



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITAL

- MEETING DATE:** September 6, 2023
- SUBJECT:** Residential Design Guidelines Policy Resolution 23-29 – A resolution to consider implementation of "Residential Design Guidelines," aimed at establishing design guidelines for single family and multi family residential developments. Applicant: City of Perris
- REQUESTED ACTION:** Adopt Resolution No. 23-29, recommending the City Council adopt the "Residential Design Guidelines"; and determine the Resolution is exempt from the California Environmental Quality Act Guidelines (CEQA) pursuant to Section 15061(b)(3) Common Sense Exemption, as this Resolution will not result in a direct or reasonably foreseeable indirect physical change in the environment, nor will it have a significant effect upon the environment.
- CONTACT:** Kenneth Phung, Director of Development Services
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BACKGROUND:

The proposed Residential Design Guidelines (RDG) is a City initiated effort to develop objective design guidelines to supplement the minimum Zoning Code requirements for single family and multi family residential developments. It is a modified version of the Western Riverside Council of Governments (WRCOG) Objective Design Standards Toolkit that includes specific guidelines related to building orientation, site layout, site access, parking lots, landscaping, and building design. It also includes architectural styles of the region, as well as aspirations for the future built environment of the City of Perris.

The RDG are intended to make requirements applicable to residential projects more predictable and easier to interpret for all stakeholders including decision makers, staff, applicants, and members of the public. Although the City of Perris already works with the residential development community to implement many of the guidelines proposed in the RDG, adopting the RDG policy will formalize what is expected for residential development.

DISCUSSION:

The RDG reflect WRCOG's Objective Design Standards Toolkit which contains a variety of "model" Objective Design Standards" gathered from jurisdictions across Riverside County and

elsewhere. The RDG also includes feedback from the Building Industry Association (BIA), which represents small and large builders, developers, contractors, and other industry professionals who have extensive knowledge and experience in building and development. Based on WRCOG's toolkit, and BIA's feedback, staff believes implementation of the proposed RDG positively reflect the character of the City of Perris.

Overview and Purpose:

The Residential Design Guidelines (RDG) are intended to provide developers, builders, and architects with a clear statement of the desired architectural and site design characteristics for new single family and multi-family residential developments in the city that enhances the community's unique character and raises the quality of design within the city. Site design standards and guidelines are also provided to ensure that buildings contribute to a high quality public realm and create a comfortable and memorable living experience. The following summarizes the chapters provided in the RDG:

- Chapter 1 – Introduction

The introduction provides the purpose and organization of the Residential Design Guidelines.

- Chapter 2 – General Design Guidelines

This chapter includes guidelines for site layout, building orientation, placement of parking and circulation, and access to the site.

- Chapter 3 – Single Family Design Guidelines

This chapter is intended for detached and attached single family residential development. The provisions highlight the following: deemphasizing garages, providing porches and windows facing the street, adding landscaping along the street frontages, treating buildings with architectural elements and providing articulated building facades consistent with the architectural style.

- Chapter 4 – Multiple Family Design Guidelines

This chapter is intended for multi-family residential development. The provisions highlight the following: deemphasizing the visual mass and scale of the buildings, providing scale transitions, avoiding box-like forms, breaking up facades into smaller elements, treating the structures as a whole to provide continuity, unifying the buildings with elements such as textures, colors, and decorative materials, allowing for access from a public street and alley, treating the main entrance in proportion to the size of the development, making sure main entries are prominent and visible, connecting open space areas and residential units with pedestrian walkways, and minimizing the visibility of parking areas.

- Chapter 5 – Landscape Guidelines

This chapter is intended to provide landscape guidelines for open space areas, entries, and parking areas. The provisions highlight the following: monumentation at main entrance with decorative walls and landscaping to create a distinct image and presence on the street, placement of common open space should be accessible from walkways for safe access, buffers such as fences and planters should be provided between incompatible uses, perimeter walls should consist of decorative materials and complement the architectural style of the development, landscape planters should be provided in front of perimeter walls and around buildings to soften their views from the street, and curb adjacent parkways should be provided when feasible.

- Chapter 6 – Building Design Guidelines for Multiple Family Residential

This chapter is intended for multi-family residential development. The provisions highlight the following: general building form; building over 3 stories should incorporate massing breaks and emphasize horizontal planes through the use of trim, awnings, eaves, or a combination of complementary colors; facades should be broken up and articulated with elements such as covered porch, recessed entrance, pilasters, dormer windows, and integral planters; rooflines should be broken up and should at least use two roof forms such as gabled, hipped, or shed; building walls should have windows at all floors above ground level and articulated with sills, trim, shutters, or awnings authentic to the architectural style of the building; garages, if visible from the street, should be architecturally integrated with the design of the buildings.

- Chapter 7 – Architectural Style Guidelines

This chapter is intended to provide guidelines on the following architectural styles Spanish Revival, Craftsman, Tuscan, East Coast Traditional, Farmhouse, Modern, and Western. Each architectural style includes the characteristic components such as massing and form, roof style, materials and colors, doors and windows, and decorative details. The characteristics are broken down into what is required and what is optional for each style. Architectural style definitions are also provided to assist with unique nomenclature.

Overall, the RDG are structured and organized to create an easily understandable document using accessible language and imagery to convey architectural and site planning concepts. Precedent images, descriptive text and illustrative diagrams are utilized to communicate the essential features of each style. Within each style, required design elements relating to form and massing, roofs, walls and windows, materials and colors and architectural features are outlined. Additional treatments to heighten visual interest and design integrity are noted as well. The RDG establish a baseline index of quality, while encouraging creativity and allowing deviations on a case-by-case basis.

Conclusion:

Implementation of the Residential Design Guidelines will result in higher quality residential

development projects that will not only look good, but will be successful. The guidelines also provide flexibility within the design theme framework so as not to stymie the creativity of future development.

ENVIRONMENTAL DETERMINATION:

The proposed Residential Design Guidelines Policy Resolution is exempt from the California Environmental Quality Act Guidelines (CEQA) pursuant to Section 15061(b)(3) Common Sense Exemption, as the proposed Residential Design Guidelines will establish guidelines related to site design, architecture, architectural styles, and landscaping and do not affect or change any existing zoning, use, density/intensity or height requirements of the Zoning Code in a way that would cause potential environmental impacts; and therefore, the RDG would not result in a direct or reasonably foreseeable indirect physical change in the environment, nor will it have a significant effect upon the environment.

RECOMMENDATION:

Staff recommends the Planning Commission recommend to the City Council adoption of Resolution No. 23-29 for the approval of the Residential Design Guidelines.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are included in the General Fund Budget.

Prepared by: Patricia Brenes, Planning Manager
REVIEWED BY: Kenneth Phung, Development Services Director

EXHIBIT: A. Resolution 23-29, including Proposed Residential Design Guidelines

EXHIBIT A

Resolution 23-29 (Including the Proposed Residential Design Guidelines)

RESOLUTION NUMBER NO. 23-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL BASED ON THE OBJECTIVES ADOPT THE RESIDENTIAL DESIGN GUIDELINES

WHEREAS, City staff has prepared a proposed Residential Design Guidelines, which is attached hereto as Exhibit # “1” and incorporated herein by this reference (“Guidelines”) to provide a range of guidelines for the design of single-family and multi-family residential development that conveys community consensus about neighborhood architectural design in the City; and

WHEREAS, on August 28, 2023, the Building Industry Association (BIA) was transmitted for review and comment a copy of the Residential Design Guidelines; and

WHEREAS, on September 6, 2023, the Planning Commission held a duly noticed public meeting at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, after carefully reviewing the proposed Guidelines, considering staff’s presentations and oral and written public testimony (including, without limitation, all staff reports and attachments/exhibits), the Planning Commission desires to recommend that the City Council adopt the Residential Design Guidelines; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

Section 1. Recitals. The above recitals are all true and correct and are incorporated herein by this reference.

Section 2. California Environmental Quality Act. The adoption of the Residential Design Guidelines (“Guidelines”) is exempt from the California Environmental Quality Act Guidelines (CEQA) pursuant to Section 15061(b)(3) Common Sense Exemption, as the Policy will not result in a direct or reasonably foreseeable indirect physical change in the environment, nor will it have a significant effect upon the environment.

Section 3. Objectives. Based upon the forgoing, all oral and written testimony (including without limitation testimony by members of the public and City staff and the related staff report and exhibits/attachments presented at the public hearing), the Planning Commission hereby finds, with respect to the Guidelines, as follows:

1. The Residential Design Guidelines will provide property owners and developers with a clear understanding of design and architectural elements that are encouraged for future residential development projects in the City;
2. The Residential Design Guidelines will assist residential developers with the quality of design for single-family and multi-family residential development;
3. The Residential Design Guidelines will establish attractive, inviting, imaginative, and functional site design; and
4. The Residential Design Guidelines will encourage efficient use of land while creating high-quality communities that will maintain their economic values and long-term desirability to live.

Section 4. Planning Commission Recommendation. Based upon the forgoing, all oral and written testimony (including without limitation testimony by members of the public and City staff and the related staff report and exhibits/attachments presented at the public hearing), the Planning Commission hereby recommends that the City Council adopt the Residential Design Guidelines attached hereto as Exhibit # “1” and incorporated herein by reference.

Section 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Resolution or the application thereof to any person or place is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Resolution. The Planning Commission hereby declares that it would have adopted this Resolution and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 6. Certification. The Chairperson shall sign, and the Secretary shall certify the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 6th day of September 2023.

CHAIRPERSON, PLANNING COMMISSION

Attest:

Secretary, Planning Commission

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Patricia Brenes, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number 23-29 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 6th day of September 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Designee Secretary of the Planning Commission

Exhibit #1

Residential Design Guidelines



RESIDENTIAL DESIGN GUIDELINES

September, 2023



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1

INTRODUCTION





CHAPTER 1: INTRODUCTION

CHAPTER 1. INTRODUCTION

The Residential Design Guidelines provide a range of guidelines for the design of single-family and multi-family residential development that conveys community consensus about neighborhood design.

As such, they provide a common basis for making decisions about designs that may affect the appearance of individual properties or the overall character of the City of Perris. While guidelines provide direction, they are not intended to be inflexible nor used like ordinances. Instead, they are to be used to promote communication about how design changes can blend into and enhance the community character of the City. While the guidelines may suggest methods to achieve design objectives, the City recognizes that there may be other methods and as such, are open to interpretation and discussion.

The purpose of residential design guidelines is to facilitate applicants an understanding as to what requirements might apply to a proposed development and for the applicant to be able to design a comprehensive project that meets within the community neighborhood design before submittal.

The guidelines are organized into the following topics:

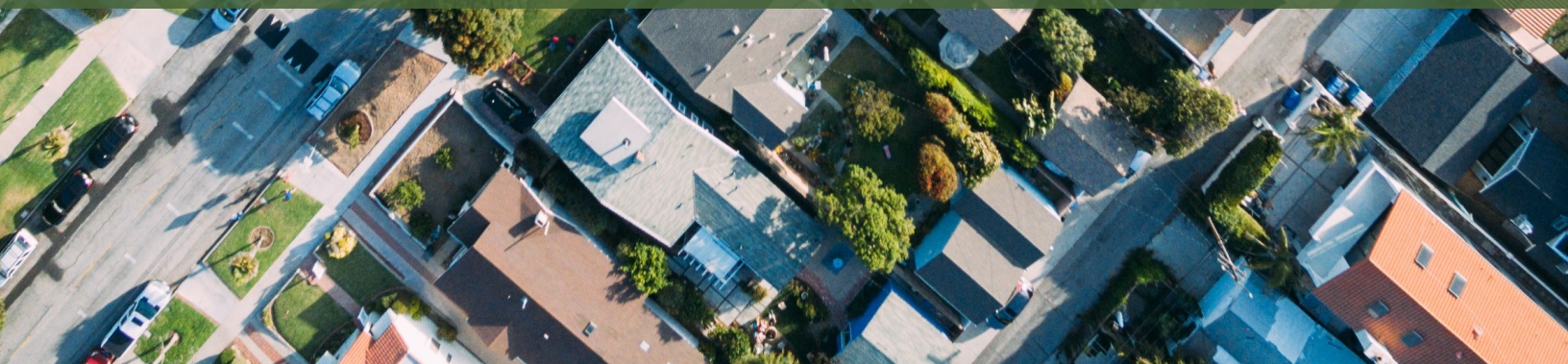
- ◆ General Design Guidelines
- ◆ Single-Family Design Guidelines
- ◆ Multi-Family Design Guidelines
- ◆ Landscape Guidelines
- ◆ Building Design Guidelines
- ◆ Architectural Style Guidelines





2

GENERAL DESIGN GUIDELINES





CHAPTER 2: GENERAL DESIGN GUIDELINES

CHAPTER 2: INTRODUCTION

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

These residential design guidelines protect and enhance the quality of all neighborhoods. How a building is placed on a site has a powerful impact on how a project is perceived by neighbors and on how well it "works" for occupants. Both location and appearance of the site entry are critical to the public image of a building. Likewise, setbacks can affect public perception of the project, either by reinforcing the pattern in the surrounding neighborhood or by consciously breaking that pattern. Finally, a building's placement on a site will influence the degree to which climate will impact the building.



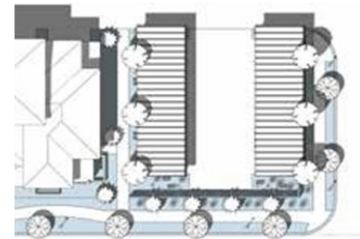
2.1 BUILDING ORIENTATION

- Building entries should face the street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces, if consistent with the existing development pattern. For larger sites with multiple buildings, building entries should also be oriented to face internal open spaces, paseos, and recreation amenities. Decorative walls and gates should be provided to screen the site.
- Parking areas, covered and uncovered, should be screened from public street frontages. Covered parking visible from public street should be architecturally consistent with the residential buildings. Screening may be accomplished through building placement,

- landscaping, fencing, or some combination thereof. Landscaping for screening purposes should be no less than three feet tall.
- A minimum of one window from each residential unit should be located to overlook a landscaped private or common open space area.
- The size and scale of new structures should relate to buildings in the immediate neighborhood.



Standard 2.1.a: Building entries should face primary street or open space, for consistency with existing development pattern.



Standard 2.1.b: Parking should be screened from public street frontage.

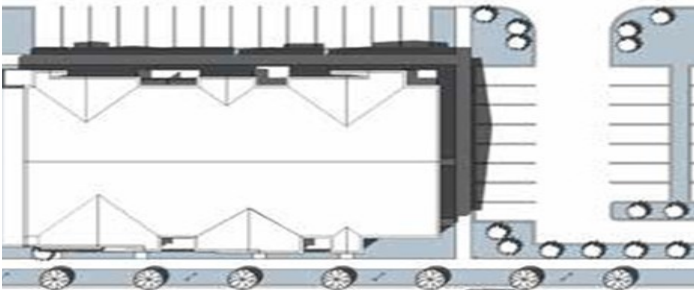
2.2 SITE LAYOUT

- Design building orientation to access and use solar energy and maximize wind direction for natural ventilation.
- Locate surface parking to the sides and rear of the lot with building massing oriented to the street, to the greatest extent possible. Provide parking lots with adequate auto and pedestrian-scale lighting and security as a safety feature.
- The side yard and rear yard setback lines prevalent in the area should be respected as required by the Zoning Code.
- Encourage buildings to be sited on properties in such a way that the building promotes a sense of community and does not isolate itself from the remaining residential properties on the street.



CHAPTER 2: GENERAL DESIGN GUIDELINES

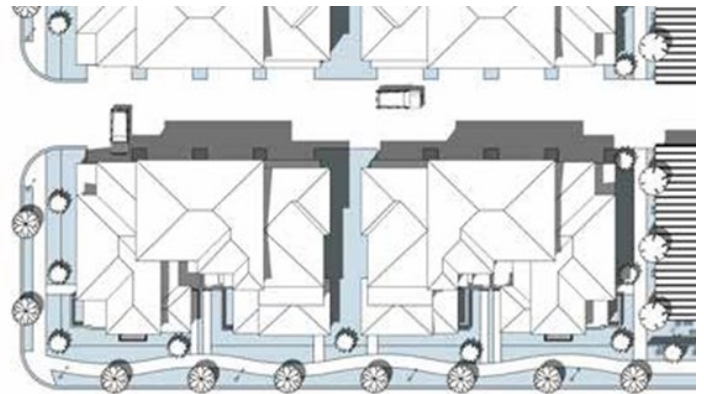
- e. Site plan designs should take into account shading, shadow and similar impacts to onsite and adjacent buildings. Avoid layouts in which adjacent buildings obstruct one another. Design and orient buildings so that sunlight directly enters a dwelling unit during some part of the day year round.
 - f. During the early stages of site design, consider incorporating the principals of CPTED, Crime Prevention Through Environmental Design, to ensure the most responsible site layout.
 - g. Layout the site to ensure that access and building entrances are clearly visible.
 - Controlled entrances to gated communities should be located a minimum of 18 feet from the back of sidewalk, in order to accommodate a minimum of one vehicle entering the facility.
- b. Alley access, when available, should be utilized when garage parking is proposed. This arrangement is intended to provide maximum landscaping at the street edge, as well as front facades dominated by porches and entries instead of garage doors.
 - c. Allow pedestrian movement to and along sidewalks to be clear and unobstructed.
 - d. Provide connections between new projects and adjacent neighborhood streets and pedestrian and bicycle paths, whenever feasible. Connecting streets should be designed to discourage overloading traffic on existing streets.
 - e. Pedestrian access must be provided from the sidewalk at the street frontage to building entries and parking areas.
 - f. Locating a building far in front of or far behind the average setback lines of the four to five properties located on either side of the proposed development should be avoided.



Standard 2.2.b: Surface parking should be located to the side or rear of the building.



Standard 2.2.g: Entrance is clearly legible.



Standard 2.3.a and 2.3.b: Alleys provide access for rear-loaded garages to open up front yard areas for landscaping and street amenities.



Standard 2.3.e: Pedestrian access must be provided from sidewalk at street frontage.

2.3 SITE ACCESS

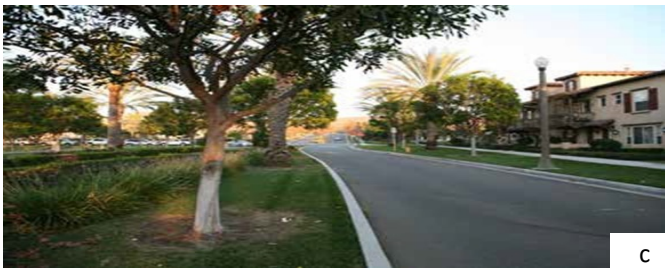
- a. Face entries so they are visible from the street and connect to the public sidewalk, if this would be consistent with existing development pattern. These buildings may also have rear parking and entries.



CHAPTER 2: GENERAL DESIGN GUIDELINES

2.4 ON-SITE STREETS

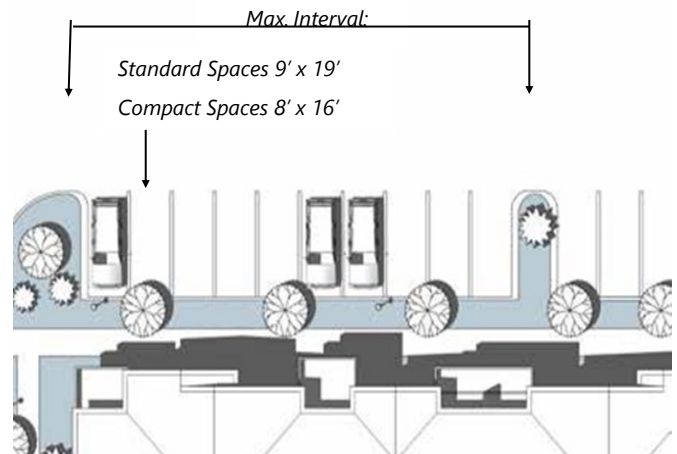
- Promote access to new development by providing multiple points of entry and exit. Separate entry/exit access must be provided for pedestrians to promote safety and avoid auto/ pedestrian conflicts. Sidewalks, if present, should have landscaped parkways between the curb and sidewalk.
- Circulation in parking areas should be designed to allow for connections to existing parking areas on adjacent properties, if feasible. Internal circulation should be designed to allow for the convenient and efficient shared use of parking between properties.
- The street frontage(s) should integrate a thoughtful landscape that is appropriate to the context of the building and surrounding streetscape. (More landscape specifications on Chapter 5)



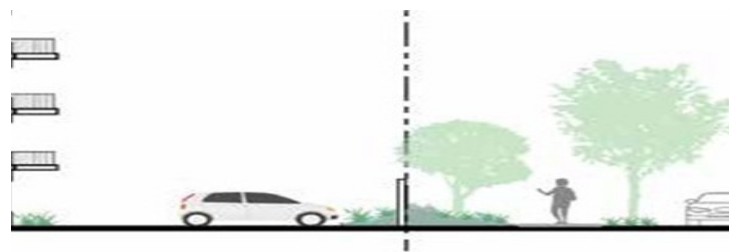
Standard 2.4.a. Multiple entries such as pedestrian entry ways. **c.** Integration of landscape along street frontage.

2.5 PARKING LOTS & COURTS

- No more than 40% of public right of way frontage should be used for parking at main entrance of the development.
- Below-grade or structured parking may be screened from the street, and is encouraged for new mixed use development that includes a large apartment building.
- Refer to Chapter 19.69 Parking and Loading Standards of Zoning Code for additional requirements.



Standard 2.5.c. An 18-inch concrete strip should be provided next to the end parking stall.



Standard 2.5.c: Parking should be screened from public street frontages.



3

SINGLE-FAMILY DESIGN GUIDELINES

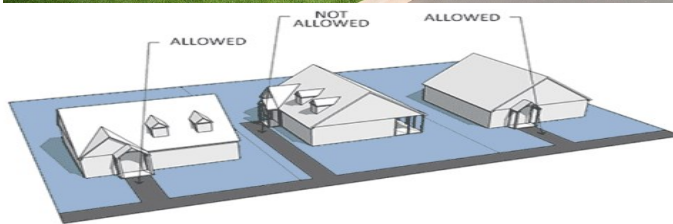


CHAPTER 3: SINGLE-FAMILY DESIGN GUIDELINES

3.1 BUILDING ORIENTATION

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

- a. New structures should be oriented toward the street to maintain consistency with other existing residential buildings on the street.
- b. Ensure that new single-family residential buildings or additions are designed and constructed to protect the privacy of adjacent residential properties.
- c. New two-story residential buildings directly adjacent to one-story residential buildings should be set back and oriented to respect the privacy of the one-story building.
- d. The direct line-of-sight between dwelling units, specifically bedrooms and bathrooms, should be minimized by orienting windows, balconies, and entryways so they do not directly face into adjacent property windows or private open space.
- e. The scale and mass of new infill buildings should be reduced by stepping down the building height toward the street and adjacent smaller structures.



Standard 3.1.a: Street facing buildings, for consistency.

3.2 SITE LAYOUT

- a. Set back garages from the front building plane of the house to deemphasize their presence.
- b. The scale and mass of new single-family residential buildings or additions should not be overbearing or out of place in existing residential neighborhoods.
- c. The physical proportion of a new residential structure or addition should be appropriate in

relation to the lot size.

- d. The scale and mass of new residential buildings and additions should be harmonious and consistent on site and with surrounding development.
- e. Rooflines and pitch of new residential buildings and additions should be harmonious and consistent on site and with surrounding development.
- f. Architectural elements of new residential buildings should be designed to avoid box-like structures.



Standard 3.2.a: Garage is set back to deemphasize presence

3.3 SITE ACCESS

- a. Single-family residential buildings should have entries, front porches, and windows that face toward the street.



Standard 3.3.a: Street facing entries with porches.

3.4 ON-SITE STREETS

- a. Trees, shrubs, groundcover, and grass areas should be incorporated within single-family development projects to create an appealing and comfortable environment for residents and those viewing from public areas.



Standard 3.4.a: On-site Streets landscapes create comfortable environment for residents.



CHAPTER 3: SINGLE-FAMILY DESIGN GUIDELINES

3.5 DESIGN

- a. Encourage visually appealing residential dwellings featuring varied façades and pleasing compositions.
- b. Structures should be made visually and architecturally pleasing by varying the height, color, setback, materials, texture, landscaping, trim, and roof shape.
- c. Rhythm, size, and proportions of openings (windows, doors) should be similar to other quality buildings in the neighborhood.
- d. Building façades should be varied and articulated to provide visual interest to the street and pedestrians.
- e. Porches, bay windows, balconies, railings, fascia boards, and trim designed to Zoning Code requirements should be used to enhance the character of residential buildings.
- f. Building materials and colors should be complementary to the surrounding area.
- g. No building façade should consist of an unarticulated blank wall or an unbroken series of garage doors.
- h. Accent features such as sills, shutters, false canopies, surrounds, and multi-paned windows should be used. Recessed windows should also be used where appropriate.
- i. Treat the structure as a whole and finish appropriately on all sides to provide continuity.
- j. Materials should appear substantial and integral to the structure when material changes occur at changes in plane.
- k. Material changes not accompanied by changes in plane appear “tacked-on” and are strongly discouraged.
- l. For most architectural styles, the number of colors on the exterior should be limited to a maximum of three, with an additional contrasting color for accent. In general, lighter colors should be used for the main body, with darker shades for trim and accent.
- m. Decorative blocks may be used walls along public right of way.
- n. Vinyl fences should be used between residential homes as separations.
- o. Tubular steel fences may also be used where appropriate.



Standard 3.5. b, d, and f. Design components of buildings to incorporate in project design.

Subdivision

- a. Designs for new residential subdivisions must provide varying high-quality sites, with architectural and landscape design plans that promote a sense of neighborhood and do not resemble the common “cookie-cutter tract” development. The end result of these designs must promote an attractive, functional, safe, and lasting neighborhood that is compatible in aesthetics to existing neighboring developments, as well as the surrounding natural environment.
- b. Site planning of new subdivisions should provide and link the subdivision’s various components, including lot configuration, residential blocks, natural open space, pedestrian routes and trails, landscaping and greenbelts, and community nodes and facilities such as schools, parks, and community centers.

Please reference below sections for additional design guidelines as it pertains to designing single family structures/neighborhoods:

- ◆ General Design Guidelines
- ◆ Landscape Guidelines
- ◆ Building Design Guidelines
- ◆ Architectural Style Guidelines



RESIDENTIAL DESIGN GUIDELINES

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4

**MULTI-FAMILY
DESIGN GUIDELINES**

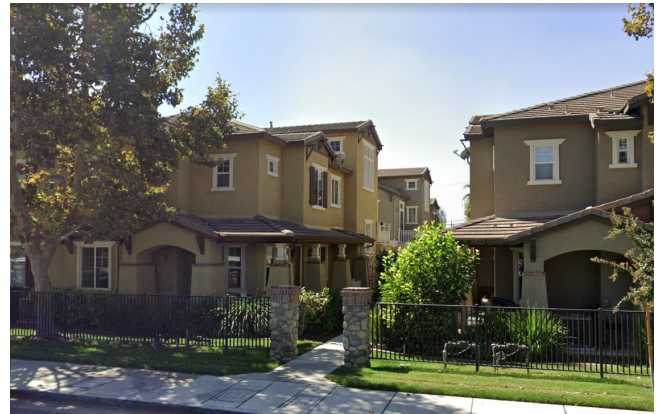




CHAPTER 4: MULTI-FAMILY DESIGN GUIDELINES

4.1 BUILDING ORIENTATION

- a. The appearance of visual mass of multi-family buildings should be reduced using scale transitions near adjacent single-family dwellings.
- b. Building facades should be articulated to portray a domestic and pedestrian scale that assigns identity to individual dwelling units.
- c. A minimum of 60% (except where the design allows for visual intersects for example in recreational areas) of the street frontage should be devoted to residential buildings, the remaining 40% may be devoted to parking.
- d. Overall height of new structure(s) should be similar to that of other buildings in the neighborhood.
- e. If adjacent to a single-family residential zone or use, windows, balconies should be oriented to avoid a direct line-of-sight into adjacent units adjoining the property line. This can be accomplished through: setbacks of upper stories; window placement; use of clerestory windows, glass block or opaque glass; or mature landscaping within the rear or side setback areas.
- f. For multifamily projects located across the street from a single-family residential zone, parking lot areas and carports should not be located along the single-family neighborhood street frontages.
- g. Box-like forms should be eliminated with large, unvaried roofs by using a variety of building forms and roof shapes. This may be accomplished by creating clusters of units, variations in height, setback, and roof shape.
- h. Façades of horizontal buildings should be broken into smaller components through the use of vertical adjacent structures.
- i. At single-family residential edges, multi-family structures should maintain low profiles to provide a transition between higher density residential areas.
 1. Taller elements of the building, such as upper floors, should be increasingly stepped back from adjacent single-family residences to provide attractive transition between structures and to reduce the visual appearance of mass.
 2. Elements such as hipped and gable roof projections, balconies that do not directly look into windows of single-family homes or private open space areas, and varying building plane recessions can provide the visual relief of mass and bulk.



Standard 4.1 a. Setback design with a porch to create smooth visual transition from single family residential to multi-family.

4.2 SITE LAYOUT

- a. The first floor of the building should be related to the street and should be consistent with the first floors in neighboring buildings.
- b. If the building is close to the street, the level of the first floor is encouraged to be raised slightly to maintain privacy.
- c. Building elements that provide architectural interest should be incorporated. Height, color, setback, materials, texture, landscaping, trim, and roof shape of structures should be varied.
- d. The number of windows should be maximized to enhance views and make spaces feel larger.
- e. Rhythm, size, and proportions of windows and doors should complement other good quality buildings in the neighborhood.
- f. Architectural elements such as porches, stairs, railings, fascia boards, and trim should be used to enhance the building's character.
- g. Accent features such as sills, shutters, false canopies, and multi-paned windows should be used on all windows.
- h. The structure should be treated as a whole and should be finished appropriately on all façades to provide continuity. Material changes that occur at changes in plane and that appear substantial and integral to the structure are encouraged. Material changes not accompanied by changes in plane appear "tacked-on" and are strongly discouraged.
- i. The building and its elements should be unified with textures, colors and materials. Materials should be consistently applied and should be chosen to work harmoniously with adjacent materials.
- j. For most architectural styles, the number of



CHAPTER 4: MULTI-FAMILY DESIGN GUIDELINES

colors on the exterior should be limited to a maximum of three, with an additional contrasting color for accent. In general, lighter colors for the main body should be used with darker shades for trim and accent. When both the main body and accent colors are dark, lighter colors and shades should be used for trim and accent. The larger and simpler the building design, the more subtle the color should be to reduce the massiveness of large wall planes.

- k. Colors that accentuate the architectural details of the building and that are consistent with the architectural style should be chosen.
- l. The existing setback patterns within the immediate vicinity of the building should be maintained.
- m. Arrange multifamily residential buildings to provide functional and accessible outdoors spaces to all residents.

4.3 SITE ACCESS

- a. Both from back alley and public entrance.
- b. Entry treatments should be reflective and proportional to the size of the project.
- c. Ground-floor dwelling units should be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway.
- d. Pedestrian connections should be provided to amenities, paths or trails, and/or other connections to adjacent properties.



Standard 4.3.c: Ground-floor dwelling units should be accessed via exterior porches or stoops.

4.4 ON-SITE STREETS

- a. Buildings should relate to the street and be located on the site so that they reinforce street frontages.
- b. Buildings should relate to existing and planned adjacent uses.
- c. All building entries should be prominent and visible.
- d. Each unit should provide visual identity and an individual address whenever possible.
- e. Paseos, gates, pedestrian walkways, crossings, etc. should be used to provide pedestrian accessibility to adjacent uses.
- f. Pedestrian circulation should be separated from vehicular traffic.
- g. Pedestrian walkways should link dwelling units with facilities in the project, such as common open space, plazas and courtyards, and parking areas.
- h. A trellis(s) may be provided to highlight pedestrian access.



4.5 TRASH ENCLOSURES

- a. Trash containers should be stored within designated storage areas (trash enclosures).
- b. Locate recycling and trash enclosures away from major entries and street frontages.
- c. Trash receptacles should be accessible for trash collection.
- d. Include landscape planters consisting of vines / hedges on three sides of trash enclosure to deter graffiti.
- e. Trash enclosures, when required for multi-family residential development, should be separated from adjacent parking stalls with a minimum 2 feet wide planter area where possible.

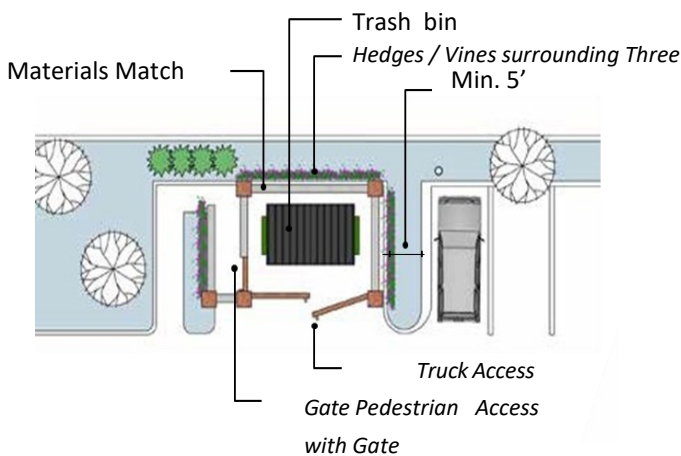


CHAPTER 4: MULTI-FAMILY DESIGN GUIDELINES

- f. Provide pedestrian access to all trash enclosures in compliance with California Building Code.



Standard 4.5. a & c: Trash receptacles should be accessible for trash collection.



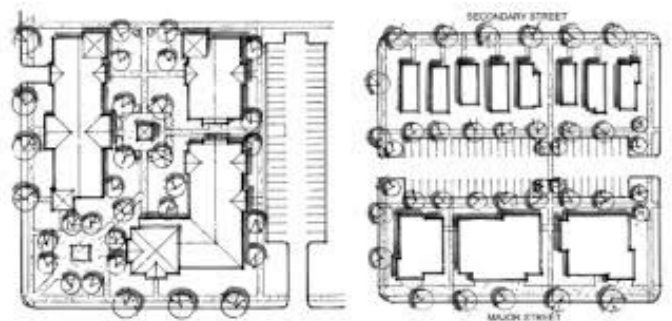
Standard 4.5. d, e and f: Solid waste and/or recycling enclosure should have reasonable access for both pedestrian and collection trucks.

4.6 PARKING LOTS & COURTS

- a. Parking areas should allow easy access and surveillance from housing units. Vehicle/pedestrian interactions should be carefully planned, with a focus on minimizing conflicts.
- b. Multi-family parking should be designed to be consistent with Zoning Code, Chapter 19.69 Parking and Loading requirements. The following are general guidelines for multi-family parking design.
1. Well-designed, safe parking areas located away from view from public rights-of-way should be provided. Security and surveillance should be maximized to provide efficient

access to building entrances. The design principals of CPTED, Crime Prevention Through Environmental Design, should be carefully considered and incorporated wherever possible.

2. Adequate lighting should be provided for safety and security purposes, as well as, designed and arranged to be directed onto parking areas and away from residential use.
3. Parking lots should be sited at the rear or side of the site to allow a majority of dwelling units to front on the street.
4. Garages/carports should be architecturally integrated with the dwelling unit(s) and be architecturally consistent with the style/design of the principal dwelling unit(s), when visible from public right-of-way.
5. Multiple small parking lots should be built in lieu of one large lot.
6. Landscaping should be used for shade and climate control, to enhance project design, and to screen the visual impact of vehicles and large expanses of pavement from the street.
7. Blank walls of parking garages facing the street should be avoided. If blank walls are unavoidable, they should be decorated with artwork, display cases, and/or vines.
8. Parking lots should be sited in proximity to dwelling units to allow for casual surveillance.
9. Bicycle parking facilities should be conveniently located to be accessible to all.



Standard 4.6.b.1: Parking located away from public right of way.



5

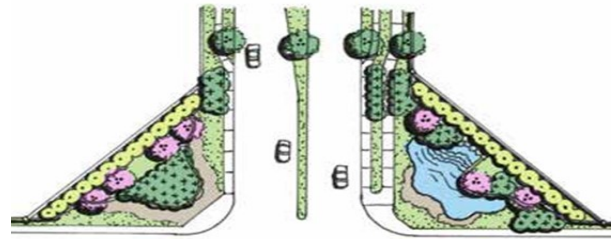
LANDSCAPE DESIGN GUIDELINES



CHAPTER 5: LANDSCAPE DESIGN GUIDELINES

5.1 MONUMENTS

- a. Monuments play a key role in the establishment of placemaking and the creation of community identity. Community monuments integrate the site with the surroundings and provide an entry and exit experience that creates an aesthetic and functional transition with adjacent areas.
- b. Monument trees planted to enhance and identify development projects, generally located at or adjacent to a significant intersection.
- c. Gated subdivisions should have a controlled pedestrian gate in addition to the vehicle entry gates. Pedestrian entries should be separated from vehicle entries by a minimum five-foot parkway/landscape area. The vehicle entry and any gatehouse structure should be located a sufficient distance from the cross street to accommodate vehicle stacking and provide adequate space for vehicle turn-around. This on-site portion of the entry should be surfaced with a contrasting decorative paving material. Neighborhood monuments should be similar in style (but smaller in scale) to either the existing community entry monument or the architectural style of the area they denote. The following standards pertain to both neighborhood and community monuments:
 - i. Community and neighborhood entry statements should be provided that create a distinctive image.
 - ii. The entry of new projects should feature entry monuments, street signs, and/or special street trees, decorative hardscape, landscaping, and lighting.
 - iii. Monuments should be placed within setbacks, landscaped entries, or open spaces at primary entries.
 - iv. The design and placement of monuments should maintain required sight line distances as required per (need reference spec or measurable criteria).
 - v. Landscaping is required at the base of all monument signs and should be no less in area than the square footage of the sign area.
 - vi. Neighborhood identification monuments should be designed in the same or similar architectural themes of the primary structures of the neighborhood.
 - vii. Entry monuments should be constructed of stone, brick, stucco, beams, planks, or similar decorative materials.



Community entry monument example - Plan View



Standard 5.1.c: Landscaping is required at the base of all monument signs.

5.2 OPEN SPACE

- a. Common open space areas should have a minimum dimension of 15 feet.
- b. Open space areas should be centrally located and visible from main entrance.
- c. Refer to Chapter 19.26, Chapter 19.28, and Chapter 19.70 of Zoning Code for additional requirements.

5.3 COMMON OPEN SPACE

Minimum Dimensions:

- I. Rooftop open space (also known as roof decks) should have no horizontal dimension less than 15 feet, and no more than 20 percent of the total area counted as common open space for the project may be provided on a roof.
- II. Pedestrian walkway width should be provided pursuant to ADA requirements.
- III. Courtyard internal to a project, or enclosed on at least three sides: 40 feet

Placement of Common spaces (amenities and clubhouse) should be centrally located and/or accessible to all future residents.

Placement of Clubhouse: At least one side of the clubhouse should border residential buildings with transparent windows and/or entryways.

Pedestrian Walkways: Pedestrian walkways should connect the common open space to a public right-of-way or building entrance.



CHAPTER 5: LANDSCAPE DESIGN GUIDELINES

Seating: All common open spaces should include seating. Site furniture should use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.

Amenity Features: The number of amenities should comply with the Zoning Code (19.26.090.i.1)

Openness and Buildings: There should be no obstructions above the open space except for devices to enhance the usability of the space.

Buildings and roofed structures with recreational functions (e.g., pool houses, recreation centers, gazebos).

Refer to Chapter 19.26, Chapter 19.28, and Chapter 19.70 of Zoning Code for additional requirements.

5.4 PRIVATE OPEN SPACE

Refer to Chapter 19.26, Chapter 19.28, and Chapter 19.70 of Zoning Code for additional requirements.



Private Open Space example





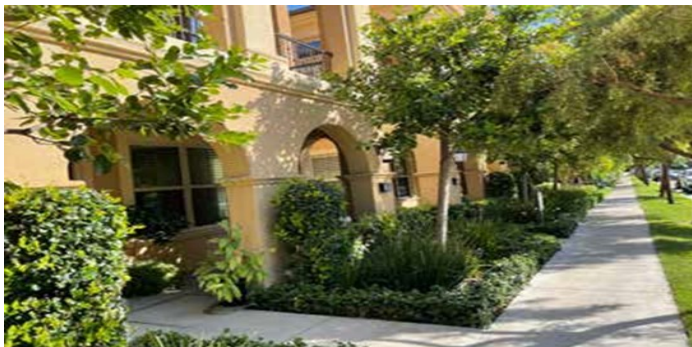
CHAPTER 5: LANDSCAPE DESIGN GUIDELINES

5.5 BUFFER AND SETBACKS

- a. **Buffers Between Dissimilar Uses.** Buffers between residential and nonresidential, or dissimilar and incompatible uses should have buffers or separation to the extent feasible. Options include:
- Landscape screening or fencing, a minimum of 6 feet high. Chain link fencing is prohibited.
 - A minimum 5-foot-wide planter should be provided in front of buildings and fencing when adjacent to public rights of ways to soften views from the street(s), except where a zero building setback is allowed by the Zoning Code.
 - A minimum 5-foot-wide planted parkway should be provided on arterial corridors between the street and sidewalk. Parkway should be planted with shade trees to provide a more pleasant pedestrian environment and to contribute to streetscape continuity.
- b. **Landscape Softening.** A minimum 5 foot wide landscape planter should be provided around the base of buildings to separate between parking, drive aisles, and walkways.



Standard 5.5.a: Landscape screening or fencing should be placed between residential and non-residential.



Standard 5.5.b: Landscaping should be placed around the building base.

5.6 WALLS AND FENCES

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

- Community perimeter or theme walls should be solid decorative block walls, where appropriate, and should be located where they do not conflict with existing viewsheds.
- Decorative wall materials include brick, slump stone, tile, textured concrete, stucco on masonry, or other decorative materials subject to staff approval. Plain concrete block walls (i.e. precision block) nor chain link fencing with inserts should be used as wall or fence materials.
- Wall caps are to be incorporated as a horizontal design element at the top of walls and should not exceed 4 inches in height.
- Wrought iron or tubular steel fencing, or other transparent type of fencing should be included within projects where there is a viewshed from the project site or when appropriate along the project frontage.
- The style of the wall should complement the architectural style of the project.
- All exterior perimeter walls located along public streets should be setback a minimum of 4 feet and consist of decorative material, when adjacent to a sidewalk.
- Fencing material between properties may be vinyl.
- Refer to Chapter 19.02.040, Chapter 19.20.90, Chapter 19.21.90, Chapter 19.22.90, Chapter 19.23.90, Chapter 19.24.90, Chapter 19.25.90, Chapter 19.26.90, and Chapter 19.28.90 of Zoning Code for additional requirements.



Standard 5.6.a: Community perimeter or theme walls should be solid decorative block walls.



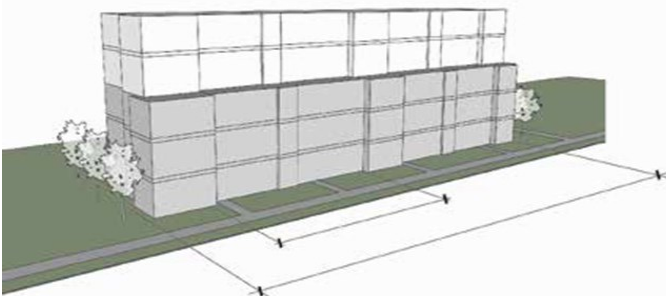
6

BUILDING DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL



6.1 GENERAL BUILDING FORM

- Multi-family development adjacent to single-family neighborhoods should provide a buffer of single story and/ or detached units along the adjoining property line.
- Corner buildings at street intersections should incorporate architectural elements including prominent towers, cornice features, roof shapes and roof line variation.
- For residential projects three stories or taller, development should use one or more of the following strategies: utilize roof forms and pitches that are similar to those of other structures in the neighborhood; integrate the upper floor units into the roof form; step back upper floors above the third story; use a different material on the top floor walls to visually make the building seem lower.
- Buildings over 3 stories should incorporate massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks should be a minimum of 5 feet deep and 25 feet wide and extend the full height of the building.



Standard 6.1.b, and Standard 6.1.c: Break development into separate vertical planes to reduce the appearance of bulk.



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

6.2 BUILDING HEIGHT & MASSING

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

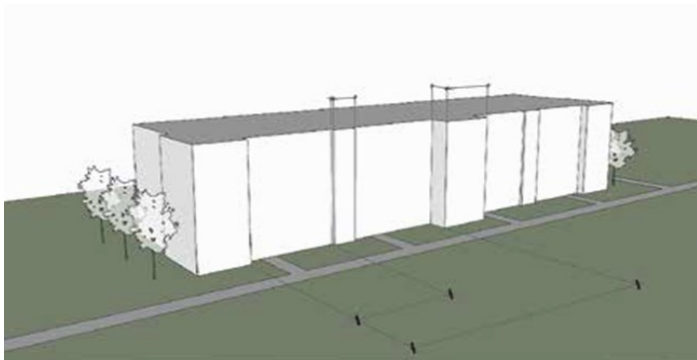


Standard 6.2.d: Structures 3 stories or more should emphasize horizontal planes



6.3 FACADE ARTICULATION

- a. For every 100 feet of building length, there should be a plane- break along the facade comprised of an offset of at least 5 feet in depth by 25 feet in length. The offset should extend from grade to the highest story.
- b. Buildings should have minor massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks should be a minimum of 1 foot deep and 4 feet wide and extend the full height of the building.
- c. The street-facing front façades of buildings should be articulated with wall offsets (e.g., projections or recesses in the façade plane) that are at least 2 feet deep and spaced no more than 30 feet apart. In addition to wall offsets, street-facing front façades should
 - A covered porch;
 - A recessed entrance;
 - One or more dormer windows or cupolas;
 - Pillars, posts, or pilasters;
 - One or more bay windows projecting at least 12 inches from the façade plane;
 - Eaves projecting at least four inches from the façade plane;
 - Raised corniced parapets over the entrance door;
 - Multiple windows with a trim at least four inches wide; or
 - Integral planters that incorporate landscaped areas or places for sitting.
 - Blank walls should span no more than 30 feet in length.



Standard 6.3.a and Standard 6.3.b: Multi units building should have Major and minor massing breaks to reduce bulkiness.



Standard 6.3.c: Street-facing façades should be articulated with wall offsets.

6.4 3-STORY & HIGHER BUILDINGS

Buildings of 3 stories or higher should have a clearly defined base and roof edge so that the façade has a distinct base, middle, and top. Elements to articulate a building's façade should include:

- a. The ground floor should be taller than upper floors.
- b. The base of the building should have one or more of the following: recessed ground floor; a continuous horizontal element at the top of the ground floor; and enhanced window or entry elements such as awnings or canopies. Where pedestrians have access to the base of the building, high quality, durable, and easy to clean materials and finishes should be used, such as stone, brick, cementitious board, glass, metal panels, and troweled plaster finishes.
- c. The middle or body of the building should have a façade made up of regular components including one or more of the following: consistent window pattern; repeating bay windows; regularly spaced pilasters; recesses; or other vertical elements.
- d. The top of the building should have one or more of the following: a cornice line with minimum 6-inch overhang; a parapet with minimum 6-inch cap; eaves with brackets or other detailing; upper floor setbacks; and/or sloped roof forms.
- e. The elements comprising the base, middle, and top to the building may be interrupted by a protruding vertical element such as a tower, or a recessed vertical element such as a massing break, an entry, or a courtyard.
- f. Architectural features marking main entries to buildings may extend above the ground floor.



- g. A clear separation between the ground floor and floors above should be provided, which may consist of any of the following: a line of awnings or canopies over ground floor storefronts or windows; a change in material; a change in the scale of openings; and/or a change in building plane, with the middle of the building either recessed from or projecting over the ground floor.
- h. Structures 3 stories or more should emphasize horizontal planes through the use of horizontal trim, awnings, eaves, other ornamentation, or a combination of complementary colors to visually separate the floors.
- i. Buildings over 3 stories must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.



Standard 6.4.e: Structures 3 stories or more should emphasize horizontal planes

6.5 ROOF FORMS

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



CHAPTER 6: BUILDING DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL



Standard 6.5.a: Rooflines should be broken at intervals no greater than 50 feet long by changes in height or step backs.



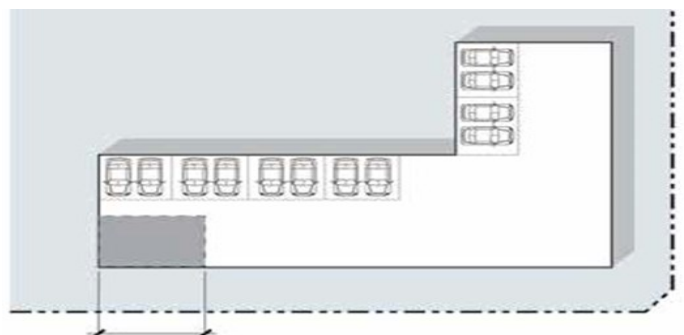
Standard 6.6.c: Windows should be articulated along primary street frontage.

6.6 WINDOWS

- a. Building walls along all street frontages should have windows at all floors above ground level.
- b. Along primary and secondary street frontages, window frames should be recessed at least 4 inches and not flush against the walls, unless window trim or other architectural elements are provided. In these locations, shaped frames and sills, detailed with architectural elements such as projecting sills, molded surrounds, or lintels, should be used to enhance window openings and add additional relief.
- c. Windows should be articulated with sills, trim, kickers, shutters, or awnings authentic to the architectural style of the building.
- d. Faux shutters, if used, should be two shutters to each window opening, unless architectural style allows for one shutter to be used.
- e. Trim surrounds should be provided at all exterior window and door openings, as applicable based on the architectural style. In lieu of exterior window trim, windows can be recessed from the wall plane. As defined by the architectural style, windows should be generously inset from building walls to create shade and shadow detail. The minimum inset should be 3" inches for wood siding, 3"-6" for stucco, and 6"-12" for masonry.
- f. Glass should be clear with a minimum of 88 percent light transmission. Mirrored and deeply tinted glass or applied films that create mirrored windows and curtain walls are prohibited. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass, and other decorative treatments are appropriate.
- g. Snap-in muntins may not be used.

6.7 GARAGES

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



Standard 6.7.c: Service and utility area should be less than 20% of a public street facing building façade.



6.8 ARCHITECTURAL ELEMENTS

- Building walls along the street frontage should have architectural detail (e.g., brackets, rafter tails, or dentils) at the cornice or roof eave.
- Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches, are required.
- Architectural design features such as window treatments, awnings, moldings, projecting eaves, dormers, and balconies, should be continued or repeated upon all elevations of a building facing a primary or secondary street, or a common open space.
- Stairways should be designed as an integral part of the overall architecture of the building, complementing the building's mass and form. Exterior stairwells should be solid; prefabricated metal stairs are prohibited.
- At least two different architectural styles should be included in projects with more than 10 buildings. However, different styles may not be mixed within a single building.
- Special architectural treatments (i.e., feature entry location, feature window detail, tower, roof line variation, etc.) should be provided at street corners and other important focal points.



Standard 6.7.e: Garage doors should not be visible from the primary street. Where visible, garages should be recessed.



Standard 6.8.c: Architectural design features should be continued or repeated.



Standard 6.8.f: Corner buildings at street intersections should have special architectural elements.



7

ARCHITECTURAL STYLE GUIDELINES



CHAPTER 7: ARCHITECTURAL STYLE GUIDELINES

Chapter 7:INTRODUCTION

The Architectural styles of a project creates a sense of design cohesiveness in community developments. The versatile architectural styles can create tones and feelings suited for residential developments. This chapter identifies 7 architectural styles that serve as a guide as best suited to the City of Perris' environment, culture, and development characteristics:

1. Spanish Revival
2. Craftsman
3. Tuscan
4. East Coast Traditional
5. Farmhouse
6. Modern
7. Western

The following pages define each of the styles mentioned above, identifying its defining characteristic components such as massing and form, roof style, materials and colors, doors and windows, and decorative details. The characteristics are broken down into what is required and what is optional for that style. Although architectural styles reinvent themselves evolving into a more modern concept of traditional architectural styles, it is essential to identify what made those traditional architectural styles unique and use those as precedents to future development.



7.1 SPANISH REVIVAL

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

7.1.1 FORM & MASSING

Required Elements

- Asymmetrical façade/elevations
- Multiple roof planes
- Balconies or small porches
- Entrances recessed at least 12"

Optional Elements

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



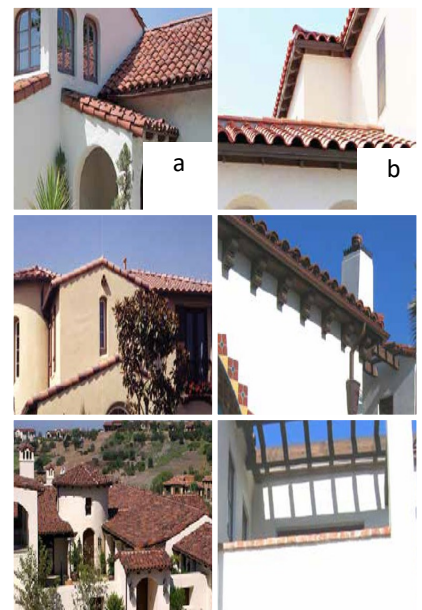
7.1.2 ROOF

Required Elements

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

Optional Elements

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





RESIDENTIAL DESIGN GUIDELINES

7.1.3 MATERIALS & COLORS



Required Elements

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

Optional Elements

- i. Decorative metal hardware (typically iron)

7.1.4 DOORS & WINDOWS



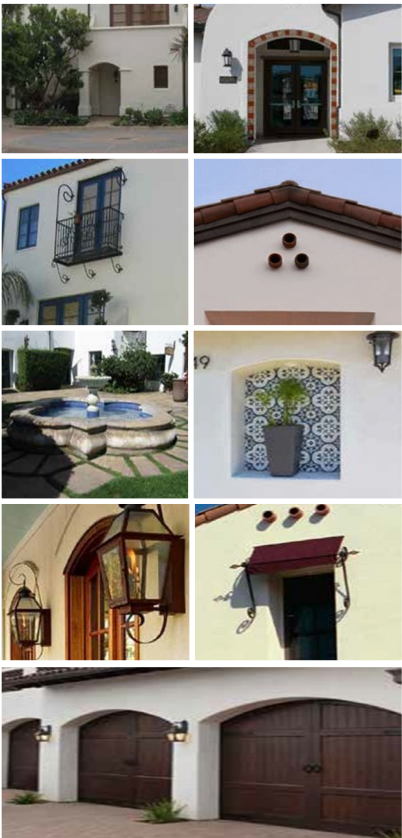
Required Elements

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

Optional Elements

- i. Casement windows, typically arranged in pairs
- ii. Tall, double-hung windows
- iii. Small sparse windows
- iv. Window Grilles
- v. Wooden shutters

7.1.5 DECORATIVE DETAILS



Optional Elements

- i. Small porches
- ii. Decorative tiles
- iii. Clay tile vents
- iv. Wrought iron railing
- v. Courtyards
- vi. Recessed niches
- vii. Dark metal or wrought iron light fixture with curving brackets
- viii. Paired wood garage doors with iron hardware
- ix. Fabric awnings with metal spear supports



7.2 CRAFTSMAN

The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. This style is deployed to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation, and earth-toned colors.

Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial- width porches and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.

7.2.1 FORM & MASSING

Required Elements

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



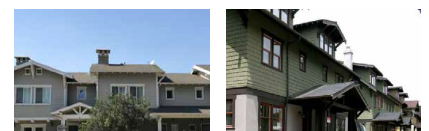
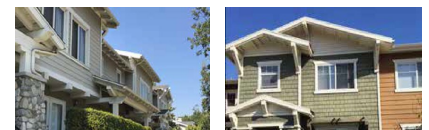
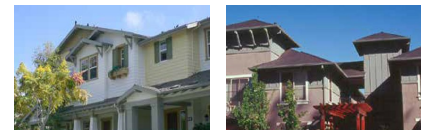
7.2.2 ROOF

Required Elements

- a. Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12)
- b. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams
- c. Brackets or knee braces at gabled ends.

Optional Elements

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





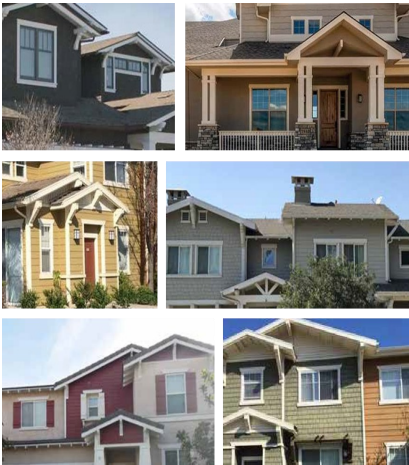
7.2.3 MATERIALS & COLORS



Required Elements

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

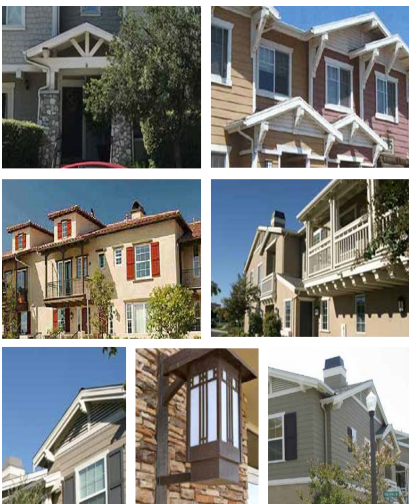
7.2.4 DOORS & WINDOWS



Required Elements

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

7.2.5 DECORATIVE DETAILS



Required Elements

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



7.3 TUSCAN

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

7.3.1 FORM & MASSING

Required Elements

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



7.3.2 ROOF

Required Elements

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





7.3.3 MATERIALS & COLORS



Required Elements

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

7.3.4 DOORS & WINDOWS



Required Elements

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

Optional Elements

- i. Pedimented or framed windows
- ii. Paired decorative wood shutters

7.3.5 DECORATIVE DETAILS



Required Elements

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



7.4 EAST COAST TRADITIONAL

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

7.4.1 FORM & MASSING

Required Elements

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



7.4.2 ROOF

Required Elements

- a. Medium to High-pitched roof (minimum 6:12 slope)





7.4.3 MATERIALS & COLORS



Required Elements

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

Optional Elements

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

7.4.4 DOORS & WINDOWS



Required Elements

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

Optional Elements

- i. Dormer Windows
- ii. Shutters (sized to match adjoining window openings)
- iii. Bay or pop-out window assemblies

7.4.5 DECORATIVE DETAILS



Required Elements

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



7.5 FARMHOUSE

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

7.5.1 FORM & MASSING

Required Elements

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



7.5.2 ROOF

Required Elements

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





7.5.3 MATERIALS & COLORS



Required Elements

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

7.5.4 DOORS & WINDOWS



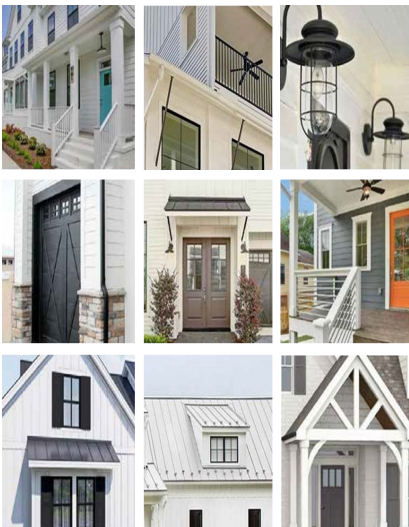
Required Elements

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

Optional Elements

- i. Wooden rustic front door, shutters and garage doors
- ii. Large doors and windows to maximize natural light
- iii. Doors with glass panes in the top
- iv. Metal classic style awning

7.5.5 DECORATIVE DETAILS



Optional Elements

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



7.6 MODERN

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

7.6.1 FORM & MASSING

Required Elements

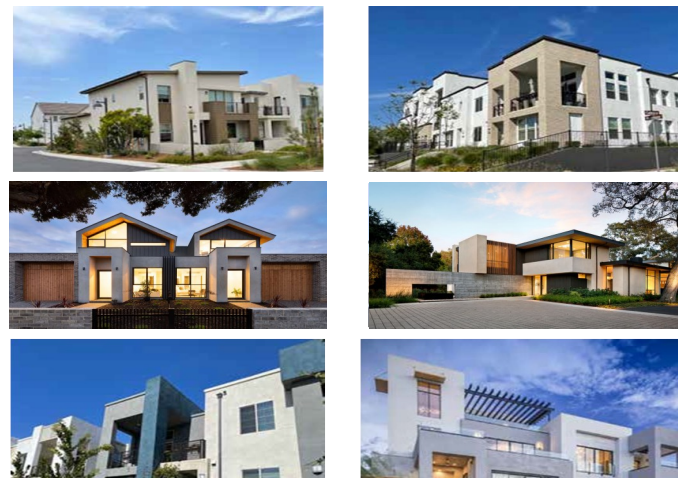
- a. Asymmetrical composition
- b. Emphasis of rectangular forms
- c. Horizontal massing
- d. Lack of ornament or moldings
- e. Geometric shapes



7.6.2 ROOF

Required Element

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





7.6.3 MATERIALS & COLORS



Required Elements

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



7.6.4 DOORS & WINDOWS

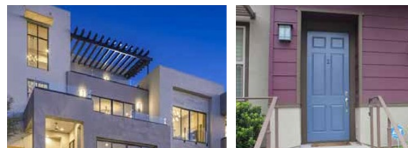


Required Elements

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



7.6.5 DECORATIVE DETAILS



Optional Elements

- i. Metal balcony railings
- ii. Eclectic mix of materials including steel, concrete block, brick, iron, and/ or glass
- iii. Broad roof overhangs
- iv. Usable outdoor roof decks
- v. Trellis shade structures playful use of color to provide contrasting elements



7.7 WESTERN

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

7.7.1 FORM & MASSING

Required Elements

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



7.7.2 ROOF

Required Elements

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





7.7.3 MATERIALS & COLOR



Required Elements

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

7.7.4 DOORS & WINDOWS



Required Elements

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

Optional Elements

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



7.7.5 DECORATIVE DETAILS

Required Elements

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

Optional Elements

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





7.8 ARCHITECTURAL STYLE DEFINITIONS

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

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

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

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

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

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

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

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

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

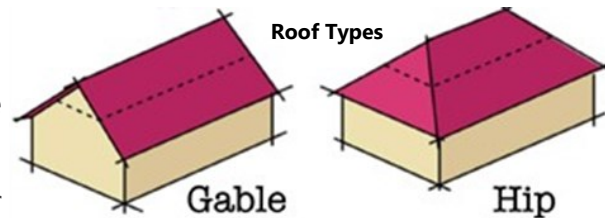
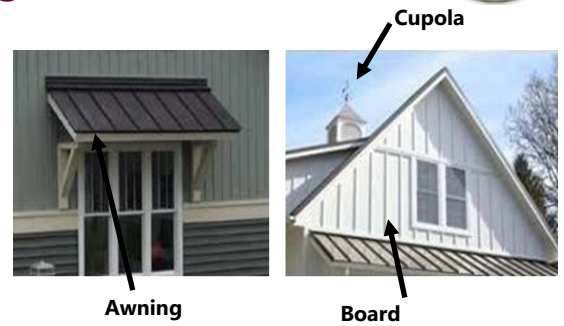
Divided Lite: Individual panes of glass held in place by wood or synthetic material to create a pattern.

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

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

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

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





RESIDENTIAL DESIGN GUIDELINES

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

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

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

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

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

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

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

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

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

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

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

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



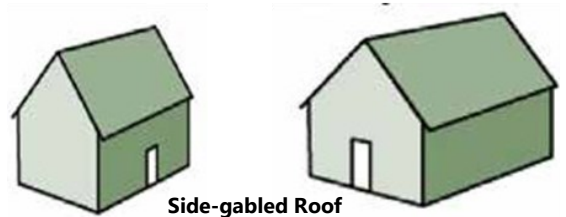
Overhanging Eaves



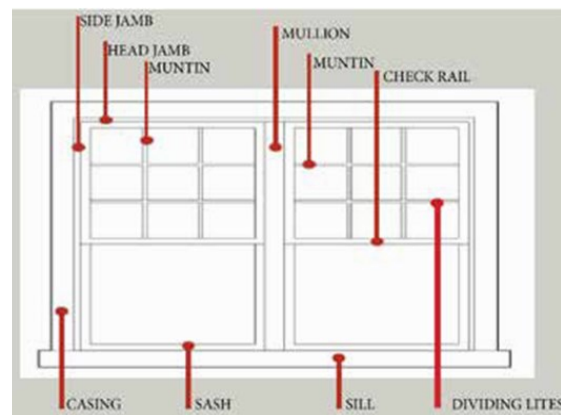
Pediments



Rafter Tails



Side-gabled Roof





RESIDENTIAL DESIGN GUIDELINES

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