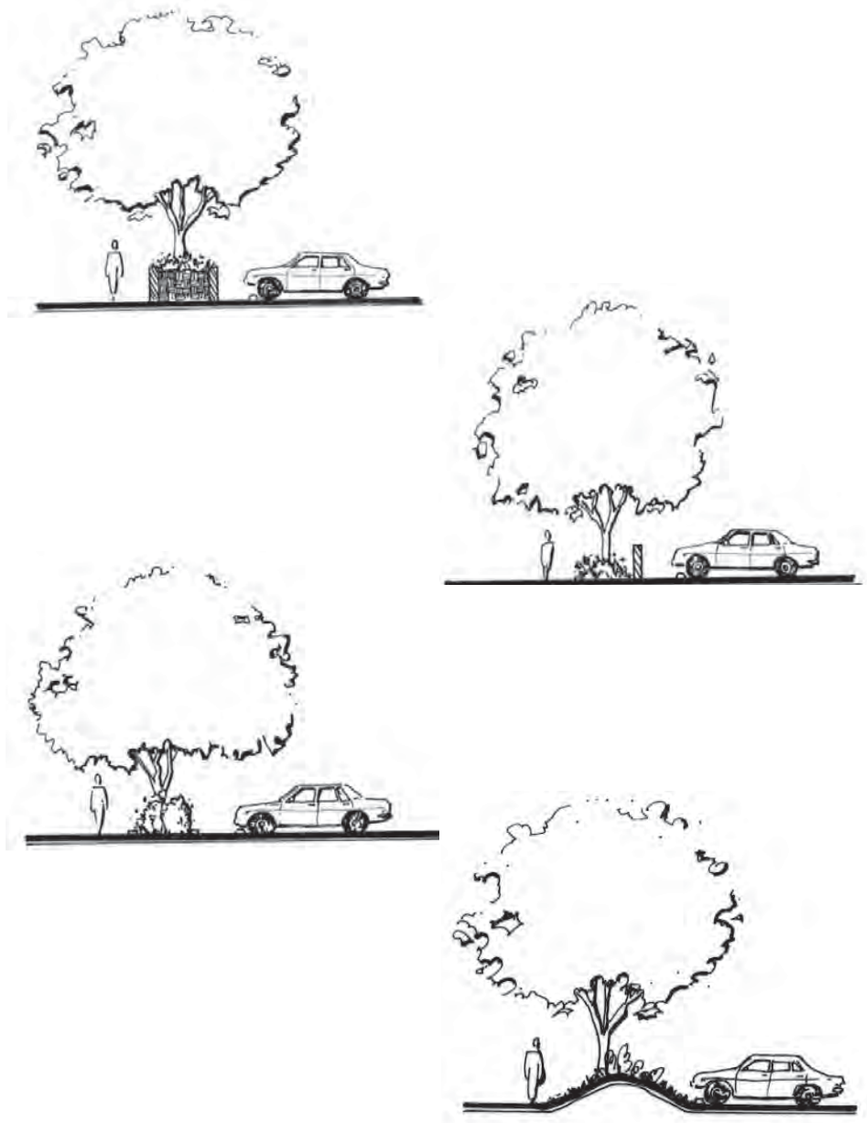
1. Long rows of garages or parking spaces should be avoided.
2. The site area adjacent to the street should not be dominated with parking. Parking should be concentrated in areas behind buildings and away from the street when possible.
3. Dwelling units should be visible from the parking areas servicing the units.
4. Large projects should break up parking areas into a series of smaller connected parking areas to create visual interest and reduce "heat island" effects.
5. Parking areas should be separated from a building with both a raised pedestrian sidewalk (minimum 4-foot) and a landscape strip (minimum 8-foot).
6. Parking lots should be landscaped with shade trees per UDC requirements.
7. Parking lots should provide areas for bicycle and motorcycle parking.

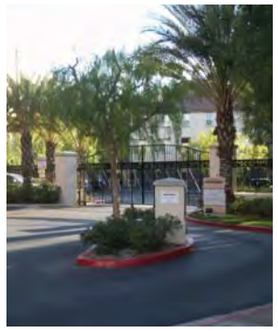
SITE PLANNING & DESIGN

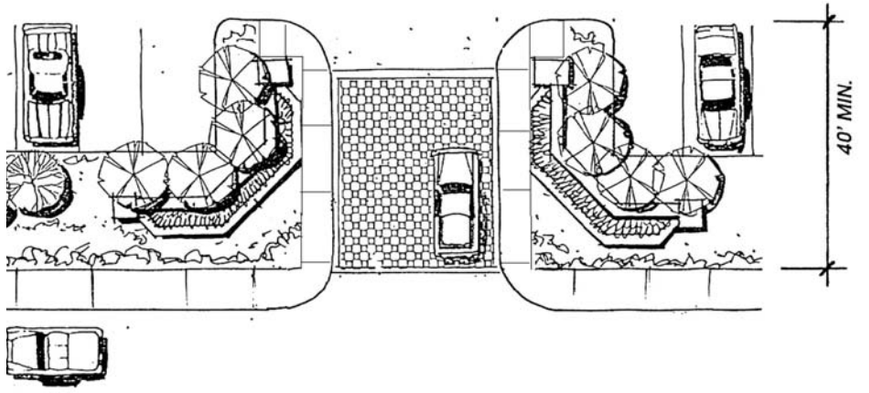
PARKING LOT AREA SCREENING

Screening should be provided at the edge of all parking areas.

1. A landscaping buffer should be provided between parking areas and public rights-of-way. The landscaped buffer area should not be included when calculating the minimum five percent landscaping within the parking lot interior. This buffer should be designed to provide stormwater retention through swales, sumps, etc.
2. A 36-inch to 42-inch high berm, headlight hedge, or masonry wall should be used to screen any parking at the street periphery. Breaks should be provided to allow pedestrian circulation. A combination of walls, berms, and landscape material is highly recommended.
3. Where topography allows, parking lots could also be located above or below the adjacent street grade to effectively screen parking without the addition of substantial screen walls or landscaping.
4. Parking lots graded at least 48-inches below the adjacent street grade will effectively be screened without the addition of a 36-inch to 42-inch high wall or landscaping, but the hillside should still be landscaped.
5. Both sides of all perimeter walls or fences should be architecturally treated. Walls should be finished and designed to complement the surrounding development. Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.







SITE PLANNING & DESIGN

ENTRYDRIVES

Easily identifiable and aesthetically pleasing entrances designed to complement the style of the project should be provided.

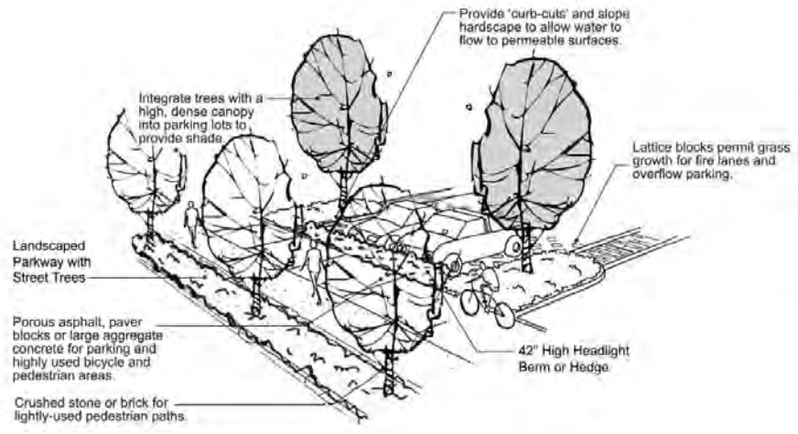
1. The principal vehicular access into a multi-family housing project should be through an entry drive rather than a parking drive. Colored, textured, and/or permeable paving treatments at entry drives are encouraged.
2. A combination of the following accent features shall be incorporated into the project entry:
   - Ornamental landscaping.
   - Landscaped medians (minimum seven feet).
   - Water features.
   - Architectural monuments.
   - Decorative walls.
   - Enhanced paving (colored, textured, and/or permeable).
3. Project entry features should reflect the overall architectural identity or character of the development.
4. Driveway entries should align with existing or planned median openings and adjacent driveways.
5. The number of site access points should be minimized.

SITE PLANNING & DESIGN

PEDESTRIAN ACCESS

Parking areas should be designed so that cars and pedestrians are separated.

1. The need for pedestrians to cross parking aisles should be minimized. Landscape island walkways should be used to connect parking and building entries.
2. Pedestrian linkages to nearby neighborhoods and other commercial projects should be provided.
3. Provide easily identifiable pedestrian access from the street and/or sidewalk to key areas within the site. The on-site pedestrian circulation system should be directly connected to off-site public sidewalks.
4. Meandering paths are generally preferred over long straight path alignments.
5. Paths made from permeable materials, such as decomposed granite, can create a more park-like setting and allow for stormwater percolation.



SITE PLANNING & DESIGN

PAVINGTREATMENT

Specialty paving should be provided adjacent to building entries or facades, in plazas and courtyards or seating areas, at intersections, at mid-block between buildings, and adjacent to parks.

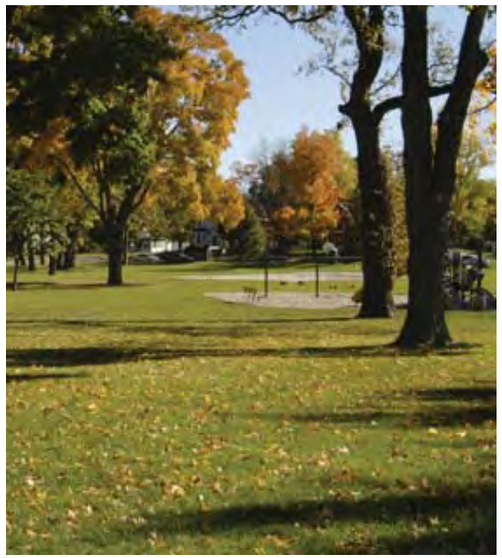
1. Patterns and colors should be installed in paving treatments using tile, brick, or textured concrete in order to provide clear identification of pedestrian access points into buildings, parking features (i.e., handicap spaces, pedestrian loading, bus stops/pull-outs, etc.), entry drives, and pedestrian crossings within the site.
2. Permeable surfaces, such as loose aggregate, paving stones, permeable concrete pavers, or wooden decks, should be used for pedestrian surfaces.
3. Specify reuse of materials such as brick and flagstone where possible.
4. Install surfaces that encourage pedestrian traffic and stormwater infiltration, such as porous asphalt, paver blocks, lattice blocks, and grasscrete, whenever traffic requirements allow or as required by the Standard Urban Stormwater Mitigation Plan.
5. Light colored paving should be incorporated near buildings to reduce the amount of heat radiating onto buildings and people.

SITE PLANNING & DESIGN

GARAGES & ACCESSORY STRUCTURES

Garages, carports, and other accessory structures should be designed as integral parts of the development.

1. Garages and parking areas should be located to have the least amount of visual impact on the street.
2. When viewed from the street, garages should be subordinate to the main living area. Where possible, the garage should be recessed behind the dwelling unit and not located between the main living area and the street.
3. Garage doors should be recessed into, rather than flush with, the exterior wall.
4. Detached garages and accessory structures should be designed as an integral part of the architecture of the project and should be similar in materials, color, and detail to the principal structures of a development.
5. Detached garages and accessory structures should incorporate roof slopes and materials similar to the principal structures of a development. Flat roofs are discouraged.



SITE PLANNING & DESIGN

PUBLIC SPACE, PARKLAND & TRAILS

Public or private common open space, as well as pedestrian connections to such spaces, should be provided to enhance the living environment and contribute to a walkable neighborhood character.

1. Residents of housing projects should have safe, efficient, and convenient access to usable open space, whether public or private, for recreation and social activities.
2. Convenient access to public or private parks should be incorporated into the project by way of bicycle and pedestrian pathways.
3. A transition area should be provided between new development and adjacent open space to preserve the rural feel of the Valley.
4. A river-oriented recreational greenbelt and trails system should be constructed along the Santa Clara River to tie together the communities of Santa Clarita.
5. Where possible, connections should be provided between neighborhood parks and the larger community-wide park system, i.e. jogging and hiking trails, bicycle paths, and/or equestrian trail links.
6. Bicycle and pedestrian pathways should access a project at visually pleasing locations rather than service areas.

SITE PLANNING & DESIGN

PUBLIC SPACE, PARKLAND & TRAILS (CONT.)

7. Open space should focus on areas that are usable to the residents and not merely remainder parcels with marginal utility.
8. Infrastructure elements such as stormwater retention basins should be incorporated into the overall open space plan.
9. Buildings, parking areas, and open space should be arranged to minimize the use of sound walls next to freeway, arterial, and/or collector streets.

SITE PLANNING & DESIGN

NATURAL RESOURCES PRESERVATION

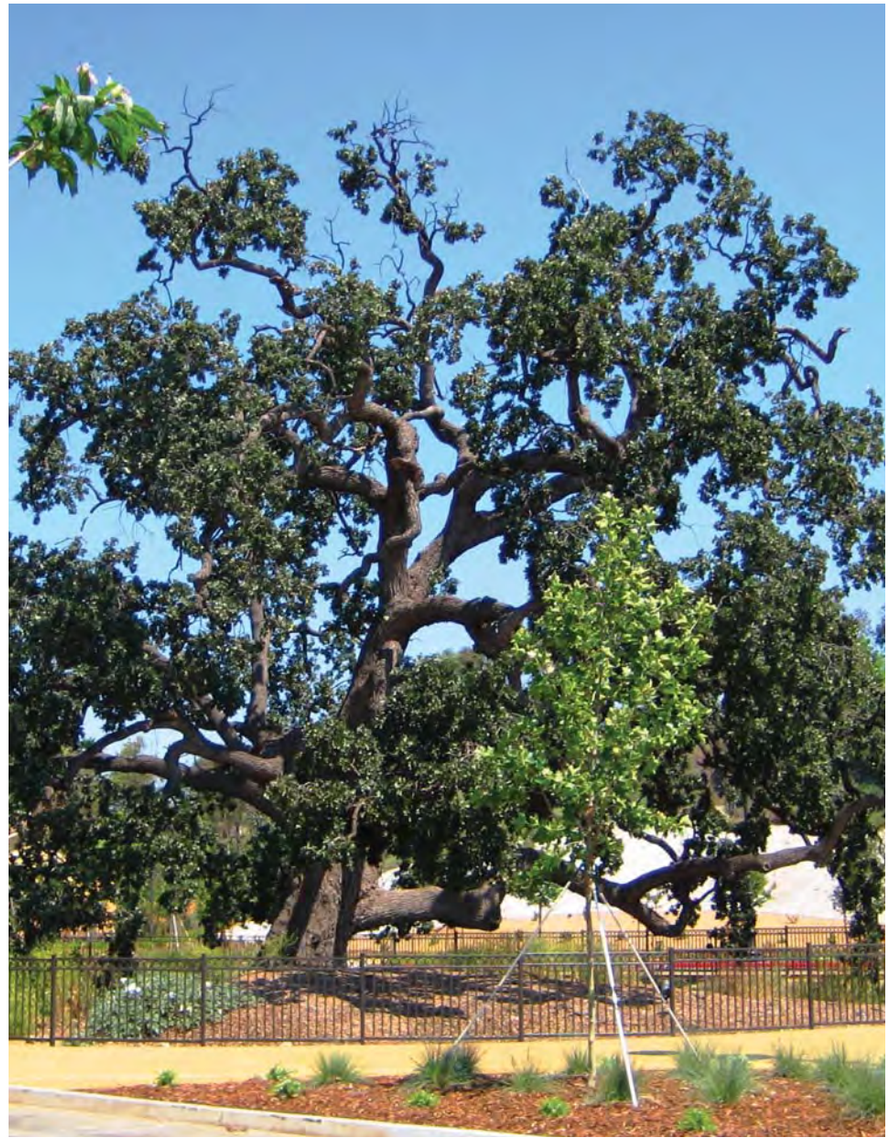
Careful planning shall be taken into consideration when working in sensitive natural or native areas. Prominent and distinctive natural features of the community should be preserved and integrated as open space for the use and visual enjoyment of all City residents.

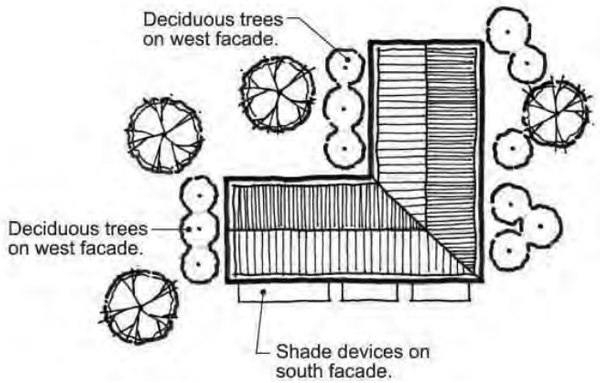
1. Building and landscaping design should complement and respect environmentally sensitive areas such as the Santa Clara River corridor or those designated in the Best Management Practices Guidebook.
2. Attractive natural amenities, such as rock outcroppings, vegetation, streams, and drainage areas, should be incorporated into the development of projects to protect the environment and provide landscape orientation, visual interest, scale, and/or recreational opportunities.
3. Major landforms, such as ridgelines, natural drainageways, streams, rivers, valleys, and significant vegetation, should be retained, especially where these features contribute to the overall community identity.
4. Open space and recreational uses tied to the Santa Clara River corridor as identified in the Land Use Element and Open Space Plan should be preserved and enhanced.
5. All oak tree preservation ordinances shall apply to all work proposed in areas where native oak trees exist.

SITE PLANNING & DESIGN

NATURAL RESOURCES PRESERVATION (CONT.)

6. Development should be clustered on less environmentally sensitive areas of the site to maximize open space preservation and resource protection.
7. New developments should consider, preserve, and/or improve natural conditions on or adjacent to the site, such as wildlife habitats, streams, creeks, and views.
8. Where appropriate, new developments should restore riparian habitats to a natural state.
9. A transition between development and adjacent open space, sensitive areas, and/or forest lands should be designed to help preserve the rural character of the Valley. Transitions may include larger lots, buffer areas, and landscaping to blend development with the surrounding open area.





SITE PLANNING & DESIGN

PLANTINGDESIGN

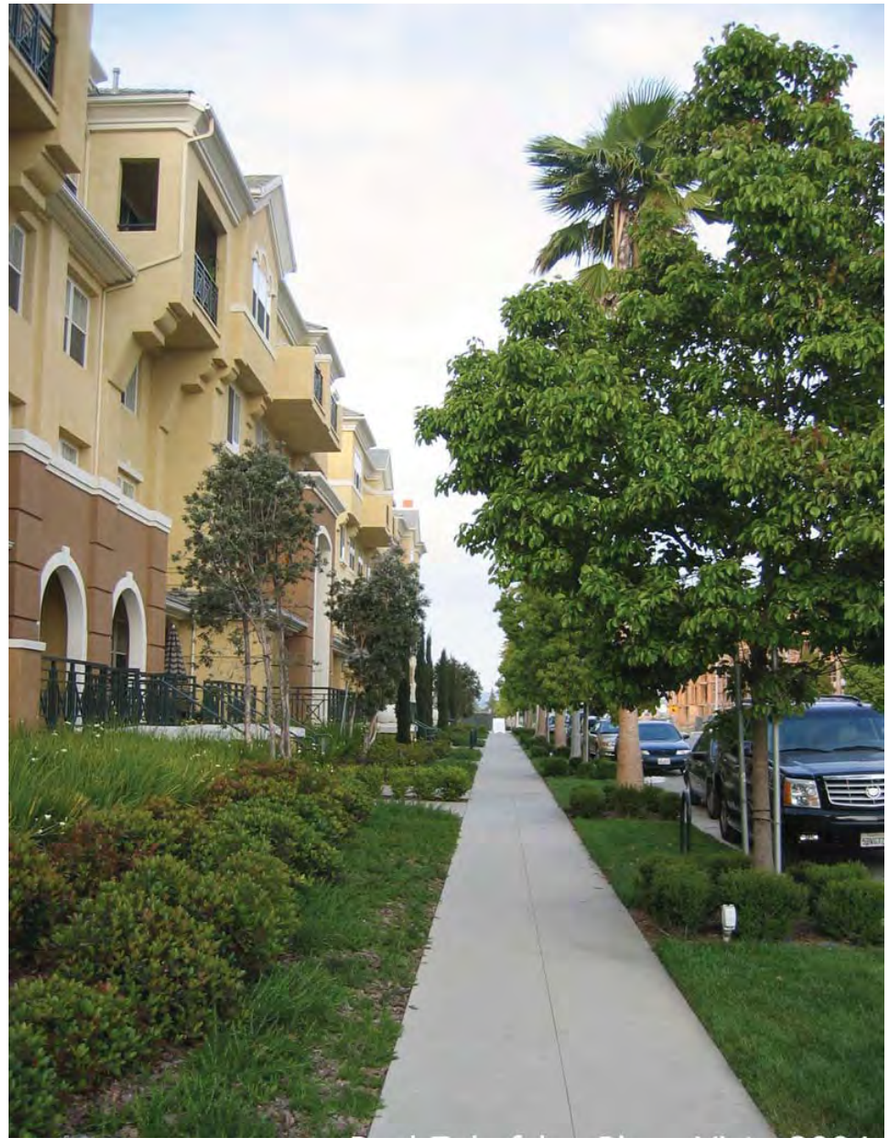
Plants should be used to define building entrances, parking lots, and the edges of various land uses. Plants should also be used to buffer and screen neighboring properties. Consider safety, environmental impacts, and accent elements when selecting and locating landscaping features.

1. Plants should include 24-inch, 36-inch and 48-inch box trees (15-gallon size in slopes), 5- gallon and 15-gallon size shrubs, and ground cover.
2. Trees and shrubs should be located and adequately spaced to allow for mature and long-term growth. Trees and shrubs that create minimal root problems should be selected.
3. Trees should be used to create an intimate scale, enclose spaces, and frame views, but placement should respect the long-range views of surrounding neighbors.
4. Seasonal shading from trees and shrubs on southern and western facades should be used when developing planting schemes for courtyards and streetscapes. Deciduous trees provide solar control during summer and winter while providing fall color, seasonal flower, and other desired effects.
5. Accent planting should be used around entries and key activity hubs.

SITE PLANNING & DESIGN

PLANTING DESIGN (CONT.)

6. Vines and potted plants should be used to provide wall, column, and post texture and color, as well as to accentuate entryways, courtyards, and sidewalks.
7. Nuisance trees that drop flowers and fruit should be avoided near pedestrian walkways to maintain clear paths of travel.
8. Lawn areas should be planted to serve a functional purpose. Turf installation should be limited due to high watering needs. Sod should be used for turf installation. Special permission should be obtained from the City to install lawns by seeding.
9. Plants should be grouped into high and low maintenance zones and high and low traffic areas.
10. Street trees should be located no closer than five feet to utilities.
11. Street trees should be located no closer than ten feet to street lights, unless otherwise directed by the City.
12. Lineal root barriers should be installed at each tree planted within six feet of the curb or walk. Root barriers on the curb side should be 24 inches deep and root barriers on the walkway side should be 18 inches deep. Root barriers should extend six feet to each side of the trunk of the tree.



SITE PLANNING & DESIGN

PLANTING DESIGN (CONT.)

13. Drought tolerant grasses should be used for lawn areas where possible.
14. All plants should be coordinated with irrigation plans. Native and low water use plants should be used in conjunction with an efficient water system, such as drip irrigation. Drip irrigation systems should be used in all areas except for turf irrigation and small ornamental plantings. The irrigation systems should be designed to apply water slowly allowing plants to be deep watered. Each street tree should be watered by two deep watering bubblers separate from all other irrigation.
15. Irrigation systems should utilize water conserving methods and incorporate water efficient technologies such as drip emitters, sub-grade capillary action irrigation for turf areas, evapotranspiration controllers, and moisture sensors.
16. Explore opportunities to reuse rain water and/or grey water for irrigation.

SITE PLANNING & DESIGN

PLANTING DESIGN (CONT.)

17. Plants located directly below the eaves or at a rain gutter outlet should be sturdy and have a subsurface matrix of roots to tolerate heavy sheet flow and periodic saturation consistent with the Standard Urban Stormwater Mitigation Plan. Urban runoff can be greatly reduced by diverting stormwater from impervious areas, such as concrete surfaces, to planted areas. Infiltration basins where water can seep into the ground should be used.
18. Due to challenging soil conditions found throughout the Valley, extra care should be given to prepare and apply soil amendments prior to planting. "Structural soil" should be considered for tree planting in areas that might be subject to compaction, such as street edges, narrow medians, and parking lots.
19. Long-term soil stabilization should be considered when developing a landscape plan. Stabilization can be achieved by planting native vegetation, including, but not limited to, native grass, sod, trees, shrubs, vines and/or other ground covering.

SITE PLANNING & DESIGN

PLANTING DESIGN (CONT.)

20. Short lived plants, plants susceptible to disease, and large expanses of single plant varieties should be avoided due to an unchanging appearance and the potential for complete loss of landscaping if struck with disease.
21. Planting should be used to screen less desirable areas from public view, i.e., trash enclosures, parking areas, storage areas, loading areas, public utilities, and mechanical equipment.
22. The applicant, architect, and/or landscape architect should consult with the Fire Marshall for "Interface Zone" requirements.
23. All plants should be compatible with Sunset Western Garden Book's climate zone 18.

SITE PLANNING & DESIGN

PARKING LOT AREA PLANTING

Provide well planted parking areas. Plants should create a functional and attractive parking environment.

1. Parking lot trees with 30 to 40-foot canopies should be planted to shade parked cars and create a more attractive environment.
2. Consideration of plant materials adjacent to parking spaces should be a priority. Thorns, stickers, and sharp leaves should be avoided.
3. Landscape islands should be a minimum of five feet wide to allow tree growth and to avoid hitting tree trunks.
4. Where more than ten automobile parking spaces exist on a lot or parcel of land, areas not used for vehicle parking and maneuvering, or for the movement of pedestrians to and from vehicles, should be used for plants to reduce "heat island" effects. The required trees should be distributed throughout the parking lot to maximize the aesthetic effect and compatibility with adjoining uses.
5. Parking spaces should be allowed to overhang into a planted area a maximum of two feet. However, the two feet encroachment and the required protective curb area should be counted only as a part of the length of the parking stall and should not be calculated as planted area or setback.
6. All planted areas should be bordered by a concrete curb adjacent to the parking surface that is a minimum of five inches high.

BUILDING DESIGN

Building forms and facades influence cohesiveness, comfort, and aesthetic pride and can generate pedestrian activity and increase a sense of security. Any good design should take into consideration fundamental design principals including continuity, mass, scale, rhythm, and proportion. All new buildings and remodels should incorporate 360-degree architecture, which is the full articulation of all building facades, including variation in massing, roof forms, wall planes, and surface articulation.

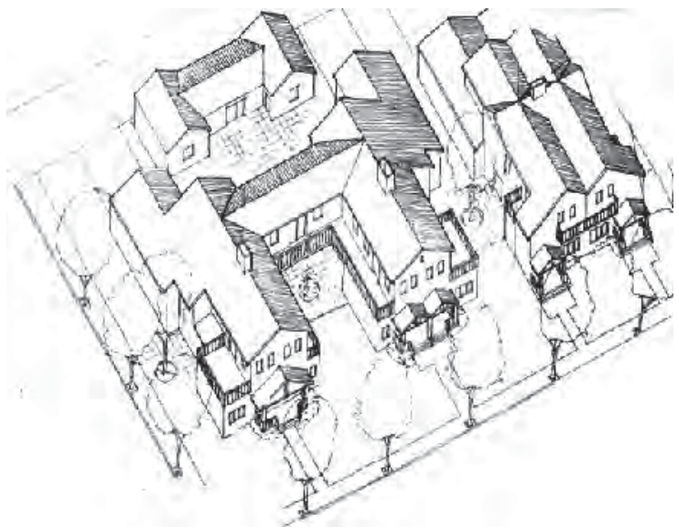
The following guidelines are intended to provide a general framework for design, and do not mandate specific architectural styles, themes, or details. Chapter 3 of this document should be consulted prior to developing building design drawings to ensure that the appropriate community character is incorporated into the building design. The City will be open to considering innovative, alternative design concepts that were not envisioned at the time that these guidelines were written; however an attempt should be made to comply with the general intent of the guidelines provided.

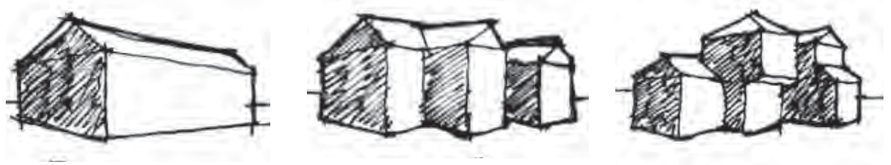
BUILDING DESIGN

MASSING

Mass is defined as a three-dimensional form, such as a cube, box, cylinder, pyramid, or cone. The way the forms are sized directly relates to the way building elements are emphasized or de-emphasized. Voids or open spaces in the forms can change the form's appearance and make the building more interesting and less imposing.

1. Large projects should be broken up into groups of structures of various heights.
2. Several smaller, compact building footprints, rather than one large building, should be used to provide an intimate scale and a more efficient envelope for optimizing daylighting and passive solar heating and cooling functions.
3. Buildings designs should include a combination of the following techniques:
   - Variation in the wall plane (projecting and recessed elements).
   - Variation in wall height.
   - Roofs located at different levels.





Changes in Massing Detail

BUILDING DESIGN

MASSING (CONT.)

4. Combinations of one, one and one half, and two story units should be used to create visual interest and variation in the massing and building height.
5. Where appropriate, the upper stories of new multi-family buildings should be stepped back to reduce the scale of facades that face the street, courtyards, or open space areas.
6. Structures with greater height should include additional setbacks and steps within the massing to create a transition in heights from adjacent properties and to avoid dominating the character of the neighborhood.
7. Vertical elements such as towers may be used to accent horizontal massing and provide visual interest.

BUILDING DESIGN

SCALE

Scale is the proportion of one object to another. "Human" or "intimate" scale incorporates building and landscape elements that are modest in size. "Monumental" scale incorporates large or grand building elements. The individual components of the building also have relationships to each other and to the building as a whole, which contributes to the overall scale of a building.

1. Building scale should be reduced through the proper use of window patterns, structural bays, roof overhangs, wall materials, awnings, moldings, fixtures, and other details.
2. Architectural details and materials on lower walls that relate to human scale such as arches, trellises, or awnings should be utilized.
3. Window distribution and shape can be a significant building scale determinant.

BUILDING DESIGN

ARTICULATION

Building designers should incorporate 360-degree architecture in all buildings, which is the full articulation of all building facades, including variation in massing, roof forms, wall planes, and surface articulation.

1. Long, unbroken facades and box-like forms should be avoided. Elements such as balconies, porches, arcades, dormers, and cross gables should be used to add visual interest.
2. To the extent possible, each of the dwelling units should be individually recognizable. The following methods could be used to break up building massing:
   - Vary front setbacks within same structure.
   - Stagger and jog unit planes.
   - Design a maximum of two adjacent units with identical wall and roof lines.
   - Vary building orientations to avoid monotony and long garage door corridors.
3. Building facades should be well-articulated with windows, wall articulations, moldings, pilasters, trellises, exposed chimneys, variation of building materials, etc. Blank walls should be avoided.
4. Buildings should be designed with the integration of varied texture, relief, and design accents on all walls.

BUILDING DESIGN

ARTICULATION (CONT.)

5. Acknowledging sensitivity to a budget, it is expected that the highest level of articulation will occur on the front facade and facades visible from public streets. However, similar massing, materials, and details should be incorporated into all building elevations.
6. There should be a change in wall planes on all sides of the structure visible from a public street. Wall planes should not run in one continuous direction for more than 50 feet without a significant offset.
7. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, insets, verandas, porches, and materials and textures are strongly encouraged. These features should be used to create shadow patterns that contribute to a building's character.
8. Building elements and details should be consistent with the chosen architectural style.
9. Surface detailing should not serve as a substitute for well integrated and distinctive massing.
10. Guardrails or low walls should be utilized on balconies and porches where necessary for safety purposes.
11. Chimneys should be exposed as architectural features rather than hidden within a wall surface. Chimney caps should be decorative and conceal spark arrestors.

BUILDING DESIGN

ROOFFORMS

Roofs should reflect a residential appearance through roof pitch and material selection.

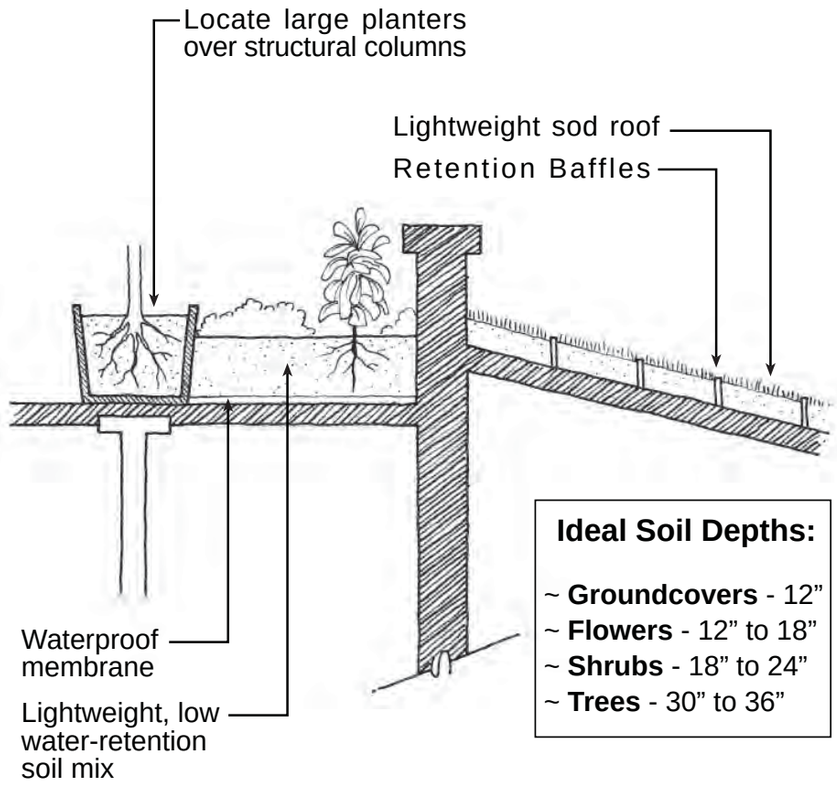
1. Roof lines should be varied in height, and long horizontal roof lines should be broken up.
2. Roofs covering the entire building, such as hips and gables, are preferred over mansard roofs.
3. Roof materials, colors, and forms should be consistent with the desired architecture.

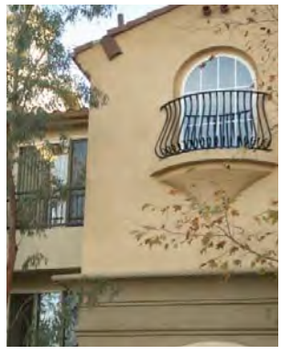
BUILDING DESIGN

ROOF GARDENS

Gardens on balconies, terraces, and roofs add visual interest, provide habitat for wildlife, slow stormwater runoff, and create opportunities for decorative gardens.

1. Incorporate roof gardens where possible.
2. Where appropriate, drought-tolerant perennial grasses and ground covers that require minimal maintenance should be planted on moderately sloped and flat roofs.
3. Soil depths, roof drainage, and waterproof membranes should be considered during the structural design of the building.
4. Drip irrigation systems should be used with roof gardens to conserve water.
5. The following elements should be considered when planning a roof garden:
   - Structural design of the building, including earthquake forces.
   - Necessary watering of plants.
   - Maintenance of roof drainage.
   - Access to maintain the plants.
6. Roof gardens located in a fire zone should not contain plants that dry out during the winter months.





BUILDING DESIGN

WINDOWS, DOORS & AWNINGS

Windows and doors help to define the architectural style of a building while providing daylight to interior spaces and visual interest to building facades. These features may be accented through the use of awnings.

1. Window and door type, material, shape, and proportion should complement the architectural style of the home.
2. Maximize daylighting and views through window placement and design. Passive solar design can be used to reduce heating requirements by 30 percent to 50 percent, thus saving money and energy. However, south facing windows should be shaded with an overhang or awnings to reduce summer sun exposure.
3. Window articulation, such as sills, trim, kickers, shutters, or awnings, should be applied, where appropriate to the architectural style, to improve the facade of the home.
4. For organization of the facade, primary upper and lower windows should stack vertically whenever possible.
5. To enhance privacy, windows on side elevations of adjacent structures should be staggered whenever possible. Windows should not be positioned directly opposite of windows in the adjacent structure.
6. Where appropriate to the architectural style, windows should be generously inset from the walls a minimum of three inches to create shade and shadow detail.

BUILDING DESIGN

WINDOWS, DOORS & AWNINGS (CONT.)

7. Any faux shutters should be proportionate to the adjacent windows to create the appearance of real and functional shutters.
8. EPA "Energy Star" labeled windows with low-e coatings are encouraged.
9. Permanent shading devices such as awnings and canopies on south-facing facades should be incorporated into building designs to provide aesthetic enhancement while assisting in cooling the building during the summer months.
10. Awnings should be incorporated to define building entries and better orient pedestrians.
11. Awnings should be used to add color, form, and relief to the building.
12. Property owners should not propose installing awnings unless they are prepared to maintain and regularly replace the awnings every eight to ten years.
13. Awnings should be made of cloth and not plastic or vinyl and should be high enough off of the ground to allow for pedestrian traffic.
14. Awnings should not be wrapped around buildings in continuous bands. Awnings should only be placed on top of doors, windows, and other openings such as paseo entrances.

BUILDING DESIGN

DWELLING UNIT ACCESS & EXTERIOR STAIRS

All entrances should be clearly identifiable and emphasized using lighting, landscaping, and architecture.

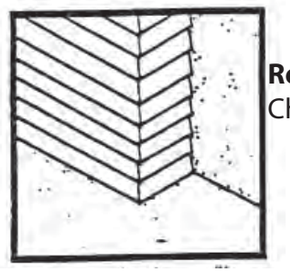
1. Access points to units should be clustered in groups of four or less. Long, monotonous access balconies and corridors that provide access to five or more units should be avoided.
2. The entrances to individual units should be visible from nearby parking areas where possible. Building entrances should be emphasized through the use of lighting, landscaping, and architecture.
3. Simple, clean, bold projections of stairways should be used to complement the architectural massing and form of multi-family structures.
4. Stairways should be constructed of smooth stucco, plaster, or wood, with accent trim of complementary colors. Thin-looking, open metal, prefabricated stairs are discouraged.
5. Handrails should be provided on stairways.

BUILDING DESIGN

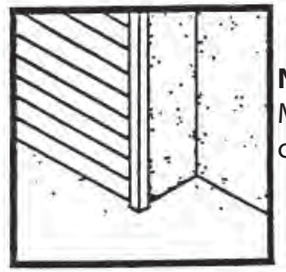
MATERIALS&COLORS

The selection and placement of building materials should provide visual interest at the pedestrian level. Heavier materials should be used to form the building base and as accents on upper stories and walls. Materials and colors should be used to enhance buildings and adjacent pedestrian spaces by adding color, shadows, and interesting forms.

1. Utilizing a variety of materials on a wall plane is encouraged.
2. Material changes should occur at a change in plane where the changes tend to appear substantial and integral to the structure, preferably at an inside corner. Material changes not occurring at a change in plane appear "tacked-on" and should be avoided.
3. Materials selected for multi-family projects should be aesthetically pleasing but very durable and should require low maintenance.

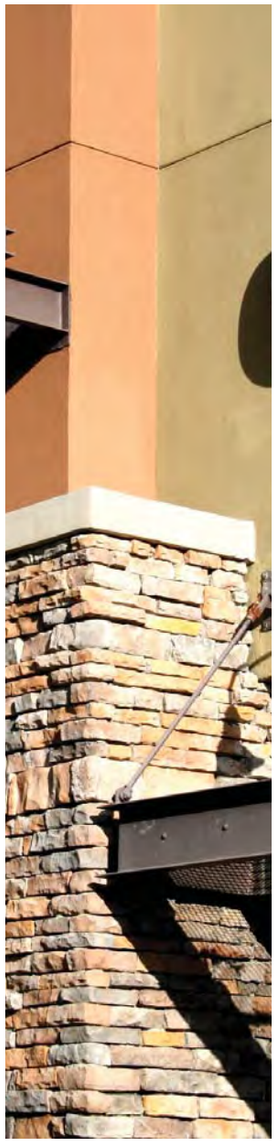


Recommended
Change in plane with change in material



Not Recommended
Material or color change at outside corner

Not Recommended
Change of materials on same plane



BUILDING DESIGN

MATERIALS & COLORS (CONT.)

4. Materials should be utilized that reduce the transfer of heat into and/or out of the building.
5. Recycled content materials, such as wood substitutes, recycled concrete, and asphalt, as well as non-toxic materials, should be used wherever possible.
6. Natural materials, such as brick, stone, copper, etc., should be left the natural color.
7. Large areas of intense light color should be avoided. While more subdued colors usually work best for overall building color, bright or accent colors are typically appropriate for trim, windows, doors, and key architectural elements.

UTILITARIAN ASPECTS

All utilitarian equipment and features should be integrated into the site plan and should either be aesthetically screened from view or designed to complement the architectural style of the project. Utility service areas should be part of the early site design process, rather than an afterthought at the construction document phase.

1. Any outdoor equipment, whether on a roof, side of a structure, or the ground should be appropriately screened from view. The method of screening should be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size.
2. Utility service areas, such as electrical panels, should be placed within enclosures that are architecturally integrated into the building design.
3. A combination of elements should be used for screening, including solid masonry walls, berms, and landscaping.
4. Where screen walls are used, the walls should be designed to blend with the site's architecture.
5. Transformers required to be installed adjacent to the street should be placed underground.
6. Satellite dishes should not be mounted on the roof or be visible from the street.

UTILITARIAN ASPECTS

UTILITARIAN ASPECTS (CONT.)

7. Guardrails should complement the architectural style of the building.
8. Ramps should be integrated into the site design and can be used to create functional or unique spaces.
9. The design of new and remodeled structures should incorporate easy access to all fire apparatus.
10. Access for fire apparatus should be part of the planning process so as not to disrupt the visual integrity of a project.
11. Gutters and downspouts on the exterior of the building should be decorative or designed to integrate with the building facade.
12. Drainage should be directed to permeable areas such as yards, open channels, or vegetated areas, avoiding discharge to roads and minimizing discharge to the storm drain system.
13. Common box mailbox enclosures should be designed similar in form, materials, and color to the surrounding buildings.

UTILITARIAN ASPECTS

TRASH&RECYCLINGENCLOSURES

Trash and recycling enclosures should be carefully designed, located, and integrated into the site plan.

1. Every property should provide a trash and recycling enclosure that is capable of handling the refuse generated by that site.
2. At least half of the trash and recycling area should be dedicated to recycling containers.
3. Trash and recycling enclosures should be screened with landscaping and wall materials that are architecturally compatible to the building design.
4. The trash and recycling enclosure should be consistent with the design of the project and the building architecture. Similar or the same materials should be used on the enclosure as the surrounding buildings. Architecturally designed roof structures should be used to create a finished looking structure.
5. A pedestrian entrance to the trash and recycling enclosure should be provided so that the large access gates do not have to be opened as often.

UTILITARIAN ASPECTS

TRASH&RECYCLINGENCLOSURES(CONT.)

6. Trash and recycling bins should be conveniently accessible for collection and maintenance and should not block access drives during loading operations.
7. Trash and recycling enclosures should be separated from adjacent parking stalls by a minimum three-foot wide planter with low-growing plant materials to ensure that adequate space is available for passengers to access a vehicle in an adjacent parking space.
8. Drainage from adjoining roof and pavement should be diverted around the trash and recycling area.

UTILITARIAN ASPECTS

LIGHTING

Effective lighting provides safety and direction for vehicles and pedestrians while enhancing architectural building and landscape details. These guidelines apply to on-site lighting for parking areas and lights associated with the building in private development projects. Light types may include pole lights, spotlighting, wall-mounted sconces, parking lighting, and landscape lighting.

1. Light fixtures should be designed or selected to be architecturally compatible with the main structure or theme of the development.
2. The intensity of light, level of light as measured in footcandles, and the type of bulb or source should be carefully addressed. Lighting levels should not be so intense as to draw attention to the glow or glare of the light source.
3. Spotlighting or glare from any site lighting should be shielded from adjacent properties and directed at a specific object or target area.

UTILITARIAN ASPECTS

LIGHTING (CONT.)

4. Exposed bulbs should not be used. Cut-off lighting is preferred.
5. Uplighting of building elements and trees should use the lowest wattage possible to minimize impacts to the night sky. Light sources for wall washing and tree lighting should be hidden.
6. Where landscaping is lit, low-voltage lighting should be used whenever possible to conserve energy. Energy efficient lamps and ballasts, controlled by photoelectric methods or timers, should be incorporated.
7. The height of a light pole should be appropriate in scale for the building or the complex and the surrounding area.
8. Accent lighting should be used to illuminate walkways, entries, seating areas, and/or specimen plants and trees.

UTILITARIAN ASPECTS

LIGHTING (CONT.)

9. Walkways and paseos should be lit to an average of one and one half to two footcandles in intensity to ensure safe nighttime conditions.
10. Use renewable energy sources for lighting, such as solar microturbine.
11. Recreational amenities and courtyards should be well lit to enhance the pedestrian experience and create a safe environment.