

VILLAGE 5 GENERAL DEVELOPMENT PLAN



City of Lincoln, CA

FINAL DRAFT

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CHAPTER 1: OVERVIEW



1.1 PROJECT OVERVIEW

The Village 5 General Development Plan (GDP) has been prepared to implement the Village 5 Specific Plan (V5SP) project. The GDP establishes a comprehensive design framework, guidelines and development standards to ensure that each Area of the Plan will be developed in a cohesive and well-planned manner that ultimately results in an attractive, high-quality community as envisioned by the Specific Plan.

The 4,787 acre Plan Area is located adjacent to the western city limit line of the City of Lincoln in southwestern Placer County. The Specific Plan proposes a self-sustaining, mixed use community including a broad range of uses which are in symmetry and balance with the existing community. Emphasis has been placed on creating a vibrant, comprehensively planned, sustainable community: one that generates a sense of place for residents and users, drawing on the rich agricultural history of Lincoln and Placer County. Particular focus is placed on providing a pedestrian and bicycle friendly community, expansive recreation opportunities, a strong employment base, quality architecture, preservation of resources and the natural setting of the site, where feasible. With the provision of an “employment gateway” of commercial, office and retail land uses at prime locations on Highway 65, Village 5 will become an economic engine for the City of Lincoln, servicing broad opportunities for regional job generating uses. The Land Use Plan is shown on Exhibit 1.1.

The V5SP Plan Area has multiple land owners, which will likely result in portions of the Plan Area to develop separately and under different timelines, anticipated to be over a 15 to 25 year period. As a result, multiple Planning Areas, or phases, have been designated to allow each Planning Area to initiate development independently while maintaining consistency with the Specific Plan, as shown in the Planning Areas Exhibit 1.2. This framework also allows each Planning Area to secure subsequent entitlements on separate timelines.

As each phase of the project moves forward, the Specific Plan and related implementing tools will ensure that adequate backbone infrastructure, public facilities and essential services required to support that phase of the planned development will be in available. Financing mechanisms and maintenance responsibilities for backbone infrastructure, public facilities and services are discussed in the Specific Plan.

1.2 PURPOSE AND INTENT OF THE GDP

A General Development Plan (GDP) is a tool used by the City to implement master-planned developments such as the Village 5 Specific Plan. The GDP is a companion document and was approved concurrently with the Specific Plan. The GDP essentially functions as the zoning code and design guidelines for the Specific Plan, providing the regulatory guide, development standards and other design criteria needed to administer review of individual projects within the Plan Area. The development standards and design guidelines provided in this GDP will be used by City staff in reviewing subsequent development applications for individual Planning Areas/phases and to guide the developers, builders, planners and designers who will be involved in the construction of the community. The GDP is organized as follows:

- Chapter 1: Introduction
- Chapter 2: Implementation
- Chapter 3: Development Standards and Regulations
- Chapter 4: Village Residential Design Guidelines
- Chapter 5: Village Commercial Design Guidelines
- Chapter 6: Village Landscape Design Guidelines
- Chapter 7: Area A1 and A2 Planning Level Detail
- Chapters 8-16: Placeholder Chapters for Future Planning Areas B-J Planning Level Detail

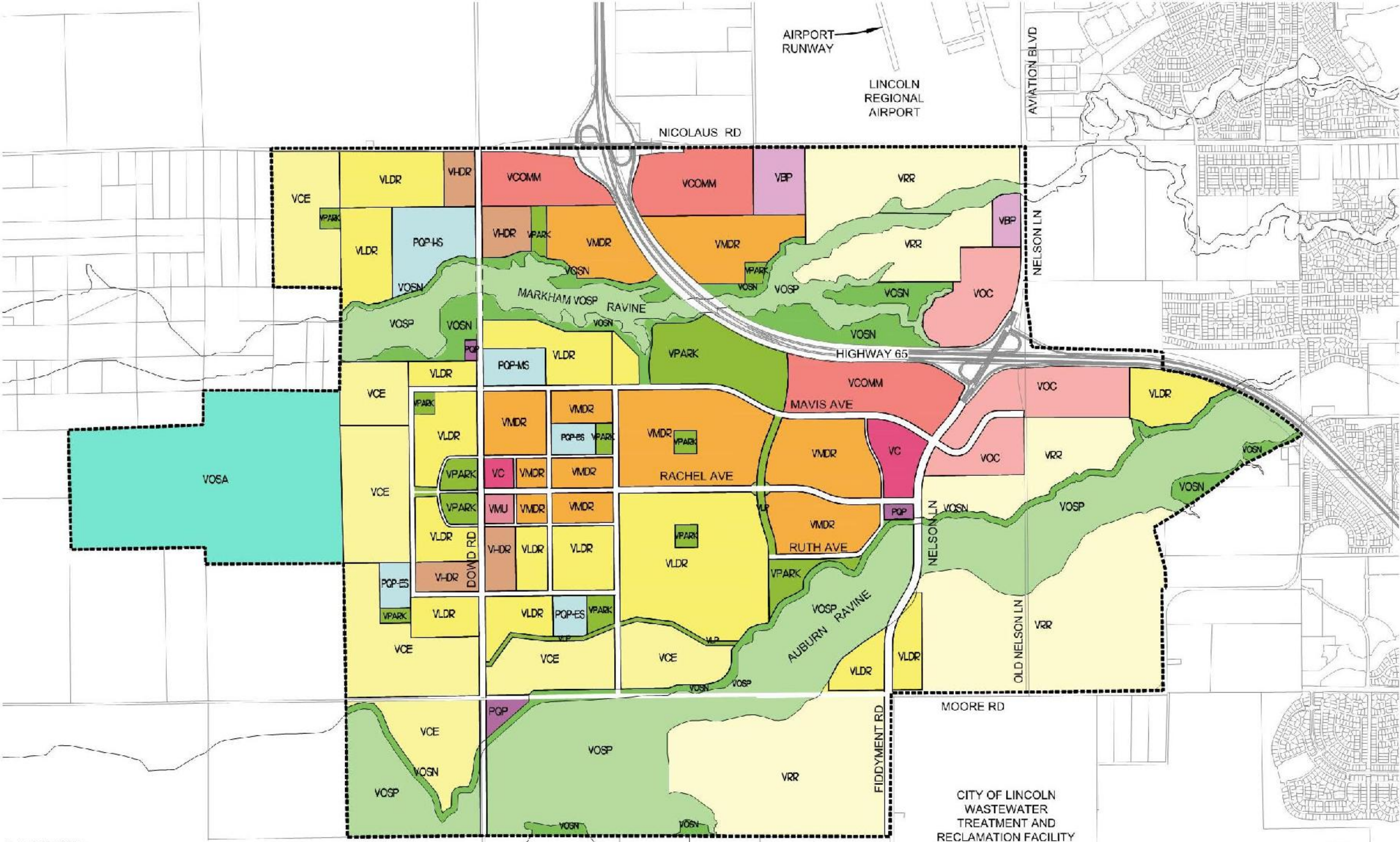
The GDP is structured accordingly, with “tiers” of applicability to the overall Village 5 Plan Area and for all subsequent Planning Areas. Chapters 1-6 apply to the entirety of the Plan Area and Chapters 7 through 16 apply to specific Planning Areas. Chapters 1 and 2 provide the overview and implementation of the GDP. Chapter 3, Development Standards and Regulations, addresses all Zones within the entire Plan Area. Chapters 4, 5 and 6 provide Design Guidelines for Residential, Commercial and Landscape, which are applicable to the entire Plan Area. Chapter 7 provides Planning Level Detail for Area A. Area A is designated as the first Planning Area to proceed with development. Area A is divided into sub-areas A1 and A2. The Planning Areas Exhibit is provided in Exhibit 1.2.

As each of the remaining Planning Areas seek full development entitlements, the adopted GDP may be amended to include the Planning Level Detail Chapters for the additional Planning Area (s) or a new GDP shall be approved. A complete description of the subsequent entitlement process is provided in Chapter 2, Implementation.

1.3 SUPPORTING DOCUMENTS

The GDP works in conjunction with and supplements the following documents, which should be referenced in the review and implementation of each project within the Village 5 Plan Area: City of Lincoln General Plan, Lincoln Municipal Code, Village 5 Specific Plan and Environmental Impact Report (EIR).

CHAPTER 1: OVERVIEW

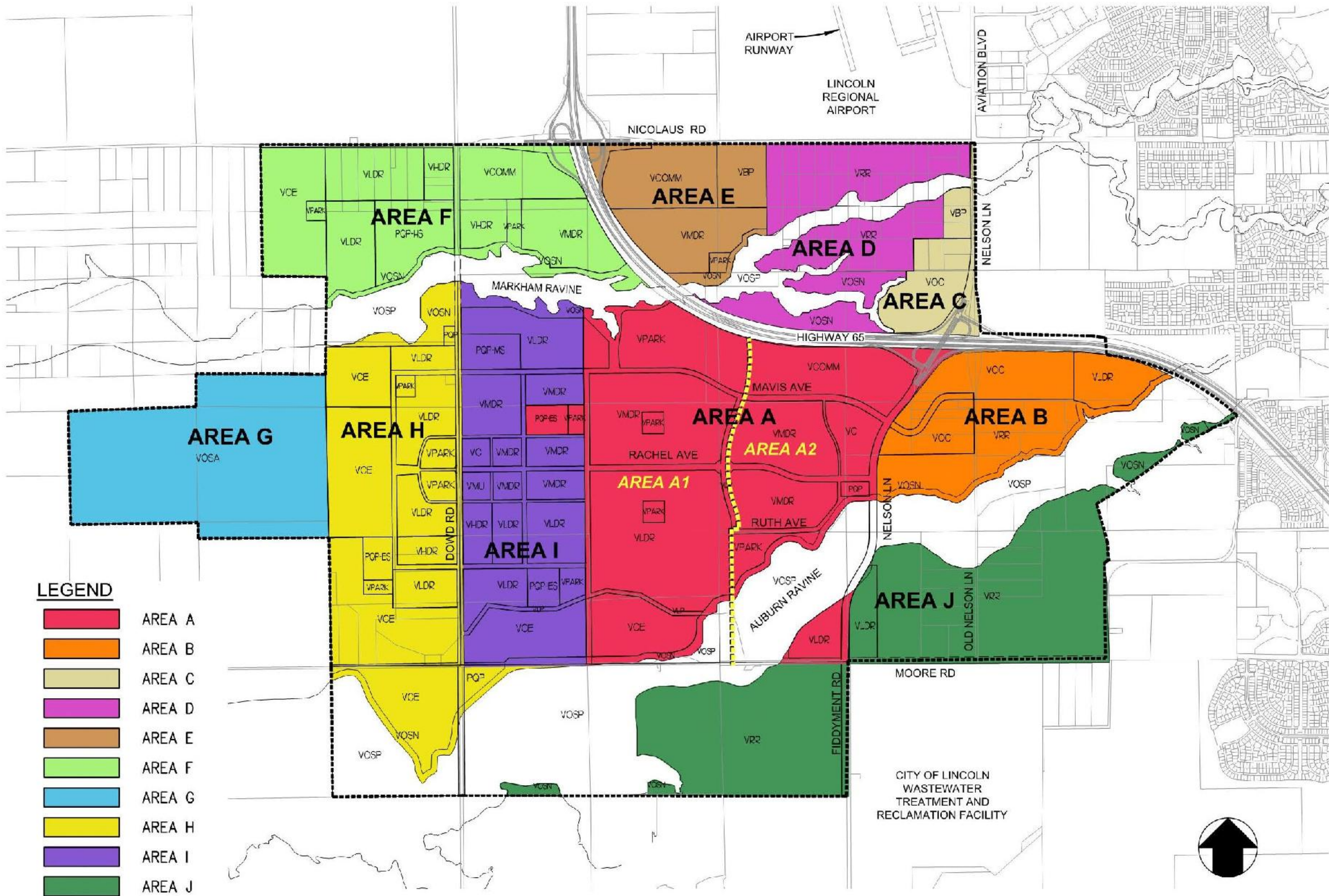


LEGEND

 VRR	Village Rural Residential	 VMU	Village Mixed Use	 VOSP	Open Space Preserve	 PQP-ES	Elementary School
 VCE	Village Country Estate	 VC	Village Center	 VOSN	Natural Open Space	 PQP-MS	Middle School
 VLDR	Village Low Density Residential	 VCOMM	Village Commercial	 VPARK	Park	 PQP-HS	High School
 VMDR	Village Medium Density Residential	 VOC	Village Office/Commercial	 VLP	Linear Park	 POP	Public/Quasi-Public
 VHDR	Village High Density Residential	 VBP	Village Business and Professional	 VOSA	Ag/Preserve		



CHAPTER 1: OVERVIEW



CHAPTER 2: IMPLEMENTATION



2.1 OVERVIEW

Pursuant to Chapter 18.32 of the Lincoln Municipal Code, a General Development Plan is required as an implementation tool for the PD District established upon adoption of the Village 5 Specific Plan (V5SP). This chapter describes the GDP process, its relationship to City plans and policies and the subsequent entitlement processes. This chapter also describes the administrative procedures that will occur to implement, amend, interpret and enforce the Specific Plan. This GDP has been prepared consistent with the development framework established by the Specific Plan. The GDP is in conformance with the V5SP and the General Plan.

2.2 GDP ADMINISTRATION

The City of Lincoln will administer the Village 5 GDP in accordance with the State of California Government Code, Subdivision Map Act, City of Lincoln General Plan, City of Lincoln Municipal Code, and other applicable state and City regulations. The development procedures, regulations, standards and specifications contained in the approved V5SP and GDP shall supersede the relevant provisions of the City’s Municipal Code, unless otherwise stated in the Specific Plan. Any development regulation and building requirement not addressed in the Village 5 Specific Plan and/or the General Development Plan shall be subject to the applicable City of Lincoln adopted codes and regulations. This GDP shall generally be enforced in the same manner as the prevailing City of Lincoln procedure(s) to enforce the provisions of the zoning and subdivision codes.

2.2.1 Interpretations

In instances where any section, subsection, sentence, clause, phrase, portion or word contained within this General Development Plan is undefined, unclear or vague, the Community Development Director (Director) shall make a determination as to its meaning and intent, or may forward the item requiring interpretation to the Planning Commission at his or her discretion. Determinations by the Director may be appealed to the Planning Commission. Any decision by the Planning Commission, in turn, may be appealed to the City Council. Appeals shall follow the procedures established in Chapter 18.94 of the City’s Zoning Ordinance. All decisions by the City Council shall be deemed to be final.

2.2.2 Severability

If any section, subsection, sentence, clause, phrase or portion of this General Development Plan, or any future amendments or additions hereto, 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 remaining portions of this GDP, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

2.3 SUBSEQUENT ENTITLEMENTS

Individual development projects are subject to review and approval of subsequent permits and entitlements by the City of Lincoln, as described in the V5SP Chapter 9.4. This GDP was approved concurrently with the V5SP, including planning level detail for Planning Areas A1 and A2. In order to implement the Specific Plan, the subsequent entitlements which require approval include, but are not limited to:

- General Development Plans for Areas B-J
- Tentative Subdivision Maps
- Lot Line Adjustments
- Site Plan Review
- Use Permits
- Variances
- Specific Development Permit
- Development Plan
- Development Agreement

As each of the remaining Planning Areas B-J seek full development entitlements, the GDP shall be amended to include the additional Planning Area (s) or a new GDP shall be approved. The zoning for each of the Planning Areas was vested upon approval of the Specific Plan. Rezoning, subsequent GDP(s), and other entitlements, may be achieved as described in Section 9.4.2 of the Specific Plan.

GDP application contents and processing shall be in accordance with the Zoning Ordinance and other regulations, unless otherwise modified by the V5SP. All subsequent development projects, public improvements, and other activities shall be consistent with this Specific Plan, the GDP, the Environmental Impact Report (EIR), applicable

CHAPTER 2: IMPLEMENTATION

Development Agreement(s), and all applicable City of Lincoln policies, requirements, and standards. In acting to approve a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure that the project is in compliance with the Village 5 Specific Plan and all applicable plans and regulations. Any application for a subsequent entitlement shall be subject to the Planning Application Fee Schedule, Plan Area Fees and any other fees in effect at the time of the application submission.

2.4 SUBSTANTIAL CONFORMANCE AND AMENDMENTS

During the long-term build out of the Plan Area, amendments to this GDP may be necessary because of changing circumstances. Additionally, because of unforeseen circumstances, some design guidelines or development standards may not be feasible on a particular parcel. Changes proposed to the adopted GDP shall be categorized by the Director as either a Minor Revision/Substantial Conformance or an Amendment. The process for amending or revising the GDP is described herein and will be administered by the Director.

2.4.1 Minor Modifications/Substantial Conformance

Minor modifications to the plans, guidelines, regulations and/or standards contained in this GDP may be approved at the discretion of the Director, provided that such deviations are deemed to be in substantial conformance with the adopted GDP and are not detrimental to public health, safety and welfare. Modifications to the adopted GDP must be consistent with the purpose and intent as approved. A minor modification to the GDP may be allowed if determined by the Director to be in substantial conformance when consistent with the following criteria:

1. Minor modifications to the development standards and/or design guidelines that are necessary to respond to actual site conditions or to create new architectural or landscape designs.
2. Addition of new information or data to the GDP maps, figures and/or text that does not change the effect of any concepts or regulations. The Director may refer any proposed minor modification to the Planning Commission and City Council for action. Appeals to the Director's decision may be made first to the Planning Commission, then to the City Council in that order. If the Director determines that a proposed modification does not meet the above criteria, an amendment to the GDP is required.
3. Minor modifications to the development standards and/or design guidelines that substantially comply with the following criteria:
 - Provide for more efficient, diverse, and innovative development;
 - Encourage the mixing of uses;
 - Enhance pedestrian orientation, connectivity, and social interaction;
 - Promote attractive and active streetscapes;
 - Support high quality and distinct design that strengthens community character and identity;
 - Respect the character and quality of adjacent uses;
 - Respond to unique natural, cultural, and/or scenic resources;
 - Are consistent with the intent and character of the V5SP and General Plan; and
 - Achieve the original design intent to a same or better level.

2.4.2 Amendments

Amendments to the adopted GDP or subsequent GDP(s) may be initiated at any time by a property owner, project developer or the City. A GDP amendment shall not require a concurrent General Plan or Specific Plan Amendment

unless it is determined by the City that the proposed amendment would substantively affect the General Plan or Specific Plan goals, objectives, policies, programs or land uses, resulting in a potential inconsistency. GDP Amendments shall be subject to City review for consistency with the scope of the Village 5 EIR and shall be subject to the provisions of CEQA. GDP Amendments are processed in the same manner as the GDP adoption, requiring review by the Planning Commission and action by the City Council.

2.5 DESIGN REVIEW

Individual development projects require Design Review by the City of Lincoln. The purpose of Design Review is to ensure that Plan Area development is consistent and in harmony with the desired character of Village 5 and the City, while permitting the flexibility required when considering appropriate designs that help achieve a functional and visually integrated community. The Design Guidelines found in Chapters 4, 5 and 6 provide the guidance to the developer, builders and designers to achieve the attractive and quality community as envisioned by the Specific Plan. Design Review is intended to:

- promote orderly, attractive, safe and harmonious development;
- recognize environmental limitations on development;
- maintain and enhance the residential character of the City;
- preserve the architectural heritage of the City;
- insure structures, signs, and other improvements are properly related to their own site and to the surrounding sites and structures with due regard to the aesthetic qualities of the surrounding area, natural terrain, and landscaping, and to the exterior appearance of the structures, signs, and other improvements;
- improve property values; and
- uphold the aesthetic values of the community

The sole criteria for evaluating a proposed building under the design review process shall be the building's compliance with the adopted design guidelines. An application may be denied if the information provided by the applicant is insufficient to determine compliance with the guidelines.

Portions of the Plan Area are included in a Homeowners Association (HOA) which require development projects to obtain pre-approval from the Village 5 Design Review Committee (V5DRC). Applicants shall file a complete application to the V5DRC prior to making a Design Review application to the City. The Village 5 Design Review process by the City includes three different levels of Design Review; Administrative, Staff or Planning Commission Review. The Village 5 Design Review process, as established in Sections 2.5.1 through 2.5.5 herein, replaces and supersedes the Design Review Process in the Lincoln Municipal Code.

2.5.1 Design Review Application Submittal Checklist

The applicant/owner for any proposed building or structure within the Plan Area shall file an application for Design Review, per the current City of Lincoln application requirements. Design Review applications require two complete sets of the following:

1. Floor Plans at a minimum scale of 1/8" = 1'-0"
2. Exterior Elevations of all four sides at a minimum scale of 1/4" = 1'-0"

CHAPTER 2: IMPLEMENTATION

3. Landscape Plans of a typical interior lot and corner lot at a minimum scale of 1/8" = 1'-0" including all proposed planting materials
4. One soft color board including paint color schemes, proposed roofing, proposed stone or brick, proposed siding, and a matrix for paint applications shall accompany the submittal
5. Site Plan with the following items;
 - Building footprint and roof plan;
 - Lot dimensions and required setbacks dimensioned and/or noted;
 - Location of existing trees and structures, if any;
 - Location and dimensions of adjacent streets;
 - Location of walls and fences indicating of their height and construction materials;
 - The relationship of the building to grade;
 - Site photographs showing the site itself and adjacent properties to intersections (for remodels).

For non-residential structures; add the following:

- Location of off-street parking and loading facilities;
- Location of points of entry and exit for vehicles and internal circulation patterns;
- Exterior lighting standards and devices.

2.5.2 Administrative Design Review (ADR)

Administrative Design Review (ADR) is an expedited design review process for minor projects that seek to replace an existing feature with a new feature that is different in some way including, but not limited to, changes in material, function or design, or new features that are minor and have no impact on neighbors or the public. Projects eligible for ADR are residential, commercial or office remodels or any proposed project that has received a prior Design Review approval. The process typically takes less than two (2) weeks from the date a complete application is submitted.

1. An applicant shall submit the ADR Application Form and required fee, along with two copies of plans and the materials specified in the application submittal checklist.
2. If the application is incomplete, the applicant will be notified and request will be made to submit the additional or missing materials.
3. Once the application has been determined complete, Staff will evaluate the project for its compliance with the General Development Plan and applicable zoning requirements. The Director or designee will make their decision in writing, including any conditions of approval. The plans may be approved, approved with modifications or conditions, or denied without notice and hearing.
4. A 10-day appeal period follows the decision. An ADR appeal will be elevated to the Staff Design Review Process.

Following ADR approval, the applicant will apply for a building permit. A building permit may be submitted at the same time as the ADR application or following the decision. The project will be routed through Plan Check and the Building Official, which is a 10-day process. Once the Building Official has approved the permit, a permit may be issued.

2.5.3 Staff Design Review (SDR)

Staff Design Review (SDR) is for new residential construction, including custom homes, remodels and production housing. Multi-family housing is not eligible for SDR. Production home residential Design Review applications do not require noticing. There are no parameters as to how many elevations require design review. This review is a ministerial action.

1. An applicant shall submit the SDR Application Form and required fee, along with required copies of plans and the materials specified in the application submittal checklist.
2. If the application is incomplete, the applicant will be notified and request will be made to submit the additional or missing materials.
3. After determination that the application is complete, the Staff Design Review Committee will evaluate the project for compliance with the General Development Plan and the City's applicable zoning requirements.
4. The Staff Development Committee will meet on a regular schedule. After a 10-day review, a decision is made to approve the plans, approve the plans with modifications or conditions, deny the plans, or refer the plans to the Planning Commission at the next available Staff Review Committee meeting.
5. A 10-day appeal period follows the decision. A Staff Design Review decision may be appealed to the Planning Commission at a cost consistent with the City's fee schedule.
6. Exception: In some conditions, an exception review could occur at a staff level review for those types of projects and uses which the City has already determined will have minimal impacts on the neighborhood. The type of projects is those that involve a permitted use in an existing structure, requiring little to no modifications. Requests for exceptions are reviewed by Development Services staff and a final decision is made by the Director or designee.

If after the SDR is approved by the Staff Design Committee or the Planning Commission through an appeal, the production home builder wants to add an additional elevation, as long as the elevation design, colors, and materials are substantially the same as the previously approved the requested modification will be processed under Administrative Design Review.

Following SDR approval, the builder will apply for a building permit. A building permit may be submitted at the same time as the SDR application or following the decision. The project is required to go through the standard plan review for review and approval by the Building Official, which can take several weeks depending on the complexity of the project. Once the Building Official has approved the permit it may be issued, as long as the appeal period has ended.

2.5.4 Planning Commission Design Review (PCDR)

Planning Commission Design Review (PCDR) shall be required for new construction, exterior alterations and additions for all multi-family, commercial and office projects located in the Village 5 Specific Plan Area. Planning Commission Design Review can take from 2-4 months to process and potentially longer when additional environmental review is determined required. Staff will provide the Planning Commission a staff report and recommendation related to applicable design review issues. The Planning Commission conducts design review for projects requiring a conditional use permit, planned development use permit, master plans, or other entitlements. The applicant shall submit the PCDR Application Form and required fee, along with the required copies of plans and the materials specified in the application submittal checklist.

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1. If the application is incomplete, the applicant will be notified and request will be made to submit the additional or missing materials.
2. After a determination by Planning Staff the application is complete it will be placed for review on a future Planning Commission agenda. Typically, this will be approximately 30 days from date of approval.
3. Projects that require preparation of an Environmental Impact Report (EIR) or supplemental environmental review under CEQA will require additional time.
4. The Planning Commission may approve, approve with conditions, approve with modifications, deny or continue as provide under their statutory authority.
5. Any person dissatisfied with the decision of the Planning Commission may appeal to the City Council. Appeals must be filed with the City Clerk's office in writing within 10 days of the Planning Commission action.
6. Once the approval is confirmed, the applicant may apply for a building permit. The project will be routed through the standard plan check for review and approval by the Building Official, which can take several weeks or longer depending on the scope of the project.

2.5.5 Expiration of Design Review Approvals

The first building permit must be issued within one year of the approval date of any Design Review approval. A one-time, six (6) month extension may be granted upon submission of the Administrative Extension Form and payment of a fee as detailed in the City's Master Fee Schedule.

CHAPTER 3: DEVELOPMENT STANDARDS & REGULATIONS



3.1 PURPOSE AND INTENT

This chapter defines the zoning regulations for the Plan Area, outlining the permitted uses, the development standards and the regulations for development in Village 5. The intent is to provide a clear and concise set of regulations that builders, developers, property owners and City staff can rely on to implement development within Village 5 in an efficient manner. The standards and regulations contained in this chapter supersede those of the Lincoln Municipal Code, as described in detail in Section 2.2, Administration.

3.2 ZONING CLASSIFICATIONS

The Village 5 GDP and the City of Lincoln Zoning Map, as amended, designate the entire Plan Area as Planned Development (PD). Pursuant to the Zoning Ordinance, the PD zoning allows the uses and standards to be defined by the GDP. Within the Village 5 PD District, there are fourteen zoning classifications which are broken down into four sub-categories; Residential, Commercial & Employment, Public/Quasi-Public and Open Space/Agriculture. The following provides descriptions of each zone and identifies the characteristic uses, densities/intensities and level of development intended for that zone. The maximum residential density in the Residential Zones is defined as dwelling units per gross acre (du/ac). The maximum non-residential intensity allowed in the Commercial and Employment zones is defined as the floor area ratio (f.a.r.), which is the ratio of total net floor area of a building to the total lot area. The permitted uses for each of the zones are detailed in Section 3.3 and the development standards are provided in Section 3.4.

3.2.1 Residential Zone Descriptions

Village Rural Residential (VRR). Density range of 0.5 to 0.2 du/acre, i.e.; 1.0 unit per 2 to 5 gross acres.

This designation provides for large rural lots and is primarily applied to parcels within the airport overflight area. The VRR zone provides an opportunity for large rural residential development including single family dwellings, accessory dwellings and structures such as barns.

Village Country Estates (VCE). Density range of 1.0 to 2.9 dwelling units per gross acre.

The VCE category includes large lot traditional single family development, however detached accessory dwelling units are also allowed. The VCE zone provides an opportunity for larger, estate sized parcels which are uniquely located with proximity to adjacent agricultural lands and open space.

Village Low Density Residential (VLDR). Density range of 3.0 to 5.9 dwelling units per gross acre.

The VLDR land use category provides for single family detached homes on standard suburban size lots, however attached homes are also allowed. Alternative lot configurations such as alley, cluster or halfplex lots may also occur.

Village Medium Density Residential (VMDR). Density range of 6.0 to 12.9 dwelling units per gross acre.

The VMDR land use category provides a variety of housing types. This zone allows for single family detached and attached housing types. Detached homes may be on standard lots, alley loaded, four-packs or clusters. Attached home types may include duets, tri-plexes, townhomes, brownstones and clusters. Cluster configurations may include micro lots, zero lot line, motorcourt, greencourt and patio homes.

Village High Density Residential (VHDR). Density range of 13.0 to 30.0 dwelling units per gross acre.

The VHDR land use category anticipates a variety of attached and multi-family housing types. The VHDR sites are strategically located along Dowd Road and near the western Commercial and Village Commercial sites to promote alternative transportation through the proximity to goods, services and transportation hubs. The VHDR sites will provide both rental and for-sale housing opportunities such as but not limited to apartments, brownstones, townhomes or condominiums.

3.2.2 Commercial and Employment Zone Descriptions

Village Mixed Use (VMU). The target floor area ratio (f.a.r.) for the non-residential uses is 0.35. Allowable density of the residential uses in the VMU zone is within the density range of VHDR, as described above.

The VMU designation is to provide for a mixed use commercial site to complement the West Village Center. This land use category provides for creative and functional integration of residential uses with retail, service commercial, professional office or recreational uses. This category allows for both vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) mixed use opportunities. Residential uses in this designation will meet the requirements for VHDR.

Village Center (VC). *Target f.a.r. is 0.35.*

The purpose of the VC designation is to provide small to mid-size commercial sites serving multiple neighborhoods or the community. Two sites are designated as VC. The larger East VC site is intended to be community-oriented, with anticipated uses, including retail and service uses, restaurants, banks and entertainment. This VC site is located within the C-1 compatibility zone of the Lincoln Airport, which has additional use restrictions which limit building heights, site densities (people/acre) and large assembly facilities, both indoor and outdoor. The smaller West VC site provides the opportunity for neighborhood and locally-oriented retail and service uses, civic, public and quasi-public uses and similar, compatible uses.

Village Commercial (VCOMM). *Target f.a.r. is 0.25.*

The VCOMM land use category is designated for larger, visible sites along Highway 65 at the Nelson and Nicolaus Road interchanges. The VCOMM commercial sites are targeted to serve the immediate region and the entire Lincoln community, including shopping centers, larger format retailers, hotels/motels and a range of freestanding uses such as banks, restaurants and offices.

Village Office/Commercial (VOC). *Target f.a.r. is 0.30.*

The VOC land use category will provide areas for a mix of offices and commercial uses, with target ratio of 60% office and 40% commercial. The VOC sites are strategically located at the Highway 65/Nelson Road interchange, providing opportunities for a compatible mix of moderate intensity office and commercial employment in a central location within Lincoln and easily accessible from Highway 65. Uses anticipated within this zone generally include professional offices, fitness centers, financial institutions, restaurants and other business services. Retail commercial activities that complement or are accessory to the primary uses of the zone are also appropriate.

Village Business & Professional (VBP). *Target f.a.r. is 0.25.*

The VBP category will provide areas for research/development campuses, professional offices and services. Uses anticipated in this designation generally include: medical offices and clinics; law firms; accountant offices; insurance, real estate, and financial; governmental offices; social services and non-profit organizations. Retail commercial activities that complement or are accessory to the primary uses of the designation are also allowed.

3.2.3 Public, Open Space, Ag Preserve and Ag Overlay Zones

Village Parks (PARKS). Parks provide locations in the Plan Area for recreation and community gathering. This zone is intended to provide locations for parks and other related compatible public services. Parks of varying sizes are provided to meet neighborhood, community and regional needs.

Public Facilities (PQ). This category is to provide for the establishment of public and quasi-public uses, such as safety facilities, utilities, local government offices/facilities, public schools (schools, colleges, and universities), community centers and other similar uses. The intent of this zone is to identify appropriate locations for these uses without impacting, disrupting, or otherwise removing other lands for residential or other uses.

Village Open Space (VOSP and VOSN). Open space zoning is applied to the natural resources within the Plan Area including creeks, seasonal wetlands, swales, marshes, oak groves, grasslands and other areas of natural vegetation.

Village Open Space Ag Preserve (VOSA). The VOSA category is exclusively for the existing Lincoln High School Farm (LHS Farm) property. This facility consists of educational farming projects and wildlife habitat on the majority of the site, with classrooms and workshops on the easternmost area.

Agriculture Overlay (AO). An Agricultural Overlay (AO) Zone is established in order to respect and allow the continuation of agricultural uses that were existing prior to adoption the Specific Plan. It is recognized that the transition of the Plan Area will be a gradual process and that it is the intent of the AO Zone to allow for the continuation of agricultural uses and agricultural support uses as defined herein on an interim basis or in perpetuity. The AO Zone is further intended to protect vital agricultural uses by limiting land use activity to those uses which are compatible and supportive of agriculture and related uses and/or agricultural by-products.

3.3 PERMITTED USES

The purpose of this section is to establish land use classifications and to explain how land uses are regulated in this document. This section explains the Use Classification system, the allowed use and permit requirements, how uses not listed are regulated, and how similar uses are determined. It is not feasible to list every possible use, so general categories are provided, specific uses are identified as needed, and a process is provided to classify uses that do not clearly fit into a use classification.

3.3.1 Lincoln Airport Compatibility Zones

The Lincoln Regional Airport abuts the Plan Area on the north. This airport is a general aviation facility owned and operated by the City of Lincoln. Airport influence areas and related compatibility zones extend over a portion of the site. The Placer County Airport Land Use Compatibility Plan (ALUCP) provides detailed guidelines and policies for development compatibility. The list of Permitted Uses in Table 2.1 apply to those portions of the Plan Area not included in one of the Airport Compatibility zones. Therefore, the more restrictive criteria of the ALUCP shall be used to evaluate permitted uses for any proposed land use within a compatibility zone.

The compatibility zones that occur in the Plan Area, in descending order of airport influence and safety risk, are: Zone A, B-1, B-2, C-1, C-2 and D. Chapter 6 of ALUCP contains detailed tables that identify land use and activity restrictions within the City of Lincoln which limit building heights, site densities (people/acre) and large assembly facilities, both indoor and outdoor. Specific Plan Appendix B, Planning Area Detail, indicates if a V5SP parcel is encumbered by one of the compatibility zones based on the maps available at the time of Specific Plan adoption. Proposed land uses within any of the Lincoln Regional Airport Influence Zones shall be evaluated in accordance with the specific compatibility policies and the Basic Compatibility Criteria table (LIN 6-A) contained within the adopted ALUCP.

3.3.2 Land Use Classification

In order to simplify land use regulations, land uses listed in the use have been grouped into general categories on the basis of common function, product, or compatibility characteristics. These general

CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

allowed use categories are called “Use Classifications.” Use classifications describe one or more uses having similar characteristics but do not list every use or activity that may appropriately be within the classification. The following rules apply to use classifications:

- **Uses Not Listed.** Other uses not specifically listed in this table may be permitted by the Community Development Director (Director) if he or she deems the proposed use to be consistent with the purpose and intent of the approved Village 5 Specific Plan.
- **Illegal Uses.** No use that is illegal under local, state, or federal law shall be allowed in any Zone within the Plan Area.
- **Similar Uses.** When a use is not specifically listed in this document, it shall be understood that the use may be permitted if the Director determines that the use is similar to other uses listed based on established criteria and required findings. It is further recognized that every conceivable use cannot be identified in this document and, anticipating that new uses will evolve over time, the Director may make a Similar Use Determination to compare a proposed use and measure it against those uses listed.

3.3.3 Permitted Land Uses and Requirements

Table 3.1 identifies permitted uses in each of the zoning designations. Permitted uses for the Ag Overlay (AO) zone are provided in Section 3.4.13.2. Generally, a use is allowed by right, allowed through issuance of a conditional use permit, or not permitted. The permitting requirements identified in these tables are:

- **Permitted (P).** A land use shown with a “P” indicates that the land use is permitted by right in the designated Zone, subject to compliance with all applicable provisions of this Specific Plan (e.g., development standards, Design Review).
- **Conditional (C).** A land use shown with a “C” indicates that the land use is permitted in the designated Zone upon issuance of a Conditional Use Permit from the designated Approving Authority, subject to compliance with all applicable provisions of this Specific Plan (e.g., development standards, Design Review).
- **Not Permitted (X).** A land use shown with an “X” in the table is not allowed in the applicable Zone.

3.3.4 Existing Non-Conforming Uses and Structures

Upon adoption of the Development Standards, some existing land uses and structures in the Plan Area may become non-conforming based on the permitted uses identified in Table 3.1, which includes all residential, commercial and open space zones and in Chapter 3.4.13.2, Permitted Uses in the AO zone. Land uses that are *in existence prior to annexation* but are not consistent with the development standards of the Ag Overlay zone will become “legal nonconforming” uses upon annexation. A “**legal nonconforming use**” is a use of land or structure which was valid when brought into existence, but by City adoption of subsequent regulations, the use is no longer consistent with and does not conform with the current zoning or building law.

Legal nonconforming uses and structures will be permitted to continue to exist in perpetuity so long as they are not expanded, enlarged or intensified. In order to be deemed a legal nonconforming use, the current use of the land or structure must be similar to the use existing at the time the new regulation became effective. Intensification, expansion or transference of the operation to another location is not permitted.

Nonconforming uses or structures are subject to termination in the following scenarios:

- (1) After a use or structure has been abandoned voluntarily discontinued; for 12 months, or
- (2) If a structure has been substantially expanded, enlarged or intensified by repairs and/or alterations (except those required by law); or
- (3) If a use has been substantially expanded, enlarged or intensified; or
- (4) If a structure has been damaged or destroyed and the cost of repair exceeds 50 percent of the building’s fair market value prior to damage or destruction (not the cost of replacement).

The Planning Director is the designated authority to make the interpretation of “substantial” in subsections (2) and (3). Appeals of the Planning Director’s interpretation shall be to the City Council.

Ordinary, annual repairs and/or maintenance shall be permitted; provided, however, such repairs or maintenance shall not amount to building alterations increasing the nonconforming use or building/structure in size or activities.

CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

Table 3.1: Permitted Uses ¹														
Legend P- Permitted C- Conditionally permitted X- Not permitted	RESIDENTIAL ZONES					COMMERCIAL ZONES					PUBLIC/OPEN SPACE ZONES			
	VRR	VCE	VLDR	VMDR	VHDR	VMU	VC	VCOMM	VOC	VBP	PQP	VPARK	VOSP/N	VOSA
Agricultural Uses														
Agritourism ¹⁰ including tasting room for non-alcoholic products	P	X	X	X	X	X	X	P	P	X	X	X	X	P
Tasting room and other sales, and incidental storage of locally grown agricultural products	P	C	X	X	X	X	X	P	P	X	X	X	X	C
Wine, Olive Oil, Fruit, Nut, Micro-Brewery and Micro-Distillery Facilities producing less than 15,000 cases of beer or spirits per year.	C	C	X	X	X	X	P ¹¹	P ¹¹	P ¹¹	X	X	X	X	C
Residential Uses														
Dwelling, Single family	P	P	P	P	X	X	X	X	X	X	X	X	X	X
Dwelling, Two family	X	P	P	P	P	X	X	X	X	X	X	X	X	X
Dwelling, Multiple family	X	X	X	X	P	P	X	X	X	X	X	X	X	X
Accessory uses/ structures ancillary to a residence ⁴	P	P	P	P	P	P	P	P	P	P	P	X	P	
Family day care home ⁶	P	P	P	P	P	C	X	X	X	X	X	X	X	X
Independent & assisted living facility ⁷	X	X	X	C	P	X	X	X	X	X	X	X	X	X
Home occupations per LMC 18.62	P	P	P	P	P	P	X	X	X	X	X	X	X	X
Second dwelling unit ²	P	P	P	X	X	X	X	X	X	X	X	X	X	X
Live-work facilities	X	X	X	C	P	P	X	X	X	X	X	X	X	X

Table 3.1: Permitted Uses ¹ (Continued)														
Legend P- Permitted C- Conditionally permitted X- Not permitted	RESIDENTIAL ZONES					COMMERCIAL ZONES					PUBLIC/OPEN SPACE ZONES			
	VRR	VCE	VLDR	VMDR	VHDR	VMU	VC	VCOMM	VOC	VBP	PQP	VPARK	VOSP/N	VOSA
Model homes	P	P	P	P	P	P	X	X	X	X	X	X	X	X
Sales/ leasing offices and trailers	P	P	P	P	P	P	X	X	X	X	X	X	X	X
Public and Quasi-Public Uses														
Schools, K-12 public	C	P	P	P	P	X	X	X	X	X	P	X	X	X
Schools, K-12 private	X	X	C	C	C	X	X	C	X	X	P	X	X	X
College/university	X	X	X	X	C	X	C	C	P	P	C	X	X	X
Public uses; library, fire, police station, other civic building	C	C	C	C	C	P	P	P	P	P	P	X	X	X
Gallery/museum	C	C	C	C	C	C	P	P	P	P	P	C	X	X
Public utility buildings and uses per LMC 18.36	C	C	C	C	C	P	P	P	P	P	P	P	X	X
Water storage tank, pump station, parking associated pumps and appurtenances	X	P	X	X	X	X	X	X	X	X	P	X	X	X
Community assembly & Recreation centers	C	C	C	P	P	P	X	X	X	X	P	P	X	X
Private residential community amenity facility (eg; clubhouse)	P	P	P	P	P	C	X	X	X	X	C	X	X	X
Religious institutions	C	C	C	C	C	C	C	C	C	C	P	X	X	X
Recreation Uses														
Golf Courses/Clubhouse	C	C	X	X	C	X	X	X	X	X	X	X	X	X
Swimming pools	C	C	C	C	C	P	X	X	X	X	C	C	X	X
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	X
Open space	P	P	P	P	P	P	P	P	P	P	P	P	P	X
Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	C
Community garden	P	P	P	P	P	X	X	X	X	X	P	C	C	C
Landscaping & lighting	P	P	P	P	P	P	P	P	P	P	P	P	X	P
Resource protection/ restoration	P	P	P	P	P	P	P	P	P	P	P	P	P	P

CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

Table 3.1: Permitted Uses ¹ (Continued)														
Legend P- Permitted C- Conditionally permitted X- Not permitted	RESIDENTIAL ZONES					COMMERCIAL ZONES					PUBLIC/OPEN SPACE ZONES			
	VRR	VCE	VLDR	VMDR	VHDR	VMU	VC	VCOMM	VOC	VBP	PQP	VPARK	VOSP/N	VOSA
Health Care Uses														
Hospital	X	X	X	X	X	X	X	C	X	C	X	X	X	X
Urgent care clinic	X	X	X	X	X	X	C	C	P	P	X	X	X	X
Medical/dental offices	X	X	X	X	X	C	P	P	P	P	X	X	X	X
Nursing/convalescent facility	X	X	C	C	C	X	P	P	X	C	X	X	X	X
Office Uses														
Business, medical, professional office	X	X	X	X	X	C	C	P	P	P	X	X	X	X
Research and development, in enclosed buildings	X	X	X	X	X	X	X	X	P	P	X	X	X	X
Commercial and Service Uses														
Alcohol Sales	X	X	X	X	X	C	C	C	C	C	X	X	X	X
Art, Antique, Artisan shops	X	X	X	X	X	P	P	P	P	X	X	X	X	X
Banks and Financial Services	X	X	X	X	X	P	P	P	P	C	X	X	X	X
Bars and Nightclubs	X	X	X	X	X	C	C	C	C	X	X	X	X	X
Bed and Breakfast Inns	C	X	X	X	X	P	P	C	X	X	X	X	X	X
Day Care Facility ⁶	C	C	C	C	C	C	C	C	C	C	C	X	X	X
Convenience Stores	X	X	X	X	X	C	C	P	P	X	X	X	X	X
Drive-in and Drive-through Sales and Service	X	X	X	X	X	X	X	P	P	X	X	X	X	X
Equipment Sales and Rental ⁸	X	X	X	X	X	P	P	P	P	C	X	X	X	X
Furniture, Furnishings, and Appliance Stores	X	X	X	X	X	C	P	P	P	X	X	X	X	X
Fast food restaurant with drive thru	X	X	X	X	X	X	X	P	P	X	X	X	X	X

Table 3.1: Permitted Uses ¹ (Continued)														
Legend P- Permitted C- Conditionally permitted X- Not permitted	RESIDENTIAL ZONES					COMMERCIAL ZONES					PUBLIC/OPEN SPACE ZONES			
	VRR	VCE	VLDR	VMDR	VHDR	VMU	VC	VCOMM	VOC	VBP	PQP	VPARK	VOSP/N	VOSA
Commercial and Service Uses (continued)														
Garden Center/Plant Nursery ⁵	X	X	X	X	X	X	X	P	P	X	X	X	X	X
Hardware/Home Improvement Store ⁵	X	X	X	X	X	X	X	P	P	X	X	X	X	X
Health club/private recreation facility	X	X	X	X	C	X	P	P	P	P	P	X	X	X
Hotels and Motels	X	X	X	X	X	X	C	P	P	C	X	X	X	X
Maintenance/ Repair, Small Equipment ⁸	X	X	X	X	X	X	X	X	P	X	X	X	X	X
Mini-storage	X	X	X	X	X	X	X	C	P	C	X	X	X	X
Mortuary/Funeral Home	X	X	X	X	X	X	X	X	P	C	X	X	X	X
Neighborhood Market	X	X	X	X	X	P	P	P	C	X	X	X	X	X
Offices, Accessory	X	X	X	X	X	P	P	P	P	P	X	X	X	X
Pet store, animal grooming and sales	X	X	X	X	X	X	X	P	P	X	X	X	X	X
Personal Services	X	X	X	X	X	P	P	P	P	P	X	X	X	X
Retail, Accessory	X	X	X	X	X	P	P	P	P	X	X	X	X	X
Retail, General	X	X	X	X	X	P	P	P	P	X	X	X	X	X
Retail, Warehouse Club	X	X	X	X	X	X	X	P	P	X	X	X	X	X
Stables/Kennels	C	X	X	X	X	X	X	X	X	X	X	X	X	X
Theaters	X	X	X	X	X	C	C	P	P	X	X	X	X	X
Vet. hospital/clinic ⁸	X	X	X	X	X	X	X	C	C	X	X	X	X	X
Auto Related Uses														
Auto and Vehicle Sales and Rental	X	X	X	X	X	X	X	C	P	X	X	X	X	X
Auto and Vehicle Sales, Wholesale	X	X	X	X	X	X	X	X	C	X	X	X	X	X

Table 3.1 Permitted Uses ¹ (Continued)														
Legend P- Permitted C- Conditionally permitted X- Not permitted	RESIDENTIAL ZONES					COMMERCIAL ZONES					PUBLIC/OPEN SPACE ZONES			
	VRR	VCE	VLDR	VMDR	VHDR	VMU	VC	VCOMM	VOC	VBP	PQP	VPARK	VOSP/N	VOSA
Auto Related Uses (continued)														
Auto/Vehicle Storage	X	X	X	X	X	X	X	X	C	X	X	X	X	X
Auto Parts Sales	X	X	X	X	X	X	X	P	P	X	X	X	X	X
Auto Repair	X	X	X	X	X	X	X	X	C	X	X	X	X	X
Car Washing/Detailing	X	X	X	X	X	X	X	C	C	X	X	X	X	X
Gasoline/Fuel Stations	X	X	X	X	X	X	X	C	C	X	X	X	X	X
Truck stop with overnight parking	X	X	X	X	X	X	X	X	C	X	X	X	X	X
Tire Shop	X	X	X	X	X	X	X	C	C	X	X	X	X	X
Other Uses														
Public utility facilities	C	C	C	C	C	C	C	C	C	C	C	C	X	C
Drainage discharge outfall facilities, pipes and appurtenances	X	X	X	X	X	X	X	X	X	X	P	X	P	X
Intermodal transportation facilities	X	X	X	X	X	X	C	C	C	C	X	X	X	X
Storm drainage detention ponds and facilities	P	P	P	P	P	P	P	P	P	P	P	P	X	C
Wireless telecomm. facilities ⁹	C	C	C	C	C	C	C	C	C	C	C	C	X	X

Table 3.1 Footnotes:

1. Land uses within any of the Lincoln Regional Airport Influence Zones shall be evaluated in accordance with the compatibility policies and the Basic Compatibility Criteria table (LIN 6-A) contained within the adopted ALUCP. The Permitted Uses in the Agriculture Overlay Zone is provided in Section 3.4.13
2. Second dwelling residential units as defined and regulated by Chapter 18.37 of the Zoning Code.
3. Swimming pools in residential districts are subject to regulations in Section 18.36.070 of the Zoning Code.
4. Accessory buildings and uses are subject to regulations in Sections 18.36.050 and 18.36.060 of the Zoning Code.
5. Outdoor storage which has screening integrated into the building design will be allowed subject to a CUP.
6. Family Day Care Homes subject to Section 18.61 of the Municipal Code.
7. Independent and Assisted Living uses are regulated by the State of California Title 22.
8. Use allowed when located completely within enclosed building.
9. Subject to Section 18.41 of the Municipal Code.
10. Agritourism is defined as a commercial enterprise, such as a farm, ranch or facility that is operated as a supplement to the primary ag use. Uses may include farm stands or shops, seasonal U-pick row crops or orchards, farm/ranch stays, tours, farm education, fairs, festivals, weddings, camps and other events.
11. Wine, Olive Oil, Fruit, Nut, Micro-Brewery and Micro-Distillery Facilities producing more than 15,000 cases of beer or spirits per year are allowed in the VC, VCOMM and VOC zones with a conditional use permit.

3.4 DEVELOPMENT STANDARDS

This section sets forth the development standards for buildings located in each of the Village 5 land use/zoning designations. In addition to the development standards in this section, general standards applicable to the entire Village 5 are contained in Section 2.5, General Development Standards. The development standards included herein are intended to establish the minimum design parameters. The intent of these standards is to permit flexibility to encourage a wide range of building types and innovative designs. It is anticipated that modification to development standards and introduction of additional building types may occur as part of specific site design, tentative map and design review process. The City may allow modification to the standards as proposed by a developer/builder during site development and design review of individual Planning Areas and/or Tentative Maps, provided that modified standards are consistent with the intent of the Village 5 Specific Plan/General Development Plan. See Section 2.3 in the Implementation Chapter of this GDP for details of the Substantial Conformance and Amendment process.

Residential Development Standards

3.4.1 Development Standards for VRR, VCE and VLDR

Table 3.2 provides the development standards for the Village Rural Residential (VRR), Country Estates (VCE) and Low Density Residential (VLDR) zones. Housing types in these zones will be predominately on conventional single family lots, however the standards address the VLDR zone with both conventional front loaded and alley loaded garage configurations. Setback diagrams for each of the lot types in Table 3.2 are shown in Exhibit 3.1.

3.4.2 Development Standards for VMDR

Table 3.3 provides the development standards for the Village Medium Density Residential (VMDR) zone. Seven different housing types are addressed in these standards to account for the wide variety of products which are permitted in the VMDR zone. Product types covered are standard lot, alley loaded, duets, micro-lot, cluster, four-packs and townhouses. Setback diagrams for each of the lot types in Table 3.3 are shown in Exhibit 3.2.

3.4.3 Development Standards for VHDR

Table 3.4 provides the development standards for the Village High Density Residential (VHDR) zone. Four different for-sale and rental housing types are addressed in these standards to account for a variety of multi-family housing types which are permitted in the VHDR zone. Housing types covered are townhomes, triplexes, greencourt, condos and apartments. Setback diagrams for each of the product types in Table 3.4 are shown in Exhibit 3.3.

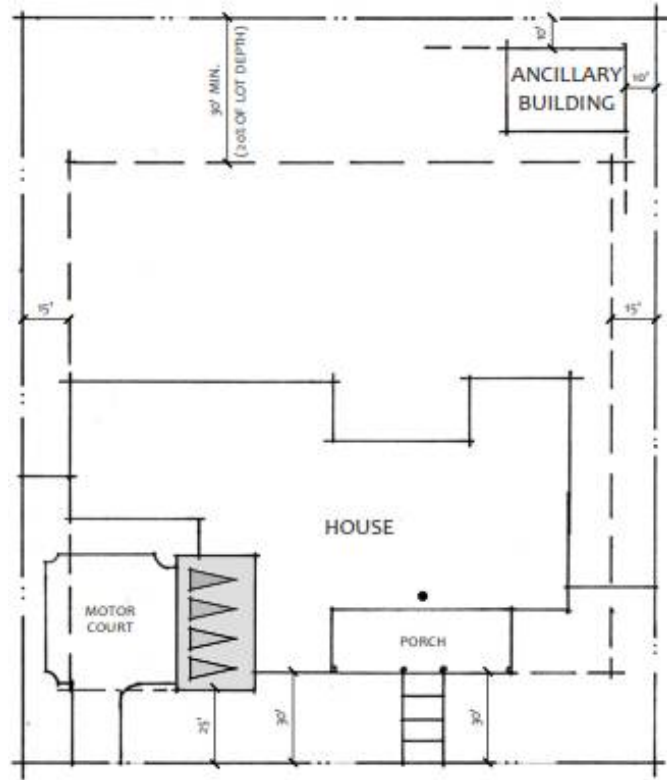
CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

	VERY LOW AND LOW DENSITY RESIDENTIAL			
	VRR	VCE	VLDR	VLDR ALLEY
DENSITY	0.2 - 0.5 DU/ACRE	1.0 - 2.9 DU/ACRE	3.0 - 5.9 DU/ACRE	3.0 - 5.9 DU/ACRE
MINIMUM NET LOT AREA	82,000 SQUARE FEET	10,500 SQUARE FEET	5,000 SQUARE FEET	5,000 SQUARE FEET
MAXIMUM LOT COVERAGE	30%	40%	60%	60%
SETBACKS FROM PROPERTY LINE¹				
For all structures where property abuts an AO Zone				
HOUSE AT FRONT	50'	50'	50'	50'
PORCH AT FRONT	30' MIN.	25' MIN.	20' MIN.	15'-0"
GARAGES AT FRONT ⁹	30' MIN.	25' MIN.	20' MIN.	5' MIN.
SIDE AT CORNER	20' MIN.	15' MIN.	10' MIN.	10' MIN.
HOUSE AT REAR	30 MIN, 20% OF LOT DEPTH	25' MIN.	20' MIN.	20' MIN.
PORCH AT REAR	30 MIN, 20% OF LOT DEPTH	20' MIN.	15' MIN.	15' MIN.
MIN. USABLE PRIVATE YARD AREA	2000 SQ. FT.	1500 SQ. FT.	1000 SQ. FT.	1000 SQ. FT.
INTERIOR SIDE YARD	15'/15'	7'6"/7'6"	5'/5'	5'/5'
DISTANCE BETWEEN HOMES	30'	15'	10'	10'-0"
HOUSE AT ALLEY	NA	NA	NA	20'
PORCH AT ALLEY	NA	NA	NA	12'-6" MIN.
COURTYARD WALLS	20' MIN.	15' MIN.	10' MIN.	10' MIN.
FRONT OF SIDE LOAD GARAGES	25'	22'	15' MIN.	15' MIN
GARAGES AT ALLEYS ⁸	NA	NA	NA	5' MIN.
ANCILLARY BUILDING SETBACKS				
REAR YARD	10'	10'	10'	10'
SIDE YARD	10'	5'	5'	5'
FROM MAIN HOUSE	15'	15'	10'	10'
MAXIMUM BUILDING HEIGHTS				
MAIN BUILDING	36'	36'	36'	36'
FRONT OR REAR PORCH	15'	15'	15'	15'
DETACHED GARAGE	24'	24'	24'	24'
ANCILLARY BUILDING	24'	20'	16'	16'
PARKING				
MIN. ON SITE ENCLOSED SPACES	3	3	2	2

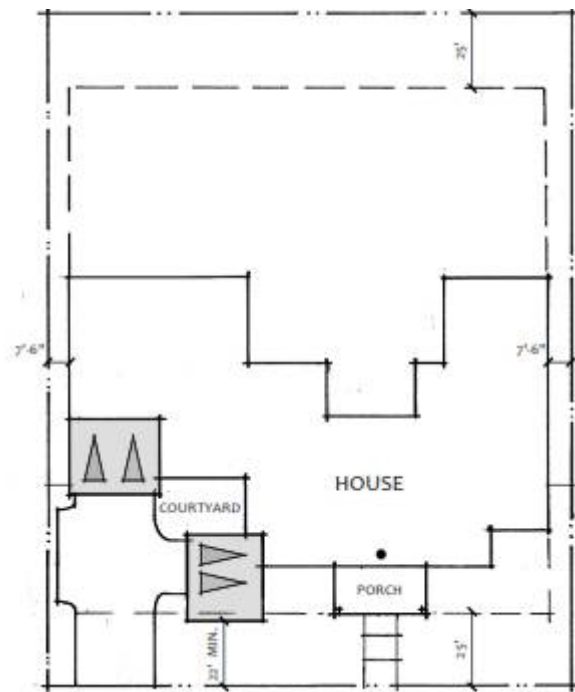
TABLE 3.2 FOOTNOTES:

1. Ancillary buildings must be located behind the front plane of the main house on any property that allows for ancillary buildings.
2. All setbacks are measured from back of the property line.
3. Architectural projections may encroach into front or rear setbacks a maximum of 2'-0".
4. Architectural projections may encroach into side setbacks 2'-0" if they are 5'-0" in width or greater.
5. Architectural projections may not encroach into side setbacks if they are less than 5'-0" in width.
6. Lot coverage includes all covered areas including: house, garages, porches, patios and ancillary structures.
7. All garages to have a 2'-0" min offset between adjacent neighboring garages, except at alleys
8. Alley loaded garages shall be setback to either allow parking in the driveway (18'-0" setback) or short enough to not allow parking (5'-0" setback) so vehicles do not overhang or impede traffic at alley.
9. Garages shall be setback from front of house or porch a minimum of 5'-0"

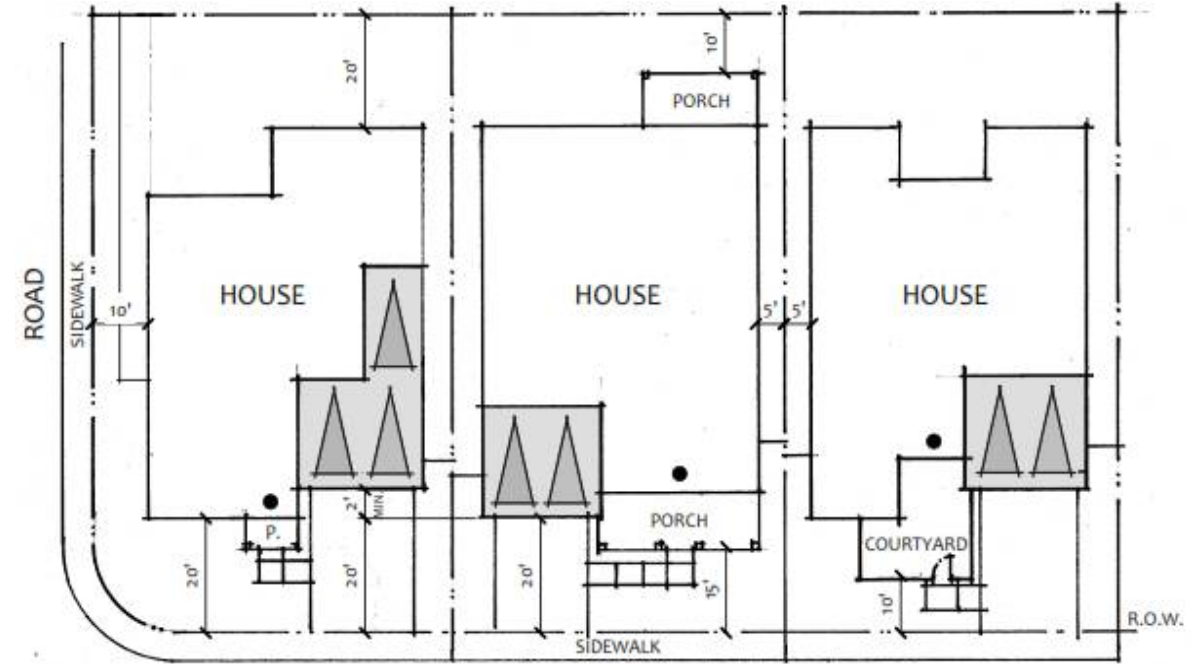
CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS



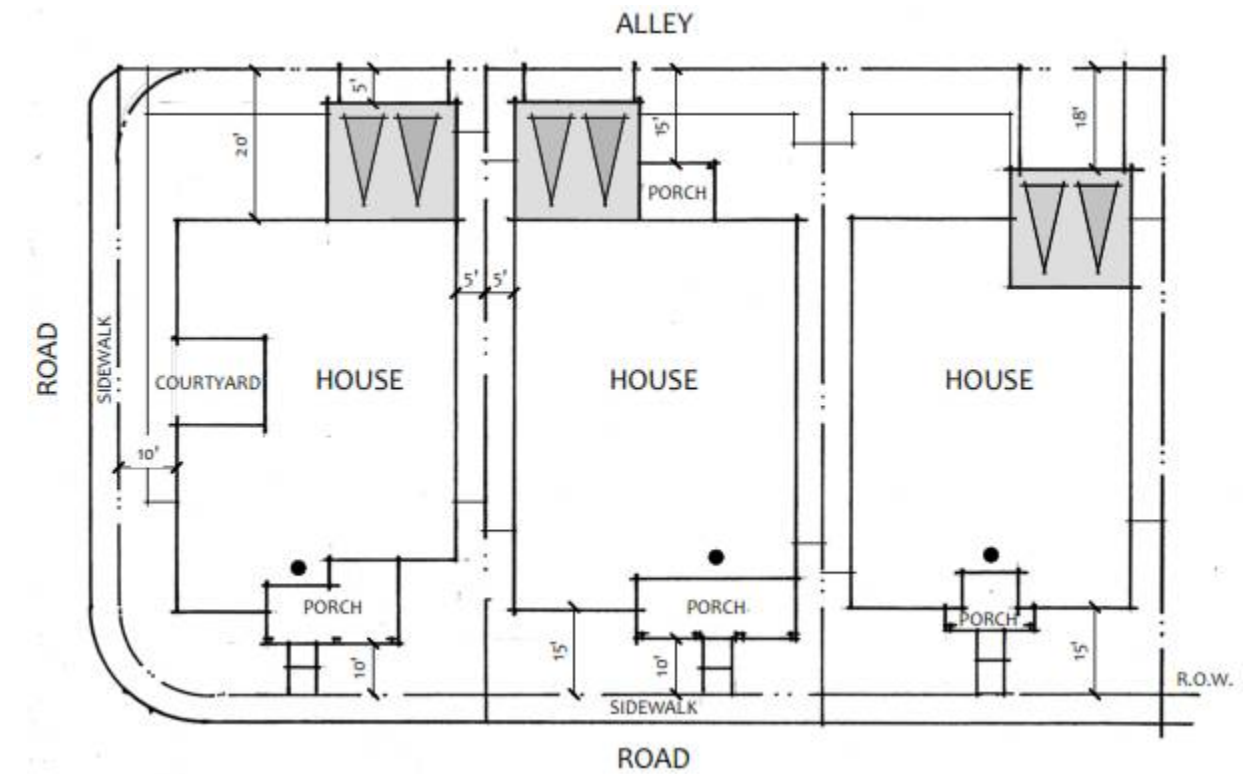
VRR STANDARD LOT



VCE STANDARD LOT



VLDR STANDARD LOT



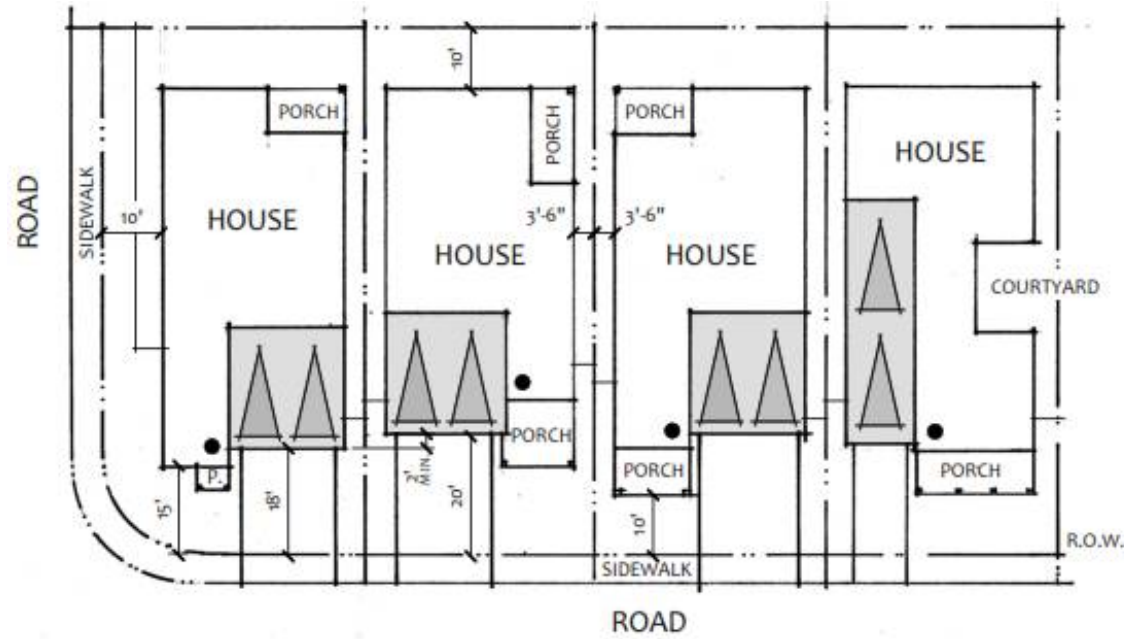
VLDR ALLEY LOADED LOT

CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

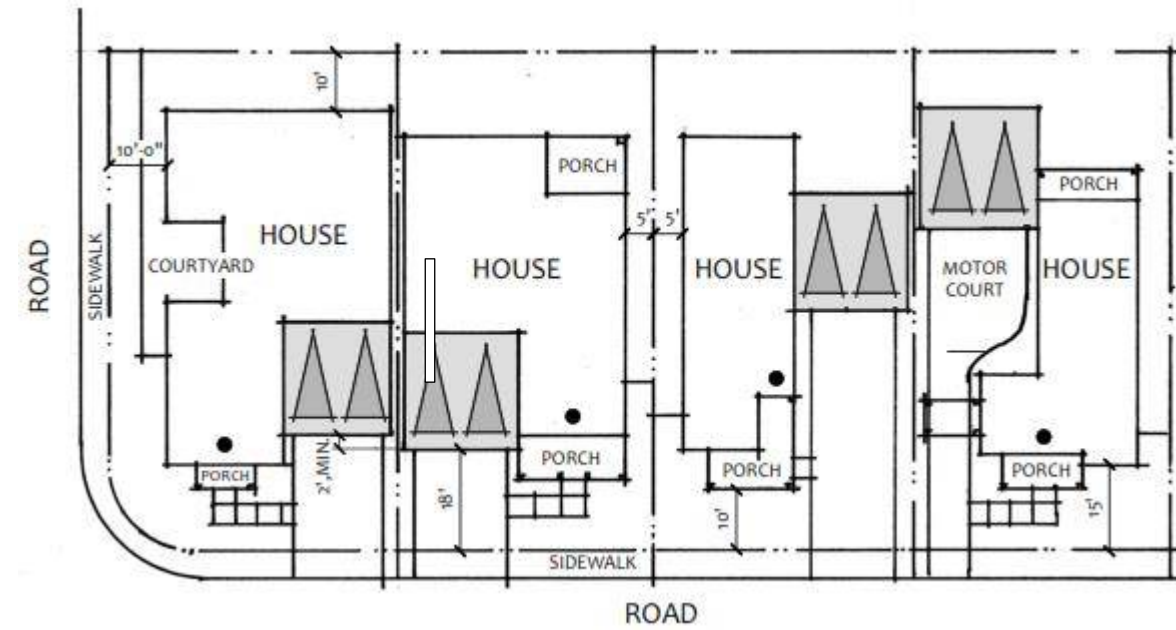
Table 3.3 VMDR Development Standards							
	VILLAGE MEDIUM DENSITY RESIDENTIAL						
	VMDR STANDARD LOT	VMDR ALLEY	VMDR DUET	VMDR MICRO LANE	VMDR CLUSTER	VMDR TH	VMDR 4-PAK
DENSITY	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE
MINIMUM NET LOT AREA	3,200 SQUARE FEET	3,200 SQUARE FEET	3,200 SQUARE FEET	4,000 SQUARE FEET	3,600 SQUARE FEET	2,660 SQUARE FEET	3,750 SQUARE FEET
MAXIMUM LOT COVERAGE	45%	50%	55%	55%	60%	65%	60%
SETBACKS FROM PROPERTY LINE¹							
For all structures where property abuts an AO Zone	50'	50'	50'	50'	50'	50'	50'
HOUSE AT FRONT⁸	15' MIN	12'-6" MIN.	15' MIN.	15' MIN.	10' MIN.	15' MIN.	12'-6"
PORCH AT FRONT⁸	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.
GARAGES AT STREET	18' MIN. ⁹	18' MIN.	18' MIN. ⁹	18' MIN.	18' MIN. (if applicable)	18' MIN.	18' MIN. ⁹
SIDE AT CORNER⁸	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.
HOUSE AT REAR	10' MIN.	SEE YARD SPACE REQUIREMENT	10' MIN.	10' MIN.	SEE YARD SPACE REQUIREMENT	SEE YARD SPACE REQUIREMENT	10' MIN.
PORCH AT REAR	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.
MIN. USABLE PRIVATE YARD AREA	250 SQ. FT.	250 SQ. FT.	250 SQ. FT.	300 SQ. FT.	250 SQ. FT.	150 SQ. FT.	250 SQ. FT.
INTERIOR SIDE YARD	3'-6"/3'-6"	3'-6"/3'-6"	5'/6"	4'/4'	3'-6"/3'-6"	7'-6"/7'-6"	3'-6"/3'-6"
DISTANCE BETWEEN HOMES	7' STD. 5'-6" AT ZERO LOT LINE CONDITIONS	7' STD. 5'-6" AT ZERO LOT LINE CONDITIONS	10' MIN.	8' MIN.	7' MIN.	15' MIN.	7' MIN.
HOUSE AT ALLEY	NA	20' MIN.	20' MIN.	NA	7' MIN.	NA	10' MIN.
PORCH AT ALLEY	NA	10' MIN.	NA	NA	5'	NA	10' MIN.
COURTYARD WALLS	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.	10' MIN.
FRONT OF SIDE LOAD GARAGES	NA	NA	NA	NA	NA	NA	NA
GARAGES AT ALLEYS⁷	NA	5' MIN.	5' MIN.	5' MIN.	5' MIN.	NA	18' MIN.
ANCILLARY BUILDINGS¹⁰	NOT PERMISSIBLE	NOT PERMISSIBLE	NOT PERMISSIBLE	NOT PERMISSIBLE	NOT PERMISSIBLE	NOT PERMISSIBLE	NOT PERMISSIBLE
BUILDING HEIGHTS							
MAIN BUILDING	36' MAX.	36' MAX.	36' MAX.	36' MAX.	36' MAX.	36' MAX.	36' MAX.
FRONT OR REAR PORCH	10' MAX.	10' MAX.	10' MAX.	10' MAX.	10' MAX.	10' MAX.	10' MAX.
DETACHED GARAGE	NA	NA	NA	NA	NA	NA	NA
PARKING							
ON SITE ENCLOSED SPACES	2	2	2	2	2	2	2

TABLE 3.3 FOOTNOTES:

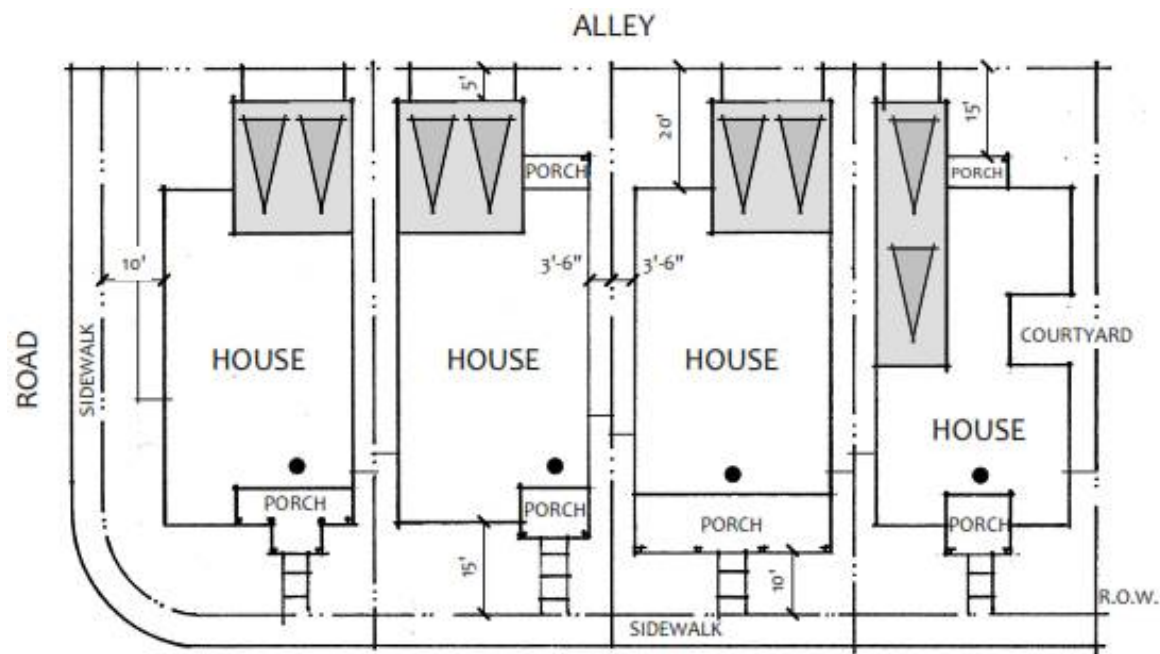
1. All setbacks are measured from back of the property line.
2. Architectural projections may encroach into front or rear setbacks a maximum of 2'-0".
3. Architectural projections may encroach into side setbacks 2'-0" if they are 5'-0" in width or greater.
4. Architectural projections may not encroach into side setbacks if they are less than 5'-0" in width.
5. Lot coverage includes all covered areas including: house, garages, porches, patios and ancillary structures.
6. All garages to have a 2'-0" min offset between adjacent neighboring garages.
7. Alley loaded garages shall be setback to either allow parking in the driveway (18'-0" setback) or short enough to not allow parking (5'-0" setback) so vehicles do not overhang or impede traffic at alley.
8. PUE's shall be 10'-0" or less in VMDR zones.
9. Garages shall be setback from front of house or porch a minimum of 5'-0".
10. Ancillary buildings shall include any free-standing structures.



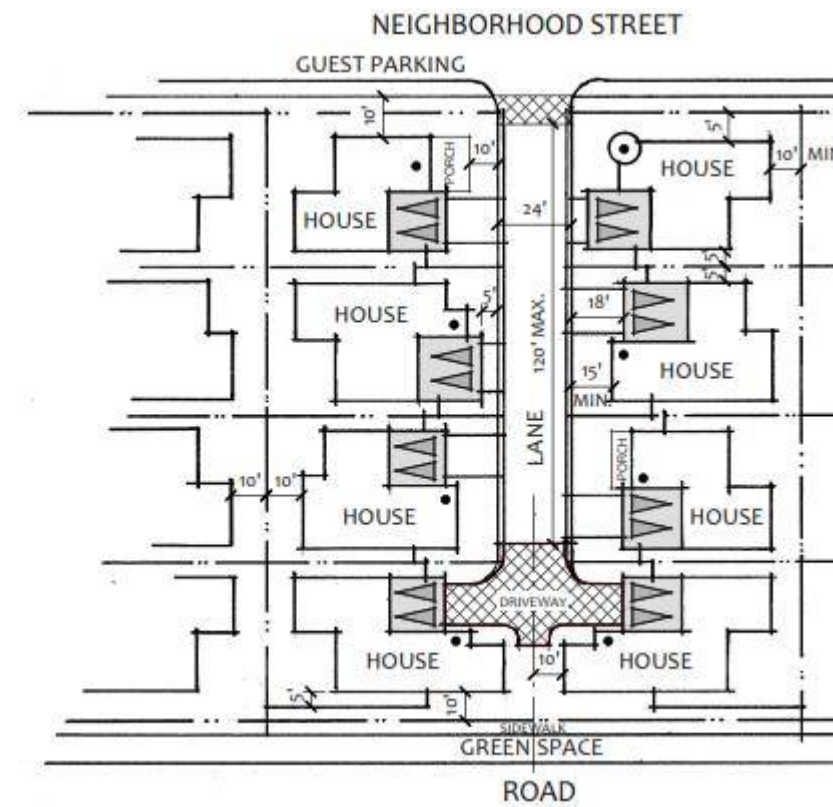
VMDR STANDARD LOTS



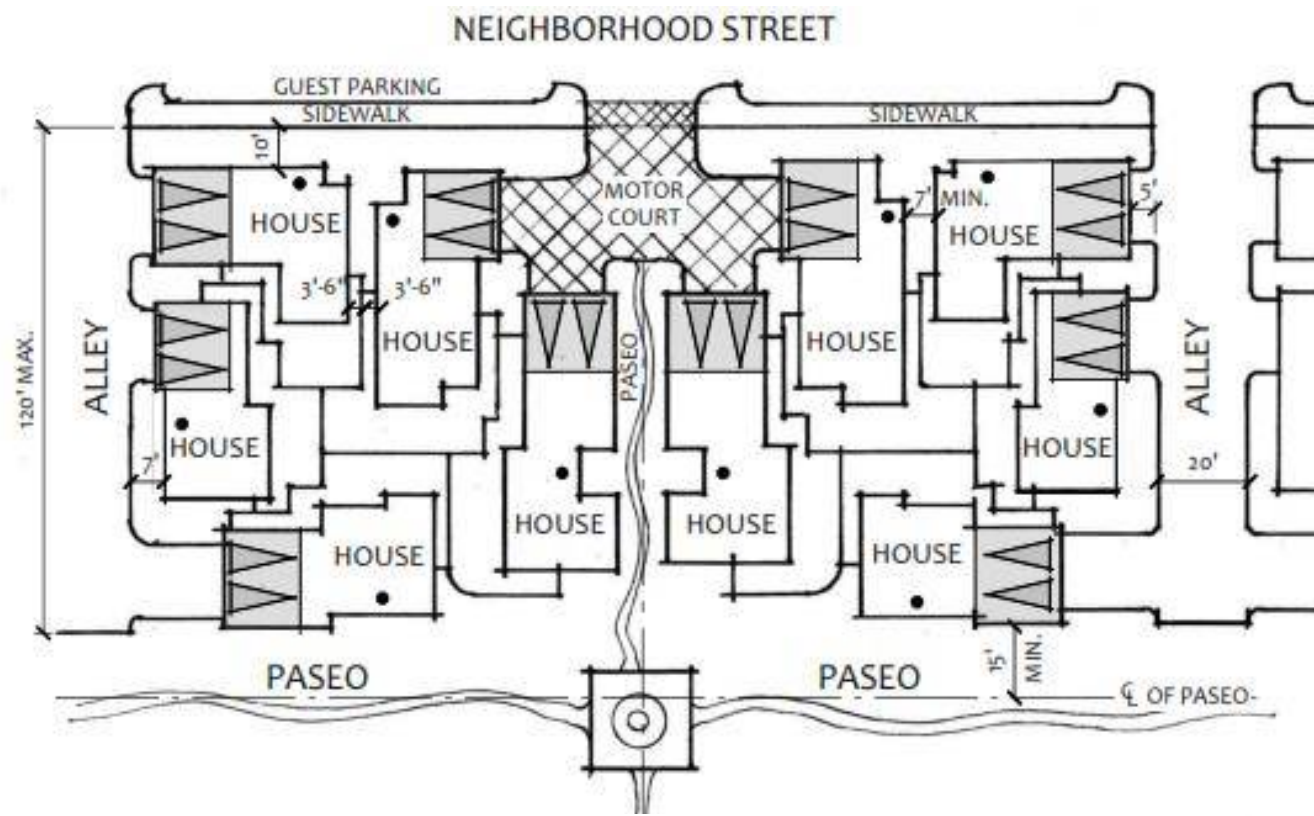
VMDR DUET LOTS



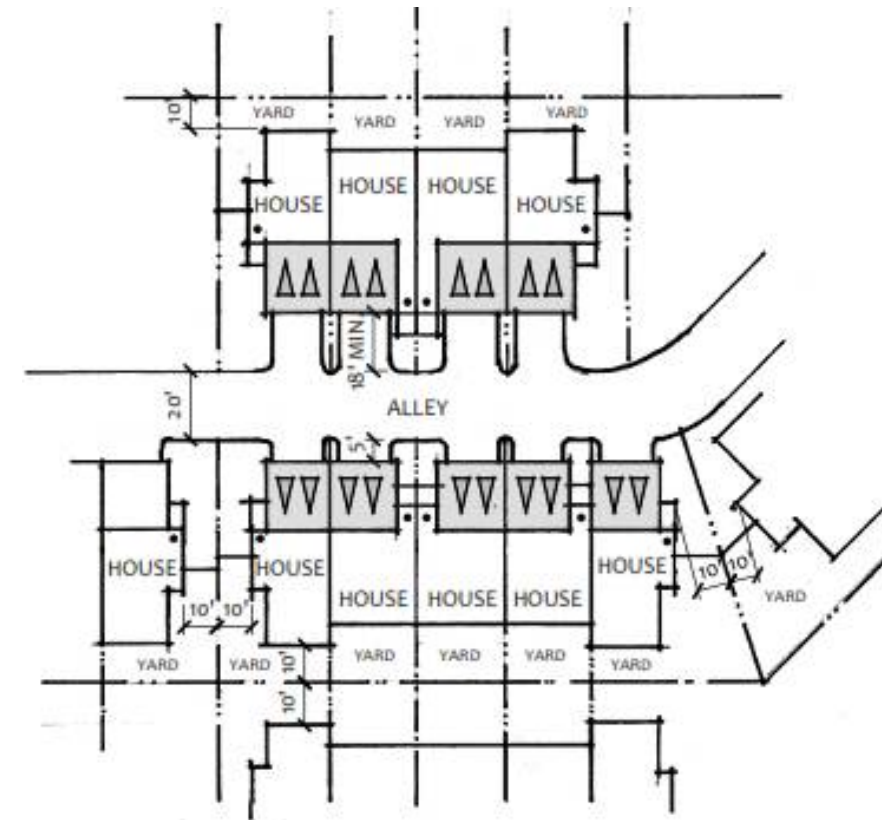
VMDR ALLEY LOTS



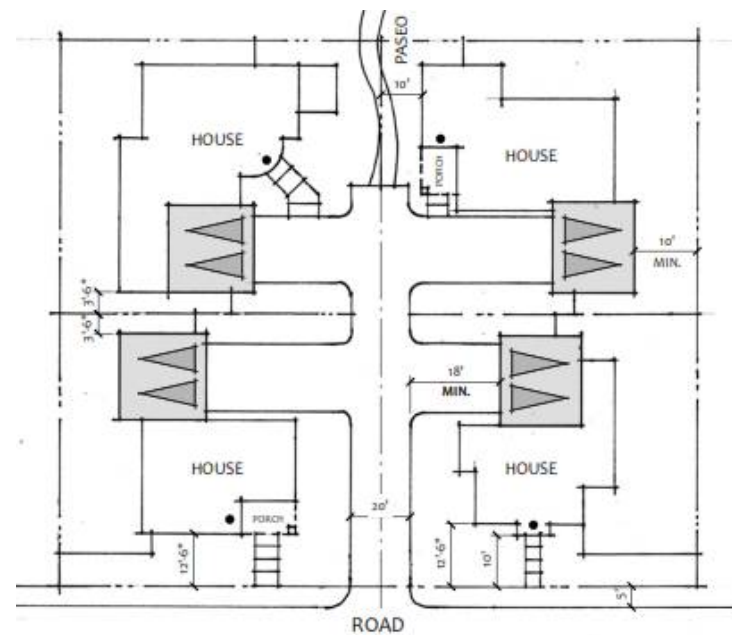
VMDR MICRO LANE LOTS



VMDR CLUSTER LOTS



VMDR TOWNHOUSE LOTS



VMDR FOUR-PACK LOTS

Exhibit 3.2: Setback Diagrams for VMDR

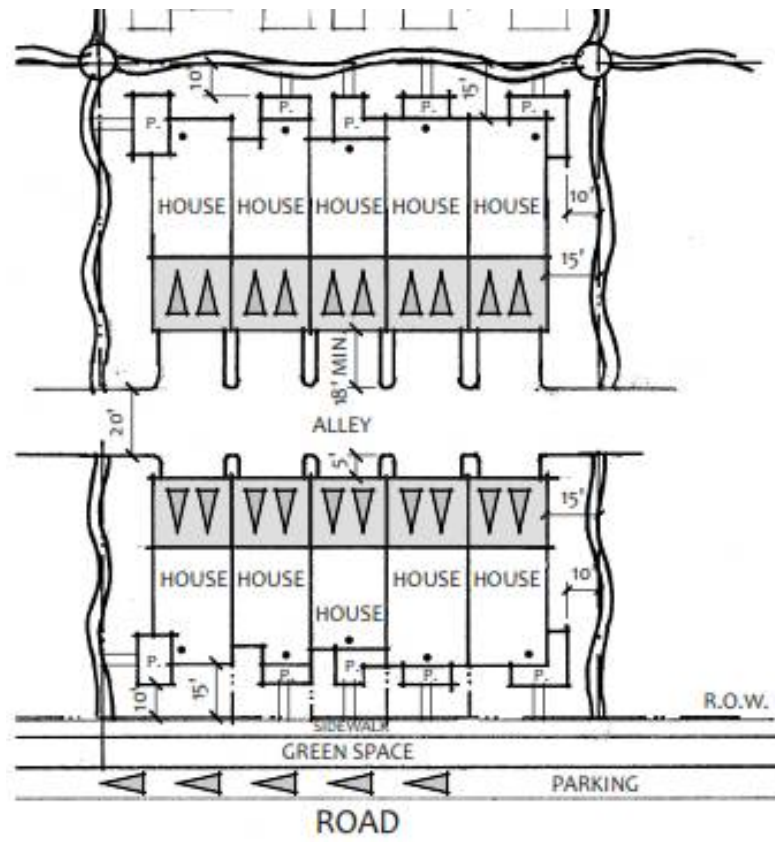
CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

Table 3.4: VHDR Development Standards				
	VILLAGE HIGH DENSITY RESIDENTIAL			
	VHDR TH ALLEY	VHDR TRI-PLEX	VHDR GREEN COURT	VHDR-CONDO
DENSITY	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	13.0 - 30.0 DU/ACRE
MINIMUM NET LOT AREA	TBD	TBD	TBD	TBD
SETBACKS FROM PROPERTY LINE ¹				
All structures where property abuts an AO Zone	50'	50'	50'	50'
PRIMARY BUILDING AT FRONT	10' MIN.	15' MIN.	10' MIN.	20' MIN.
PORCH AT FRONT⁸	10' MIN.	10' MIN.	10' MIN.	15'-0"
GARAGES AT FRONT	18' MIN. (if applicable)	18' MIN. (if applicable)	NA	NA
SIDE AT CORNER⁸	10' MIN.	10' MIN.	10' MIN.	10' MIN.
PRIMARY BUILDING AT REAR	SEE YARD SPACE REQUIREMENT	SEE YARD SPACE REQUIREMENT	SEE YARD SPACE REQUIREMENT	SEE YARD SPACE REQUIREMENT
PORCH AT REAR	NA	10' MIN.	10' MIN.	NA
MIN. USABLE PRIVATE YARD AREA	150 SQ. FT.	150 SQ. FT.	150 SQ. FT.	100 SQ. FT.
INTERIOR SIDE YARD	7'-6"/7'-6"	10'/10'	3'-6"/3'-6"	10'/10'
DISTANCE BETWEEN HOMES	15' MIN.	15' MIN.	7' MIN.	10' MIN.
PRIMARY BUILDING AT ALLEY	7' MIN.	7' MIN.	7' MIN.	10'
PORCH AT ALLEY	NA	NA	NA	NA
COURTYARD WALLS	10' MIN.	10' MIN.	5' MIN.	10' MIN.
FRONT OF SIDE LOAD GARAGES	NA	NA	NA	NA
GARAGES AT ALLEYS⁷	5' MIN.	5' MIN.	5' MIN.	5' MIN.
ANCILLARY BUILDINGS	NOT PERMISSIBLE	NOT PERMISSIBLE	NOT PERMISSIBLE	NOT PERMISSIBLE
BUILDING HEIGHTS				
MAIN BUILDING	36' MAX.	36' MAX.	36' MAX.	50' MAX.
FRONT OR REAR PORCH	10' MAX.	10' MAX.	10' MAX.	10' MAX.
DETACHED GARAGE	NA	NA	NA	12'
PARKING				
ON SITE ENCLOSED SPACES	2 ⁹	2 ⁹	2 ⁹	1 per 1BR, 2 per 2BR or more ⁹

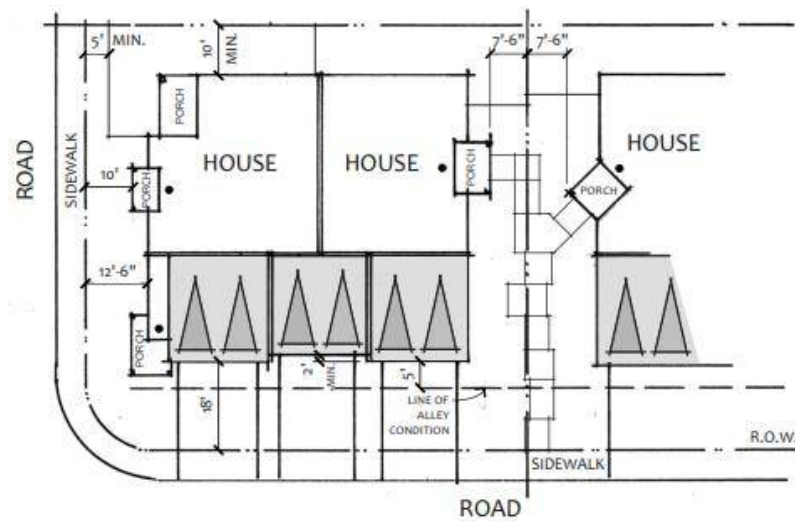
TABLE 3.4 FOOTNOTES:

1. All setbacks are measured from back of the property line. Where VHDR zones abut any VLDR zone, a minimum setback of 20 feet for a primary building shall be maintained along the property line adjacent to VLDR. Carports and detached garages are not included in this requirement.
2. Architectural projections may encroach into front or rear setbacks a maximum of 2'-0".
3. Architectural projections may encroach into side setbacks 2'-0" if they are 5'-0" in width or greater.
4. Architectural projections may not encroach into side setbacks if they are less than 5'-0" in width.
5. Lot coverage includes all covered areas including: house, garages, porches, patios and ancillary structures.
6. All garages to have a 2'-0" min offset between adjacent neighboring garages.
7. Alley loaded garages shall be setback to either allow parking in the driveway (18'-0" setback) or short enough to not allow parking (5'-0" setback) so vehicles do not overhang or impede traffic at alley.
8. PUE's shall be 10'-0" or less in VHDR zones.
9. Guest parking shall be 1 space for every 5 units for VHDR.

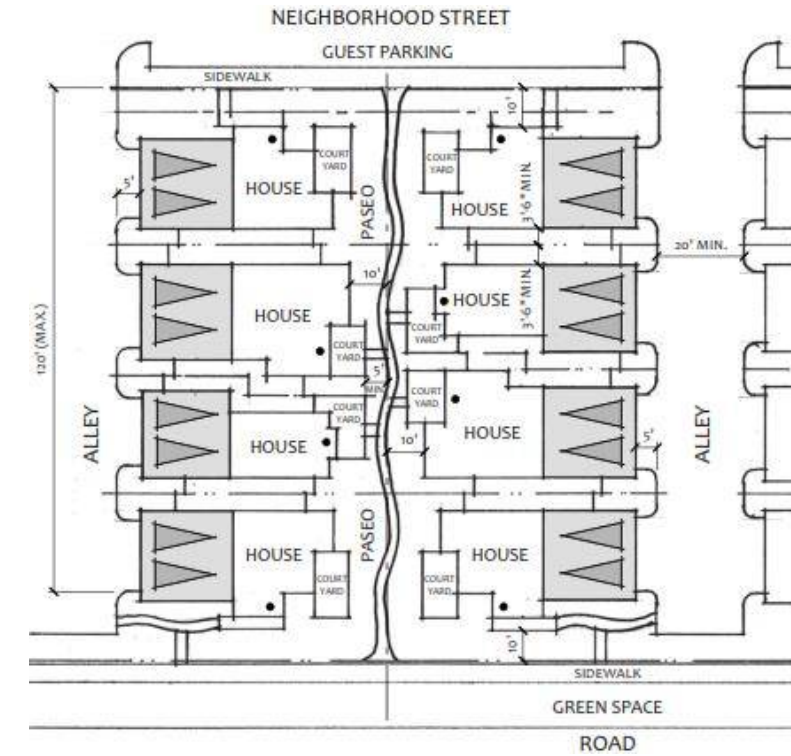
CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS



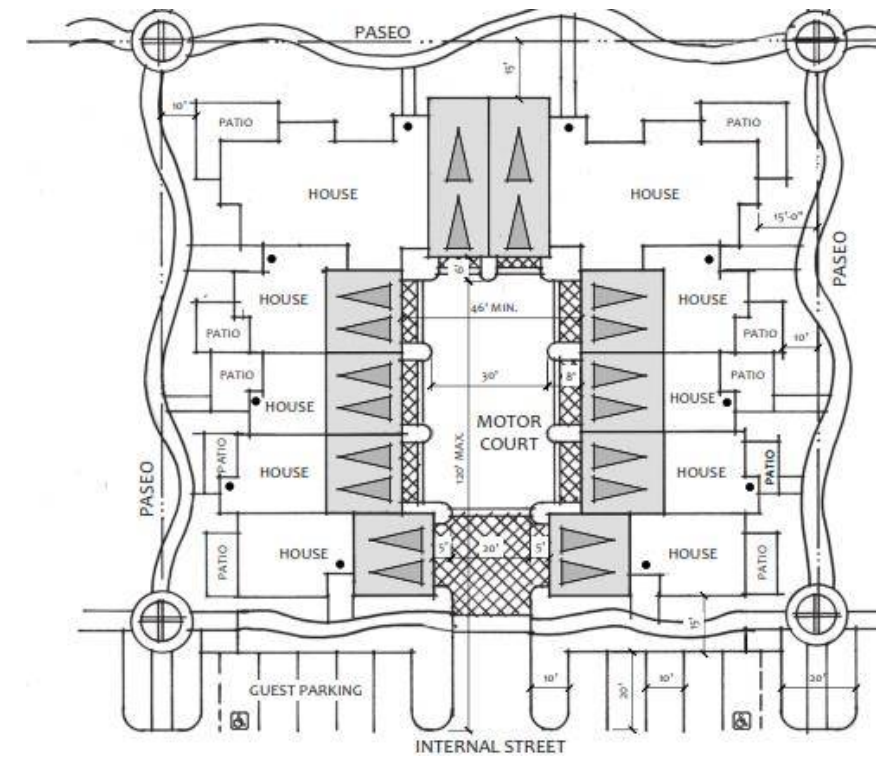
VHDR TOWNHOME ALLEY LOTS



VHDR TRI-PLEX LOTS



VHDR GREENCOURT LOTS



VHDR CONDOMINIUMS

Exhibit 3.3: Setback Diagrams for VHDR

Commercial and Employment Development Standards and Regulations

3.4.4 Village Mixed Use (VMU)

Table 3.5 provides the development standards for the Village Mixed Use (VMU) zone, which is one parcel located on Dowd Road. This zone allows a mix of commercial and residential uses in both vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) configurations. An illustration of the VMU standards is provided in Exhibit 3.4. Development of residential uses in this zone will conform to the standards of VHDR as provided in Table 3.4, VHDR Development Standards.

3.4.5 Village Center (VC)

Table 3.6 provides the development standards for the Village Center (VC) zone. This zone occurs in two locations in the Plan Area, one in the west (VC 151) and the other in the east (VC 176). Due to different conditions, the two sites have variations in some of the development standards, as reflected in Table 3.6. VC site 176 is encumbered by an Airport compatibility zone, which may impose more restrictive development standards for building height and site density (persons/acre). An illustration of the VMU standards for VC 151 is provided in Exhibit 3.4 and VC 176 is shown on Exhibit 3.5.

3.4.6 Village Commercial (VCOMM)

Table 3.7 provides the development standards for the Village Commercial (VCOMM) zone. This zone is located on large, visible sites along Highway 65 at the Nelson and Nicolaus Road interchanges. Portions of the VCOMM zoned parcels are encumbered by Airport compatibility zones, which may impose more restrictive development standards for building height and site density (persons/acre). An illustration of the VCOMM standards is provided in Exhibit 3.6.

3.4.7 Village Office Commercial (VOC)

Table 3.8 provides the development standards for the Office Commercial (VOC) zone. The VOC zoned sites are strategically located at the Highway 65/Nelson Road interchange. All VOC zoned sites are encumbered by Airport compatibility zones, which may impose more restrictive development standards for building height and site density (persons/acre). An illustration of the VOC standards is provided in Exhibit 3.7.

3.4.8 Village Business Professional (VBP)

Table 3.9 provides the development standards for the Village Business Professional (VBP) zone. The BP zones are located primarily in the north eastern portion of the Plan Area near Nelson Lane and Nicolaus Road. Portions of the VBP zoned parcels are encumbered by Airport compatibility zones, which may impose more restrictive development standards for building height and site density (persons/acre). An illustration of the VBP standards is provided in Exhibit 3.8.

Table 3.5: VMU Development Standards		
Lot Standards		
Minimum Lot Area	None	
Maximum Lot Coverage	100%	
Maximum Structure Height	56 feet 4 stories	
Setbacks For Main Buildings and Accessory Structures		
Front	NA	Build-to-line
Side (interior)	5' to curb at parking	
Rear (Interior)	5' to curb at driveways	
Side or Rear at public street or Park	12 feet	
Projections¹		
Roof overhangs, eaves	3 feet into setback	
Canopies, awnings	6 feet into setback	Min. 10 ft. clear height
Balconies	6 feet into setback	Min. 12 ft. clear height
Parking		
Off-street parking	per LMC 18.44	
Loading/Delivery		
Loading zone	No service access allowed from primary retail street	Shall be behind building in designated loading area
Signs		
Per LMC Title 16		
Facades, Entries		
Buildings fronting on streets shall have primarily non-residential uses at ground level with residential uses allowed at upper levels.		
Building entrances shall face the primary street. Secondary entrances may be desirable from parking behind buildings where occurs.		
Front entry recesses shall be no more than 6 feet from the back of walk (build-to-line)		
Building facades shall be well articulated using a variety of architectural elements including projections and recesses, balconies, awnings and cornices, colors and materials.		
Sidewalks		
Sidewalks adjacent to primary streets shall be 16 feet as measured from the back of curb.		
Outdoor dining is allowed on sidewalks but shall not encroach more than 8 feet into the walk or reduce the pedestrian circulation zone to less than 8 feet wide ¹		
Planters / furnishings		
Street elements such as planters, benches, trash receptacles and bike racks shall be consistent throughout a single project or block.		
Outdoor dining furniture must be durable and of high quality. No plastic tables and chairs shall be permitted.		
Dining furniture may be separated from the pedestrian walking zone by the use of low planters or movable barriers. No barriers shall be more than 42 inches high.		

1. Building projections and or outdoor seating which extend over/into the public right-of-way may be granted with an encroachment permit.

CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

Table 3.6: VC Development Standards		
Lot Standards	VC west 151	VC east 176
Minimum Lot Area	None	None
Maximum Lot Coverage	NA	NA
Maximum Structure Height	56 feet/4 stories	56 feet/4 stories
Setbacks For Main Buildings and Accessory Structures		
For all structures where property abuts an AO Zone	50'	50'
Front	None	Build-to-line (PL)
Side (interior)	10' to curb at parking	20 feet between buildings
Rear (Interior)	10' to curb at driveways	20 feet
Side or Rear abutting a public street or Park	15 feet	2 times bldg. ht. adjacent to residential
Projections ¹		
Roof overhangs, eaves	3 feet	none
Canopies, awnings	6 feet/min. 10 ft. clear	none
Balconies	6 feet/min. 12 ft. clear	none
Parking		
Off-street parking	Per LMC 18.44	Per LMC 18.44
Loading/Delivery		
Loading zone	No service access allowed from primary retail street	Loading zones shall be screened from view from public streets
Signs		
Per LMC Title 16		
Facades, Entries		
Buildings fronting on streets shall have primarily non-residential uses at ground level.		
Building entrances shall face the primary street. Secondary entrances may be from parking behind buildings where occurs.		Buildings may face internal circulation
Sidewalks		
Sidewalks adjacent to primary streets shall be 16 feet as measured from the back of curb.		Internal pedestrian circulation may be between 5 ft. to 16 ft.
Second floor balconies and decks may project over the sidewalk but must maintain a minimum ground clearance of 12 feet		
Outdoor dining is allowed on sidewalks but shall not reduce the pedestrian circulation zone to less than 8 feet wide ¹		
Planters / furnishings		
Street elements such as planters, benches, trash receptacles and bike racks shall be consistent throughout a single project or block.		
Outdoor dining furniture must be durable and of high quality. No plastic tables and chairs shall be permitted.		
Dining furniture may be separated from the pedestrian walking zone by the use of low planters or movable barriers. No barriers shall be more than 42 inches high.		

1. Building projections and or outdoor seating which extend over/into the public right-of-way may be granted with an encroachment permit.

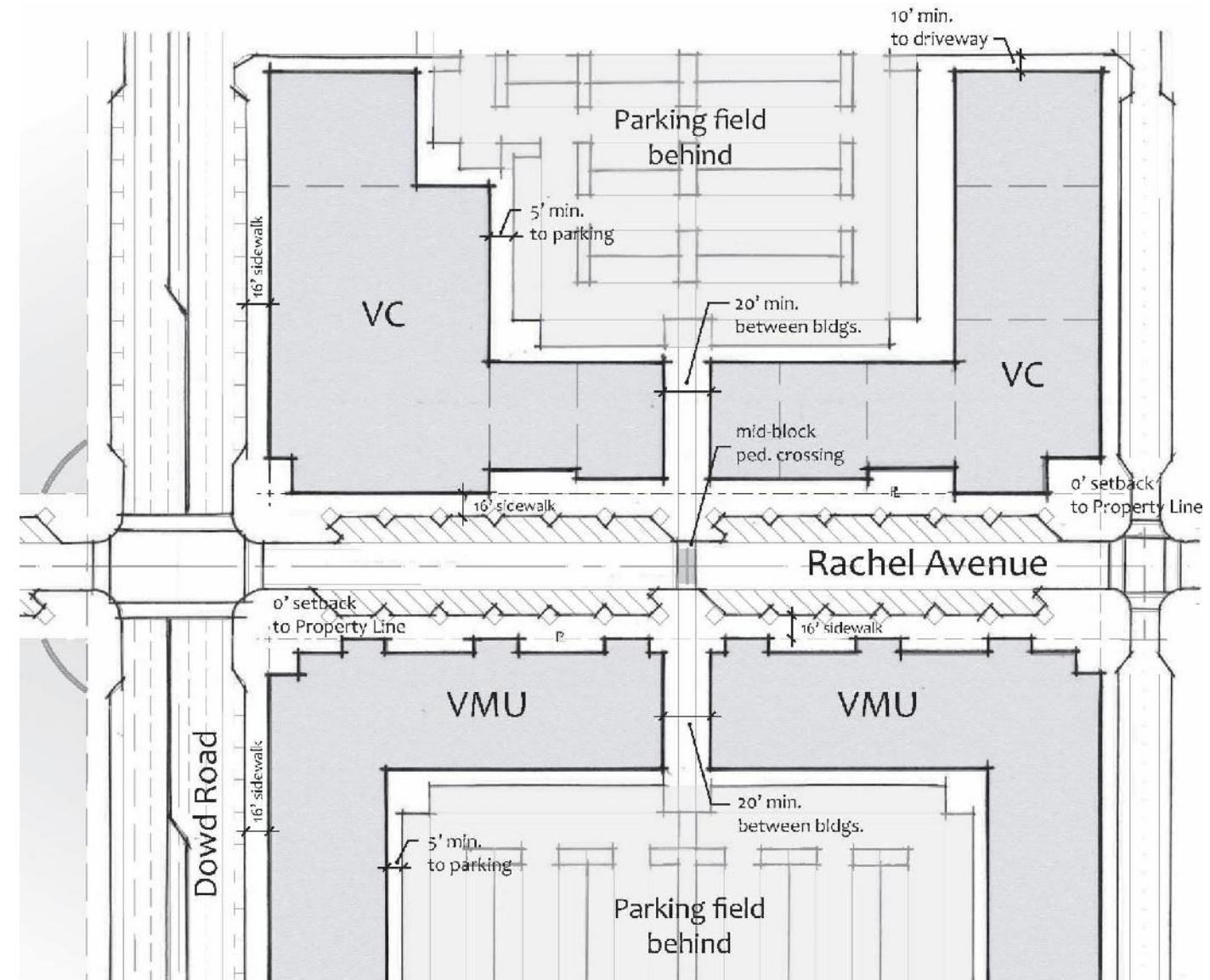


Exhibit 3.4: Illustration of Standards for VMU and VC West Parcel 151

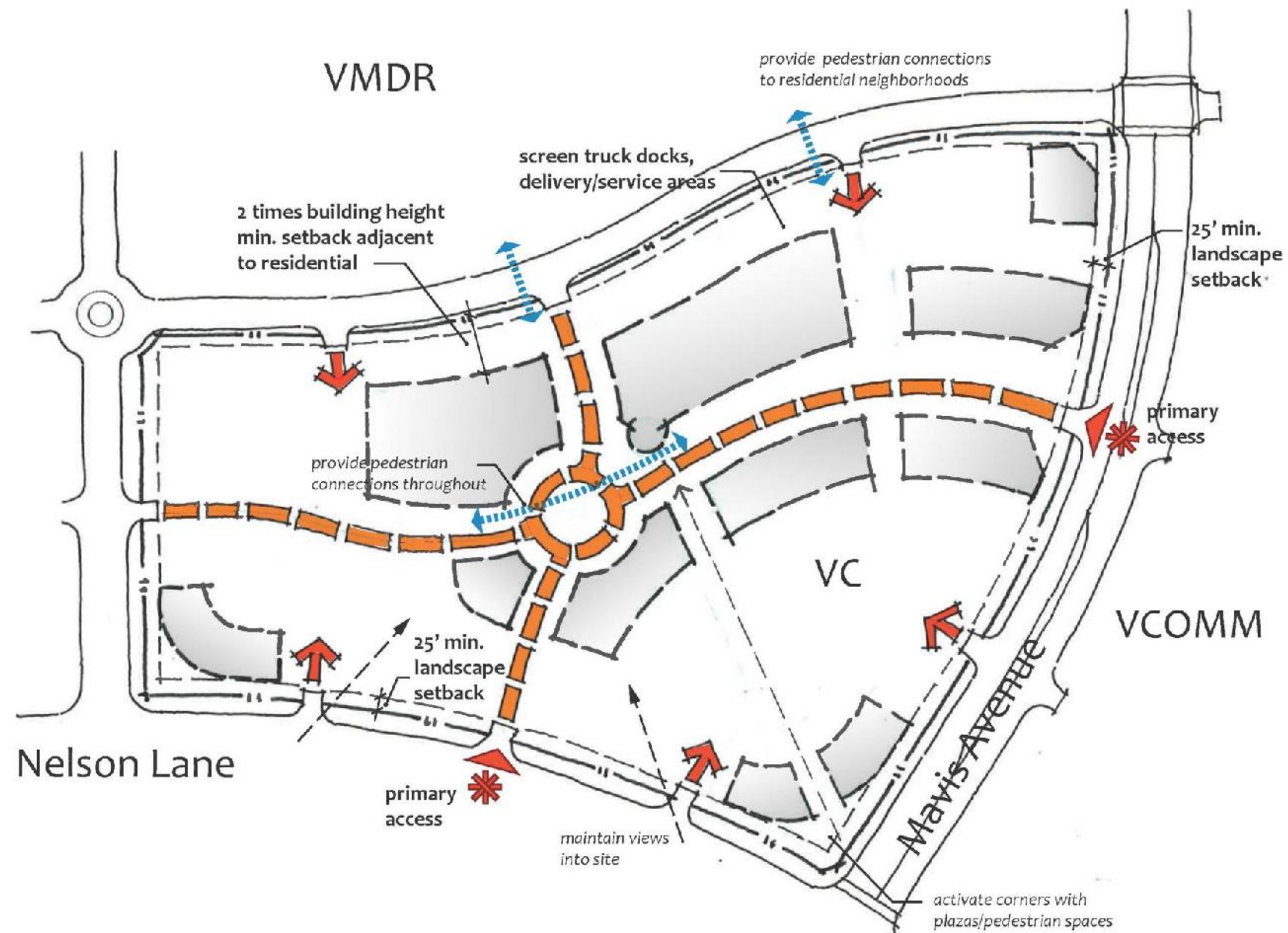


Exhibit 3.5: Illustration of Standards for VC Parcel 171

CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

Table 3.7: VCOMM Development Standards		
Development Standards		
Minimum Lot Area	NA	
Maximum Lot Coverage	50%	
Maximum Structure Height	54 feet/2 stories	Up to 65 ft. for non-habitable tower structures
Setbacks For Main Buildings and Accessory Structures		
For all structures where property abuts an AO Zone	50'	
Front	25 feet	
Side (interior)	20 feet <i>Between buildings</i>	
Rear (Interior)	20 feet	
Side or Rear abutting a public street or Park	20 feet	*2 times bldg. ht. adjacent to residential
Rear adjacent to Highway ROW	100 feet	
Projections¹		
Roof overhangs, eaves	3 feet into required setback	
Canopies, awnings	6 feet into required setback	min. 10 ft. clear
Balconies	none	
Parking		
Off-street Parking	Per LMC 18.44	
Loading/Delivery/Service		
Loading zone	Loading, Delivery, and service areas shall not conflict with pedestrian zones and shall be adequately screened	
Signs		
Per LMC Title 16		
Planters / furnishings		
Site elements such as planters, benches, trash receptacles and bike racks shall be consistent throughout the entire project.		
Separation		
Commercial developments adjacent to Residential properties shall have a 6 ft. high decorative masonry wall.		

1. Building projections and or outdoor seating which extend over/into the public right-of-way may be granted with an encroachment permit.

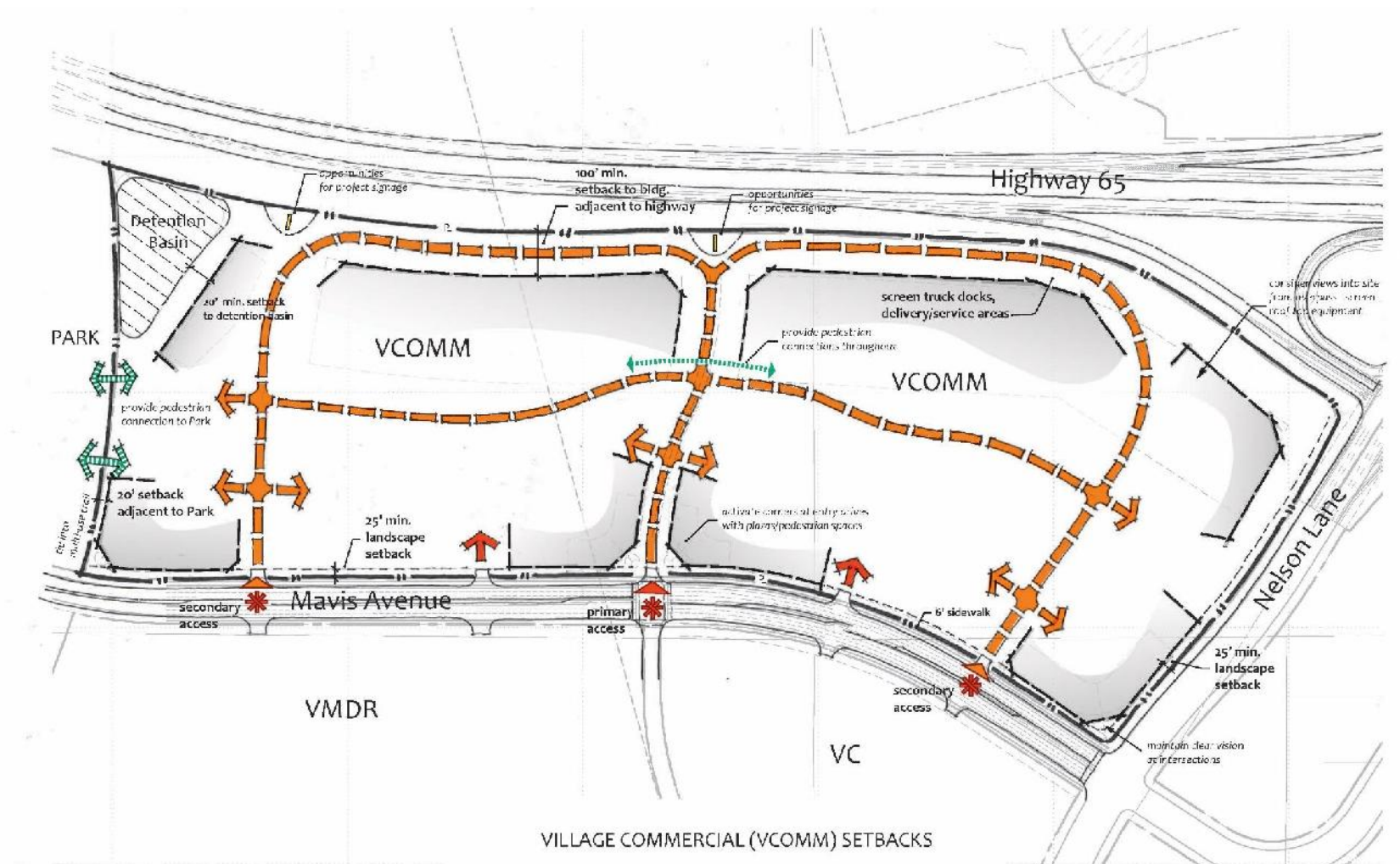
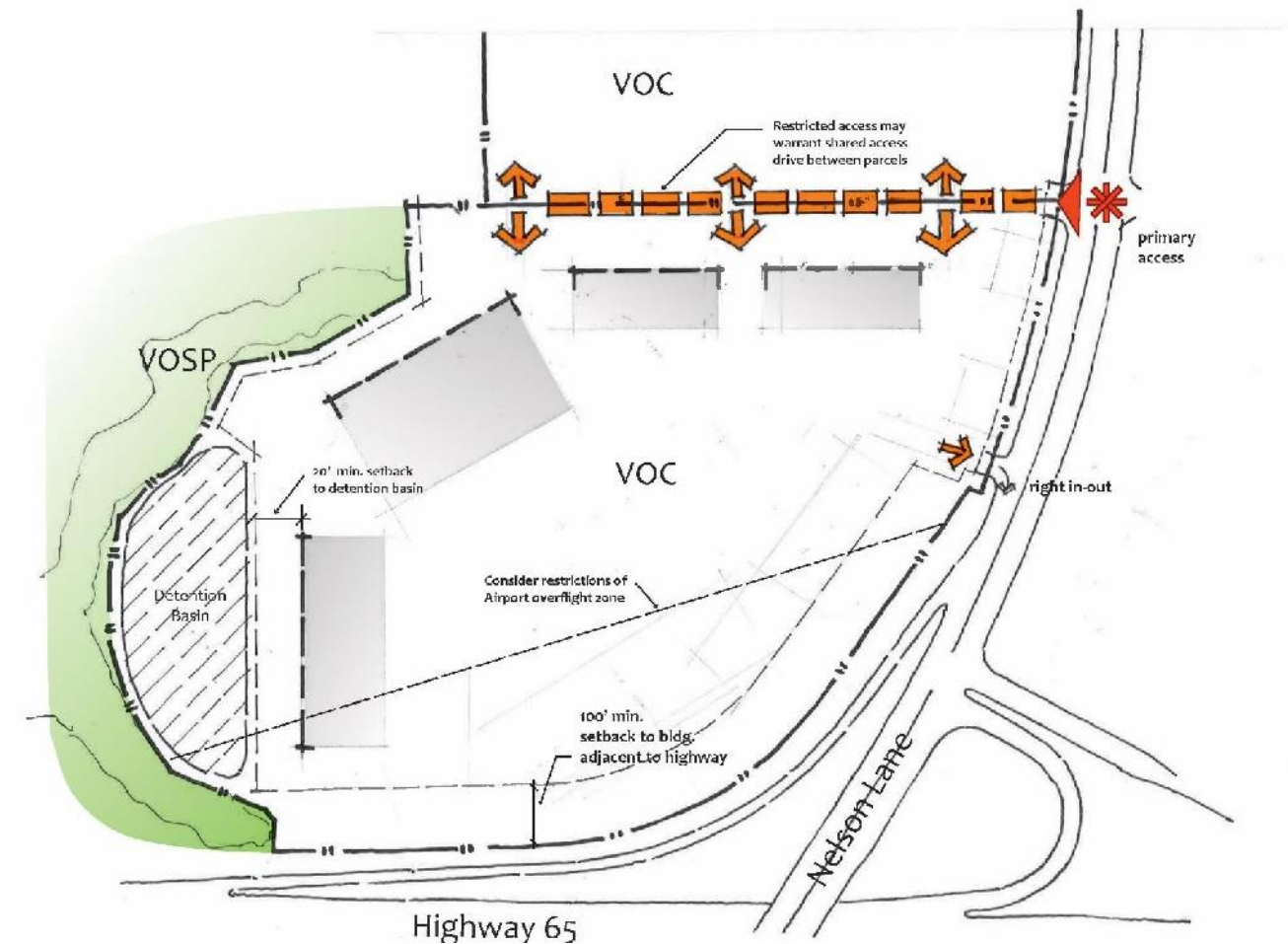


Exhibit 3.6: Illustration of VCOMM Standards

Table 3:8: VOC Development Standards		
Lot Standards	VOC	
Minimum Lot Area	NA	
Maximum Lot Coverage	50%	
Maximum Structure Height	64 ft.	4 stories
Setbacks For Main Buildings and Accessory Structures		
For all structures where property abuts an AO Zone	50'	
Front	25 feet	
Side (interior)	20 feet between buildings	
Rear (Interior)	20 feet	
Side or Rear abutting a public street or Park	20 feet	*2 times bldg. ht. adjacent to residential
Side or rear adjacent to Highway ROW	100 feet	
Projections¹		
Roof overhangs, eaves	Not allowed in building setback	
Canopies, awnings	Not allowed in building setback	
Balconies	Not allowed in building setback	
Parking		
Off-street Parking	per LMC 18.44	
Loading/Delivery		
Delivery zone	A designated pull-out shall be provided near the main building entrances for mail and delivery vehicles	
Signs		
Per LMC Title 16		
Plazas / furnishings		
Each building or group of buildings shall provide a plaza space for building tenants incorporating seating and trash receptacles at a minimum.		
Outdoor dining furniture must be durable and of high quality. No plastic tables and chairs shall be permitted.		



1. Building projections and or outdoor seating which extend over/into the public right-of-way may be granted with an encroachment permit.

Exhibit 3.7: Illustration of VOC Standards

Table 3.9: VBP Development Standards		
Lot Standards		VBP
Minimum Lot Area		NA
Maximum Lot Coverage		50%
Maximum Structure Height		56 ft./4 stories
Setbacks For Main Buildings and Accessory Structures		
For all structures where property abuts an AO Zone		50'
Front		25 feet
Side (interior)		20 feet Between buildings
Rear (Interior)		15 feet
Side or Rear abutting a public street or Park		20 feet
		*2 times bldg. ht. adjacent to residential
Projections ¹		
Roof overhangs, eaves		3 feet
Canopies, awnings		4 feet
Balconies		Not allowed in building setback
Parking		
Off-street Parking		per LMC 18.44
Loading/Delivery		
Delivery zone		A designated pull-out shall be provided near the main building entrances for mail and delivery vehicles
Signs		
Per LMC Title 16		
Plazas / furnishings		
Each building or group of buildings shall provide a plaza space for building tenants incorporating seating and trash receptacles at a minimum.		
Outdoor dining furniture must be durable and of high quality. No plastic tables and chairs shall be permitted.		

1. Building projections and or outdoor seating which extend over/into the public right-of-way may be granted with an encroachment permit.

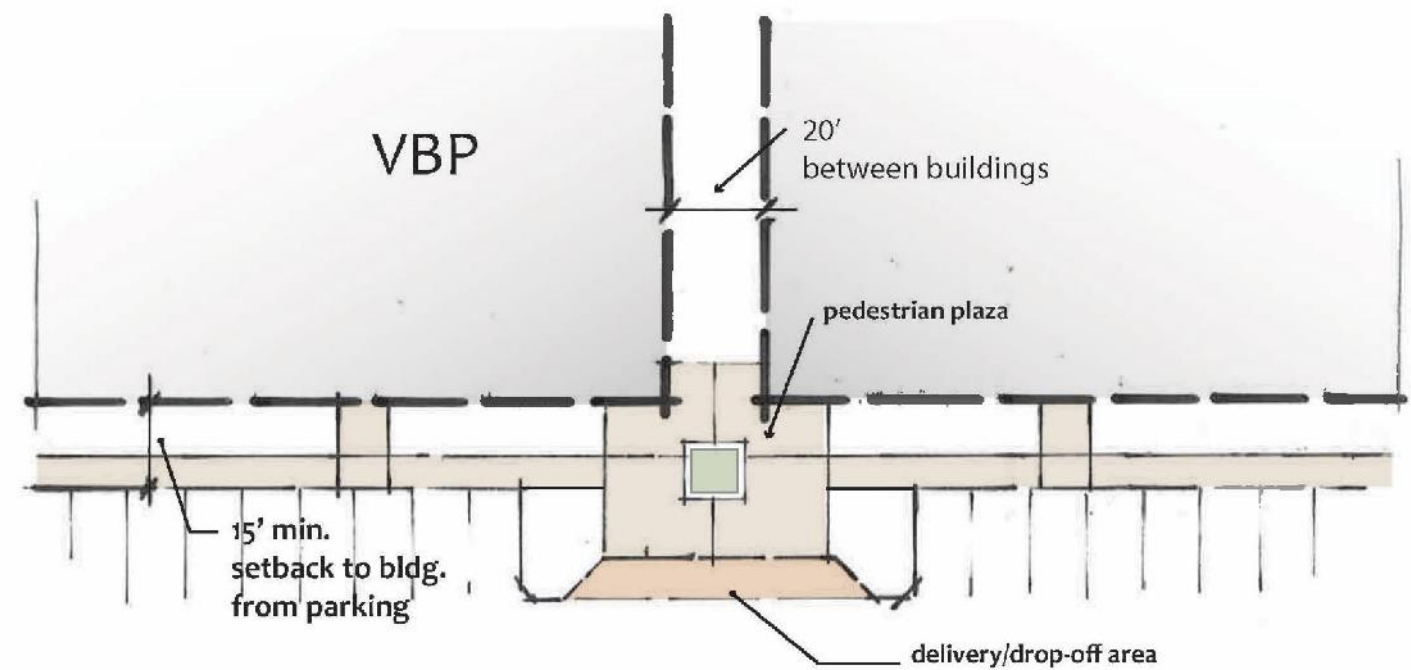


Exhibit 3.8: Illustration of VBP Standards

Public, Park and Open Space Development Standards

3.4.9 Public/Quasi Public (PQP)

The Public/Quasi Public (P/QP) zone designates land for public and quasi-public uses such as libraries, police stations, fire stations, public or private schools, public utility facilities and similar public or quasi-public use buildings. The City shall establish development standards for any City owned facilities in the PQP zone. Development of school facilities shall be subject to review and approval by Western Placer Unified School District. Any other facilities proposed in this zone shall follow the development standards for VCOMM per Table 3.7.

3.4.10 Village Park (PARK)

Table 3.10 provides the development standards for the Park zone. The Park designation is intended to provide a wide range of public parks and recreation uses. The development standards for the Park zone applies to buildings and structures located with Park sites, such as community buildings, recreation centers, restrooms, swimming pools, outdoor athletic facilities and similar recreation structures. An illustration of the Park standards is provided in Exhibit 3.9.

3.4.11 Village Open Space (VOSP/VOSN)

Open space zoning is applied to the natural resources within the Plan Area including creeks, seasonal wetlands, swales, marshes, oak groves, grasslands and other areas of natural vegetation. The open space zoning is divided into two types; Village Open Space Preserve (VOSP) and Village Natural Open Space (VOSN). The OSP zone corresponds with the Placer County Conservation Plan (PCCP), generally coinciding with the Auburn and Markham Ravine corridors. The VOSN zone is applied to areas adjacent to the VOSP areas. The Land Use Plan sets aside areas of VOSN in order to preserve wetland and aquatic resource features that contribute to the integrity of the watersheds encompassed within the VOSP areas. The following are the development standards for both VOSP and VOSN.

- Construction of buildings in VOSP and VOSN is prohibited.
- Improvements may be made to VOSP to allow for safe, limited public access or for erosion control, geologic stability, flood control, habitat enhancement, fuel modification or other public safety purposes. All improvement activities shall be subject to approval of the City and appropriate regulatory agencies.
- Access to VOSN areas are required to mitigate wildland fire danger. All trails constructed within or adjacent to open space areas shall be designed to accommodate fire apparatus per the following standards:
 1. Trails and/or fire roads shall be a minimum width of 14 feet, comprised of 10 feet of asphalt and 2 foot wide decomposed granite shoulders on each side.
 2. Minimum turning radius for trails and/or fire roads is 22 feet inside and 32 feet outside diameter.
 3. Access to trails/fire roads may be protected from private vehicle traffic with gates or bollards that provide 14 feet clear width.
 4. Bridges shall have 12 foot clear width and capable of supporting minimum gross vehicle weight (GVW) of 30,000 pounds with a straight line approach of 35 feet minimum.
 5. Fire access points through post and cable shall be provided at maximum intervals of 750 feet.

3.4.12 Village Ag/Open Space Preserve (VOSA)

The VOSA zone is applied to the existing Lincoln High School Farm (LHS Farm) property located in the westernmost portion of the Plan Area. This facility consists of educational farming projects and wildlife habitat on the majority of the site, with classrooms and workshops on the easternmost portion of the parcel. Development of school facilities in the VOSA shall be subject to review and approval by Western Placer Unified School District and appropriate regulatory agencies. Activities within any portions of the VOSA dedicated for permanent open space and/or mitigation is subject to the approval of the appropriate regulatory agencies.

Table 3.10: Parks Development Standards		
Community Buildings and Public Facilities		
Buildings	Setback	Other
From Arterial or Collector Streets	25 feet	
From Local Streets	20 feet	
From Parking areas	15 feet	
Adjacent to any Residential Zone	20 feet	2 times building height
Abutting an AO Zone	50 feet	
Side or rear adjacent to Highway ROW	100 feet	
Picnic Shelters, and overhead structures		
From Arterial or Collector Streets	20 feet	
From Local Streets	15 feet	
From Parking areas	10 feet	
Adjacent to Residential Property Line	10 feet	
Abutting an AO Zone	50 feet	
Swimming Pools, concessions, Pool equipment, Showers/Restrooms		
From Arterial or Collector Streets	25 feet	
From Local Streets	20 feet	
From Parking areas	15 feet	
Adjacent to Residential Property Line	20 feet	
Abutting an AO Zone	50'	
Sports fields, play equipment and other similar uses		
From Arterial or Collector Streets	20 feet	
From Local Streets	15 feet	
From Parking areas	10 feet	
Adjacent to Residential Property Line	10 feet	
Abutting an AO Zone	50 feet	
Signs	Per LMC Title 16	
Trash Enclosures		
From Arterial or Collector Streets	15 feet	
From Local Streets	10 feet	
From Parking areas	0 feet	5 feet min. planter ea. side
Adjacent to Residential Property Line	15 feet	
Walls and Fences		
From property line	0 feet	
Maximum Lot Coverage		
Coverage ratio	50%	
Maximum Building Height		
Two stories	40 feet	

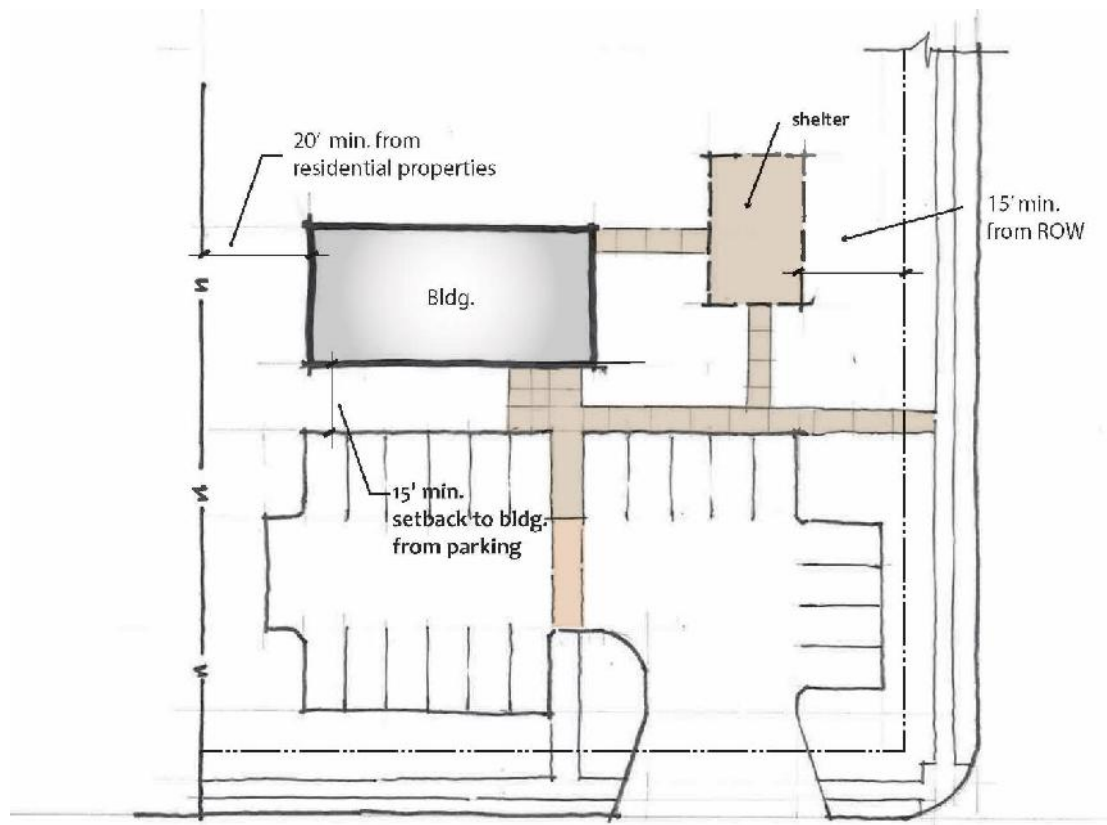


Exhibit 3.9: Illustration of Park Standards

Agricultural Overlay Permitted Uses and Development Standards

3.4.13 Agricultural Overlay (AO)

The Agricultural Overlay Zone allows for the continuation of agricultural uses and agricultural support uses as defined herein. The AO Zone is superimposed over the urban zoning assigned by the Specific Plan Land Use Diagram, shown on Exhibit 1.1. The AO Zone is applied to the entirety of the Plan Area with the exception of the areas zoned as Open Space (VOSP and VOSN). Any use not allowed in the AO Zone pursuant to 3.4.13.2, but that is existing and allowed at the time of annexation of the property, may continue as a legal non-conforming use pursuant to Section 3.3.4, Nonconforming Uses and Structures.

It is the intent of the Specific Plan to allow agricultural uses existing at the time of annexation to continue, on an interim basis or in perpetuity, concurrent with development of the Specific Plan land uses by requiring buffers on the adjacent developing Zoned Parcels. Buffer requirements for properties which pursue development in accordance with the Specific Plan and which abut agricultural activity,

operation or facility are addressed in the Development Standards of each applicable zone, Tables 3.2 through 3.9. The buffers apply to all property boundaries of the Zoned Parcel where the parcel abuts an existing agricultural activity, operation or facility within the Plan Area. In addition, all Zoned Parcels abutting an existing agricultural activity, operation or facility shall provide notice, disclosure and acknowledgement to all non-agricultural uses of the subject land that they may be subject to inconveniences or discomforts from the pursuit of those adjacent agricultural operations.

The AO Zone establishes land development requirements for any “new” agricultural and rural residential uses within the AO Zone after annexation by the City. The permitted uses for “new” uses in the AO Zone are listed in Section 3.4.13.2. Table 3.11 provides the development standards for parcels in the AO Zone. Where a use is not specifically contemplated by these AO Zone standards, the underlying urban zoning regulations as defined by the Specific Plan shall apply. No development can occur on lands subject to the Williamson Act, except to the extent allowed by the applicable Williamson Act contract.

3.4.13.1 Definitions

For the purpose of the AO Zone, the following definitions apply:

“Agricultural activity, operation, or facility, or appurtenances thereof” shall include, but not be limited to, the cultivation and tillage of soil, the production, cultivation, growing, and harvesting of any agricultural commodity including, viticulture, apiculture, nursery stock, or horticulture, the raising of livestock, fish or fowl. The term also includes any uses permitted under the Williamson Act or applicable Williamson Act contract, any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including but not limited to, discharge of a firearm for purposes of euthanasia of Livestock, preparation for market, delivery to storage, or to market, or to carriers for transport to market. Pesticide application and burning shall be in accordance with all applicable local, state and federal regulations.

“Animals” refers to Fowl and Livestock but does not include domestic pets.

“Buffer” means any method of achieving a physical separation with uses that may include building setbacks, roadways, open space, greenbelts, hedges, trees, linear parkway or any combination of the above.

“Conforming use” means any use existing on legal parcels at the time of annexation to the City of Lincoln and is consistent with the list of permitted uses in Section 3.4.13.2.

“Existing agricultural and rural residential uses” refers to the land use in existence on legal parcels at the time of annexation to the City of Lincoln. Deferred or fallow agricultural uses shall be granted “existing” status subject to the Ag Commissioner review for legitimate reasons, such as drought, water restrictions, crop rotation or other limitations.

“Fowl” means any common farm fowl including, but not limited to, turkeys, geese, ducks, chickens and pigeons.

“Livestock” means any common farm animal including, but not limited to, cows, horses, sheep, goats, and pigs, but excluding Fowl.

CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

“New uses” refers to a proposed land use not in existence on a legal parcel at the time of annexation to the City of Lincoln and is consistent with the list of permitted uses in Section 3.4.13.2.

“Zoned Parcel” means any property within the Plan Area which has obtained annexation, zoning, and has applied for approval of a tentative map and/or site plan to allow for the development of the site in conformance with the Specific Plan and General Development Plan (GDP).

3.4.13.2 Permitted Uses

The following uses are permitted in the AO Zone:

- A. One (1) single-family residence, and one (1) accessory dwelling unit up to a maximum of 1,200 square feet
- B. Agricultural crops and open field grazing;
- C. Livestock and Fowl;
- D. Accessory buildings, including barns, sheds, outbuildings and greenhouses, when incidental to agricultural uses on premises;
- E. Selling of agricultural products grown or raised on the premises;
- F. Pasturing and grazing and;
- G. Wildlife habitat.

All uses in existence at the time of annexation or new uses consistent with the above-listed permitted uses shall be deemed “conforming uses,” which are permitted by right in the AO zone.

3.4.13.3 Animal Keeping / Separation Standards for “New Uses”

The following site development standards shall apply to “new uses” to the keeping of animals, except domestic pets:

- A. Animals shall be kept at least 50 feet, measured in a straight line, from any adjoining property which is zoned for Public/Quasi-Public or the following residential uses; VCE, VLDR, VM DR, VH DR.
- B. Animals shall be kept at least 15 feet from interior side and rear property lines, and 25 feet from street side property lines adjacent to all other zones.
- C. Any building, pen, cage, aviary, animal run or area used to contain, house, confine or feed such animals shall not be located closer than 50 feet to any boundary property line of the premises, or any building containing a dwelling unit on the same premises.
- D. Any corrals shall maintain a distance of not less than 45 feet from any building containing a dwelling unit on the same premises.
- E. Animals shall be secured by a fence at least six feet in height, made of chain-link, five (5) strand barbed wire, woven wire mesh, steel panels or other appropriate confining material. Only low voltage (solar or battery) electric fence or strands may be used. Landowner is required to post warning signs about the use of an electrified fence must be posted at 300 foot intervals on the fence. Property line walls and fences may be used to secure animals, provided the appropriate

restraint distances are maintained. Animals shall be kept a minimum of 100 feet from any domestic water well.

- F. A reduction in animal separation requirements may also be considered for facilities with proven means of reducing odors, such as covering lagoons, substituting concrete-lined pits for lagoons, and employing recommended ventilation systems for animal confinement buildings. A conditional use permit shall be required to approve reduction in the standards. Applicants may propose alternative setbacks after consulting with qualified agricultural engineers to ensure that the measure will reliably accomplish the intended purpose.
- G. Any open-air storage of hay, straw, shavings, brush or similar materials shall maintain a distance of not less than 35 feet from any boundary property line, and a distance of not less than 45 feet from any building containing a dwelling unit or accessory living quarters on the same premises.
- H. Any open-air storage of animal manure, composted vegetative matter or similar materials shall maintain a distance of not less than 100 feet from any boundary property line, and a distance of not less than 50 feet from any building containing a dwelling unit or accessory living quarters on the same premises.

3.4.13.4 Crop/Crop Storage Separation Standards for “New Uses”

- A. Any open-air storage of hay, straw, shavings or similar materials shall maintain a distance of not less than 35 feet from any boundary property line, and a distance of not less than 45 feet from any building containing a dwelling unit or accessory living quarters on the same premises.
- B. A reduction in crop separation requirements may also be considered for facilities with proven means of reducing dust and chemical drift, such as berms, landscaping or similar methods. A conditional use permit shall be required to approve reduction in the standards. Applicants shall consult with qualified agricultural engineers to ensure that the measure will reliably accomplish the intended purpose.

3.4.13.5 Edge Maintenance

- A. The property owner is required to maintain the setback/separation areas described in 3.4.13.3 and 3.4.13.4. These setback areas shall be maintained in accordance with the City of Lincoln Weed Abatement and Public Nuisance requirements.

3.4.13.6 AO Infrastructure Standards

The construction or installation of a new public sewer or water system will not cause property owners to abandon their private systems. Property owners using private sewer and water systems that are in compliance with applicable codes and regulations may continue to use the private system(s) when new public sewer or water systems are constructed within 200 feet or more from the building or drainage facility.

However, installation of a new private sewer and water system by a private owner shall only be permissible provided that (1) such system complies with all current and applicable local, state and federal environmental health laws and (2) the new private system is not within 200 feet of a public sewer or water facilities at the time of necessary improvements. Restoration or repair of an existing private sewer or water system is

CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

permissible provided any restoration or repair of such systems complies with all current and applicable local, state and federal environmental health laws.

All costs and expenses related or incident to the installation and connection of sewer and water infrastructure to a new building shall be borne by the property owner, which includes connection fees and meter costs. The owner shall indemnify and hold harmless the city from and against any loss or damage that may directly or indirectly result from the installation or connection of the new infrastructure by city employees.

When a property owner connects to public sewer, any septic tanks, cesspools and similar private sewage disposal facilities shall be abandoned and filled with suitable material to the satisfaction of the agency of jurisdiction.

Table 3.11: AO Zone Development Standards	
Lot Standards	
Minimum Lot Area	5 acres
Minimum Lot Width	300 feet
Maximum Lot Coverage for Primary and Accessory Structures	20%
Maximum Structure Height	40 ft.
Minimum Primary Building Setbacks from Property Line	
Front	30 feet
Side (interior)	20 feet
Rear	30 feet
Side or Rear abutting a public street	20 feet
Minimum Accessory Building(Non- Animal)Setbacks from Property Line	
Front	50 feet
Side (interior)	20 feet
Rear	30 feet
Side or Rear abutting a public street	50 feet
Minimum Accessory Animal Keeping Building Setbacks from Property Line	
Front	75 feet
Side (interior)	30 feet
Rear	75 feet
Side or Rear abutting a public street	75 feet

3.5 PLAN WIDE GENERAL DEVELOPMENT STANDARDS

This section sets forth the general development standards that are applicable to the entire Plan Area, in addition to the development standards provided specifically for each land use/zoning designation in the previous sections of this General Development Plan.

3.5.1 Zone Boundaries

Minor modifications to zone boundaries may be permitted at the discretion of the Community Development Director and/or Public Works Director. Minor zone boundary modifications include, but are not limited to:

- **Planning Area Acreage:** The final gross acreage of each Planning Area may vary from the acreage shown on Table B-1 of Appendix B, Planning Area Detail, as needed to respond to site-specific conditions. The final boundaries of these areas shall be established by subdivision maps.
- **Streets:** To accommodate varied lot layouts, adjustments to street alignments and sections shown in the Specific Plan and General Development Plan may be permitted based on design and/or engineering considerations, provided that such changes are consistent with the applicable provisions of the Specific Plan and General Development Plan and are subject to approval by the Community Development Director.

3.5.2 Density/Intensity Transfer

The Village 5 Specific Plan provides flexibility by allowing for permitted shifts of dwelling units and non-residential square footage within and between Planning Areas over the life of the Specific Plan. Refer to Section 4.7 of the Specific Plan for details of the density/intensity transfer process.

3.5.3 Oak Tree Preservation and Removal

Oak tree preservation and removal shall comply with Chapter 18.69 of the Zoning Code, Oak Tree Ordinance and the mitigation measures contained in the Village 5 EIR.

3.5.4 Fuel Modification and Weed Abatement

Fuel modification zones shall be established along areas where development abuts natural open space to reduce the hazard of wildfires and allow for a naturalized transition. Plant materials for the fuel modification zones shall be fire-resistant or retardant. Dead wood, dried leaves and other combustible materials shall be removed from the fuel modification zones. Fuel modification plans shall be reviewed and approved by the Fire Department at the time of the subdivision map submittal. Weed abatement within the Public, Open Space, Ag Preserve and Ag Overlay zones may include livestock grazing on a temporary basis for vegetation control.

CHAPTER 4: Village Residential Design Guidelines

4.1 OVERVIEW – PURPOSE AND INTENT

4.1.1 Project Statement and Purpose

The purpose of these Residential Design Guidelines is to describe and clarify how the site areas are to be used and the expectation of how the planning, architecture and landscape design work together. These guidelines will describe and illustrate concepts to insure the character and quality of the Village 5 development is meeting with the vision intended. See Chapter 1.1 of the General Development Plan for the complete project overview and Chapter 3 of the Specific Plan for the vision and principles

The Village 5 Residential Design Guidelines are written to inspire innovative and appropriate, creative building architecture. The elements found in this document are intended to communicate the project vision and design expectations, against which all plans and architecture in the community are intended to be evaluated and approved. Any photographs or illustrations in this document are solely intended to provide examples of various styles and forms, reflecting potential design solutions. These Guidelines will address issues concerning the various densities, the connection to commercial areas and the inner connectivity desired specifically in each Area specific Chapter.

The Village 5 Design Review Committee (DRC) will carefully review all designs to insure that the development is including a mixture of one and two story buildings designs, variation in building setbacks relative to the street, a mixture of vertical and horizontal building massing and movement, a variety of color and materials that compliment the natural existing esthetic of the architectural styles, complimentary blend of natural and manicured landscaping and a pleasing blend of architectural styles meeting a high standard of quality as prescribed in these guidelines. See Chapter 2.5 for the Design Review Process.

4.2 COMMUNITY CHARACTER

4.2.1 Community Character

Richland Developers, Inc. looks to draw on Lincoln’s rich history and engaging character to construct a diverse community that will attract a broad population. The history of the site combined with the vision for the Development are blended together to form a rustic contemporary spirit. This authentic spirit is translated into the community’s identity and physical attributes through signage, monumentation, and building design. The project design has placed an emphasis on the interconnectivity for the encouragement of using alternative transportation options and accessing the sites desirable natural amenities. The combination of a comprehensive trail system and pedestrian friendly streets, work seamlessly to join together the natural open space amenities of Markham Ravine and Auburn Ravine.



The intent of the design is to create a legacy development that thrives for generations to come with its diverse offerings, including:

- Residential Rural Lots (VRR)
- Country Estate Lots (VCE)
- Residential Low Density (VDR)
- Residential Medium Density (VMDR)
- Residential High Density (VHDR)
- Village Mixed Use (VMU)
- Village Commercial (VC)
- Commercial (VCOMM)
- Office/Commercial (VOFF/VCOMM)
- Business and Professional (VBP)
- Elementary Schools (ES)
- Middle School (MS)
- High School (HS)
- Regional Park
- Open Space Preserves
- Natural Open Spaces
- Agricultural Preserve
- Community Parks, Pocket Parks, Tot-lots and Linear Parks

* Please note for the purposes of these Residential Design Guidelines they will pertain exclusively to VRR, VCE, VDR, VMDR, and VHDR only.

4.2.2 Community Benefits

The Village 5 Community development goals include:

- Creating a cohesive expansion of the City of Lincoln.
- Embrace the history of Lincoln while promoting and serving current market needs.
- Designing a distinctive place where people live, work, shop and play.
- Preserve and enhance natural open space respectfully and make it an integral feature of the community.
- Develop diverse range of housing product offerings for all lifestyles, price points and lot sizes.



4.3 RESIDENTIAL SITE DESIGN

4.3.1 Overview

This section of the Village 5 Guidelines will describe the requirements that must be applied to the design of all homes, and multi-family developments. Sensitivity to the location and arrangement of various features shall be considered. These include driveway locations, building setbacks, grading, drainage, garage orientation, pool designs, recreation amenities etc. and how they relate to and affect adjacent uses or view sheds.

Upon initiating the site planning process, one should become familiarized with the all pertinent information provided throughout the General Development Plan (GDP) document. Also, the review of all other applicable documents including the Lincoln Municipal Code (MC), any environmental information (EIR), the Specific Plan (SP), and all other relevant material pertaining to the Project must be considered when making design decisions.

4.3.2 Municipal Regulations and Zoning

Chapter 3 of this GDP document provides development standards, which upon approval will function as the zoning for the Village 5 Plan Area. All Construction within the Village 5 development must comply with Specific Plan, this GDP, the local City, State and National Codes as applicable. The IBC, CBC or any local codes that are more stringent than the prescribed codes must be adhered to properly.

All plans must be reviewed and approved by the Design Review Committee prior to submitting plans for plan check and permit.

All plans must be reviewed by the City of Lincoln Building Department. Once all items have been approved, the issuance of a building permit will be available.

4.3.3 PUD Setbacks, Easements and Lot Coverage

Building setbacks are varied based on density and product types offered. The Village 5 Development Standards (in Chapter 3.4 of this document) clearly describe general setbacks, lot coverage and other pertinent information required for establishing a building footprint that meets the development requirements. For PUD setbacks not covered in the Development Standards, the builder will need to submit a variance to those already included in the GDP. In addition to the prescribed setbacks, all buildings should incorporate variation as illustrated. Building form and plan configurations should be developed to create movement and thus building articulation on all four sides. Minimum setbacks have been adopted for each site to insure a proper balance between adjacent structures. Lot Coverage is designed to insure a balance within the densities prescribed.

4.3.4 Site Planning Guidelines

The development team should work together including the architect, landscape architect and builder to insure that each neighborhood or commercial building is sensitively placed and designed to enhance the community, and minimize the impact of the garage or vehicular parking as described in these guidelines.

The site planning process should take into account all of the information contained in the Village 5 Development Plan (GDP) and in these guidelines as well as any applicable codes or policies adopted by the City of Lincoln, Placer County, the State of California or Federal Government. This section will react to the components that influence the site planning in significant ways, to help create the type of community described within this document. When those characteristics have a direct impact on the site planning process, they will be discussed here. For more specific details see the appropriate section.

Elements of Circulation, Landscape, Engineering, Architecture and Marketing are all taken into account when developing conceptual site designs. All relevant restrictions, requirements, ordinances, standards and stipulations, both known and anticipated, must be addressed. All public improvements must be

designed in a safe and prudent manner. It should be recognized that concern for budgets will be a factor in all decisions. The specific information inside these guidelines is established as the least acceptable solution and it is encouraged that applicants strive to exceed these minimum thresholds. Applicants are encouraged to utilize licensed professionals for expert assistance which will likely lead to quicker reviews, and reduced design and construction costs.

Goals

The development of this Project shall proceed in a manner that considers sustainable development principles, when feasible. Passive solar theories should be incorporated, where practical. Elements of active solar generation may be allowed when the proposed system or location does not negatively affect the aesthetics or the area's character. The implementation of these emerging concepts should increase the Project's visibility and values. New technologies and theories for energy reduction solutions should be incorporated, as they materialize.

The use of alternative vehicles for some transportation needs is encouraged and supported in the proposed design of the Project's roadway system.

Reduction of overall water use is being accomplished through such proposals as reuse systems and use of native and drought tolerant plant materials. The Project's is being design to improve water quality as it passes through the project by incorporating bio-filtration swales within the parkways and open space, and run-off retention systems to help recharge the aquifers. Much of the existing natural environment is being preserved and enhanced, where possible.

Site Planning Process

The Site Planning and Design process is a multi-disciplinary procedure, which should involve planners, landscape architects, engineers, architects and members of the community. The development of a site plan requires the ability to approach the project logically, with the capability to make subjective well-reasoned design decisions. The following are descriptions of major steps in the site planning practice, in the order in which they normally occur:

- Site Analysis - Observe the existing conditions, restrictions and opportunities and any unique features of the site, to determine the developable area and context. Research and review all pertinent information related to the site, and documents containing public criteria.
- Project Programming - The formation, distribution and support of goals, objectives and elements of the project, which may drive the initial planning concepts.

- Conceptual Design - The creation of one or more basic layouts emphasizing circulation, access, building locations and open space.
- Design Development - The refining of the design concepts into more detailed features of form, dimension and materials. Political desires may contribute influence by this stage.
- Construction Documentation - The formation of final working drawings and specifications in order to build the project.

Design Principles

In order to facilitate the creation of desired results, a focus on certain design principles should be applied in the site planning process. While it is important to provide specific and measurable criteria and standards, it is equally essential to remain flexible in order to create an optimal, attractive and functional site layout including sensible building placement. The purpose of these standards is to consistently yield vibrant, pedestrian-friendly, well-designed places. The following principles should be applied to all developments within the Project:

- **Create a Sense of Place:** Create an impression for your development that separates it from others and remains memorable after you leave.
- **Develop Human Scale:** Produce a comfortable relationship between buildings and spaces that relates to the human form.
- **Connect Uses:** Produce clearly defined pedestrian and vehicular pathways between logical destinations.
- **Provide Transitions:** Form smooth and effective transitions between adjacent uses.
- **Reduce Vehicular Impacts:** Break up large parking areas into smaller components and create alternative garage placement in residential areas. Utilize planting areas effectively.
- **Plan for Multimodal Transportation Opportunities:** Make logical connections for bicycle, pedestrian, and transit destinations in a convenient and appealing approach. Plan for alternative vehicle use.
- **Maximize Open Space:** Include comfortable outdoor living space and use areas in every development in addition to the preserved natural areas and proposed parks and schools. Create functional gathering areas in the more urban settings.

Design Principles Definitions and Details

Create a Sense of Place

- Entry gateways are created with signature architecture, artistic elements and lush landscaping
- Create any civic necessities within the central parts of the development, which should include amenities such as seating, water features, art displays, clock towers or other iconic structures
- Incorporate the landscape and street scene themes to help define the area's character.
- Buildings are arranged to help define exterior spaces along with harmonious landscape amenities and human scale architecture
- Particular architectural themes and material palettes may be utilized to establish specific areas with a unified design; some individual expression and variety may provide additional vitality and is encouraged, where appropriate

Develop Human Scale

- In order for the dimensions of human interaction to dictate the design; building size, street design, setbacks and other design elements must be established in combination to contribute to comfortable public spaces
- Create a gradual transition of heights and mass limiting levels adjacent to pedestrian areas, moving into greater concentrations toward the middle
- Limit street widths as much as possible and enclose with an adequate tree canopy. Create a pedestrian buffer, when feasible
- Utilize building articulation and detailing, especially at ground level, to create interest within the public realm
- Match residential proportions when developing other land uses, nearby
- Features such as special paving, adequate sidewalk widths, lighting, and street furniture should relate to human dimensions

Connect Uses

A community is built from both physical and social connections. By making clearly defined vehicular and pedestrian pathways between plan elements, and the intermingling of compatible uses, a strong sense of community is enhanced. The importance of having convenient access to a variety of uses is essential in creating a pedestrian oriented community.

- Join individual developments with a continuous roadway system and pedestrian pathways along with having an internal system for cars, bicycles and pedestrians between buildings and other project locations
- Orient buildings toward the street with secondary orientation to parking

- Allow for extensions from current projects to potential future expansion
- Provide links to parks, schools and recreation



Provide Transitions

- Provide a transitional use between residential and large commercial proposals with a mid-sized project such as high density residential, office or retail
- To transition between abrupt changes in scale, reduce massing near the vicinity used by the public
- Utilize complementary materials, style, heights, colors and ornamentation to transition between diverse uses
- Utility, maintenance and service functions should not be located where visible from neighboring projects or the adjacent roadways, allowing primary architectural elevations to perform it's purpose

Reduce Vehicular Impacts

- Portions of required parking shall be located to the sides and rear of commercial projects
- Garages shall not dominate residential street scenes
- Share parking amongst complementary uses
- The buildings and landscape should dominate the view into the site, not parking
- On-street parking may provide some relief for internal parking needs
- Required pedestrian access ways should be used to break up parking expanses
- Parking areas must abide by the required parking lot shading standard (50%) and utilize trees from the master list
- Parking areas shall be screened by evergreen plantings, berms and/or short walls, designed so as not to impede traffic sight lines

CHAPTER 4: VILLAGE RESIDENTIAL DESIGN GUIDELINES

- If warranted and feasible, structured parking may be incorporated into the Project to reduce surface parking requirement

Plan for Multimodal Transportation Opportunities

- High volume pedestrian destinations shall be connected with sidewalks, trails, linear greenways, and mid-block openings, where necessary, such as school sites
- A comprehensive system of bicycle and pedestrian pathways are provided throughout the Project
- Pedestrian amenities such as street furniture, shelter, trash containers and signage should be provided where large volumes of people congregate
- Continuous separated sidewalks are provided along most public streets. Narrow private alleyways will normally not contain sidewalks but should be low volume, attractive and safe for people on foot
- Independent walkways must connect buildings to the public sidewalk and other buildings
- Safe, attractive and highly visible crossings must be provided at the appropriate locations.
- Transit stop locations should be anticipated at suitable sites and set aside for future development
- Proper bicycle storage shall be provided at all applicable settings such as public buildings, offices, commercial and parks

Maximize Open Space-

- A significant amount of open space is built into the existing Land Use Plan (LUP) including the two large ravine preserves, parks and an agricultural reserve
- The design development should include the distribution of proposed park allocations in a equitable manner that will be convenient and provide the maximum potential use areas
- Public gathering areas must be provided in office and commercial developments.
- Play areas, mini-parks, open space staging areas, and other small open spaces have validity in the overall system providing convenient areas for respite by nearby residences as well as the local community
- The inclusion of well-designed open areas helps fulfill the goal of creating a pleasant environment for community members to recreate and socialize.
- Every residential project must have conveniently located open recreation space within walking distance of every home

Garages

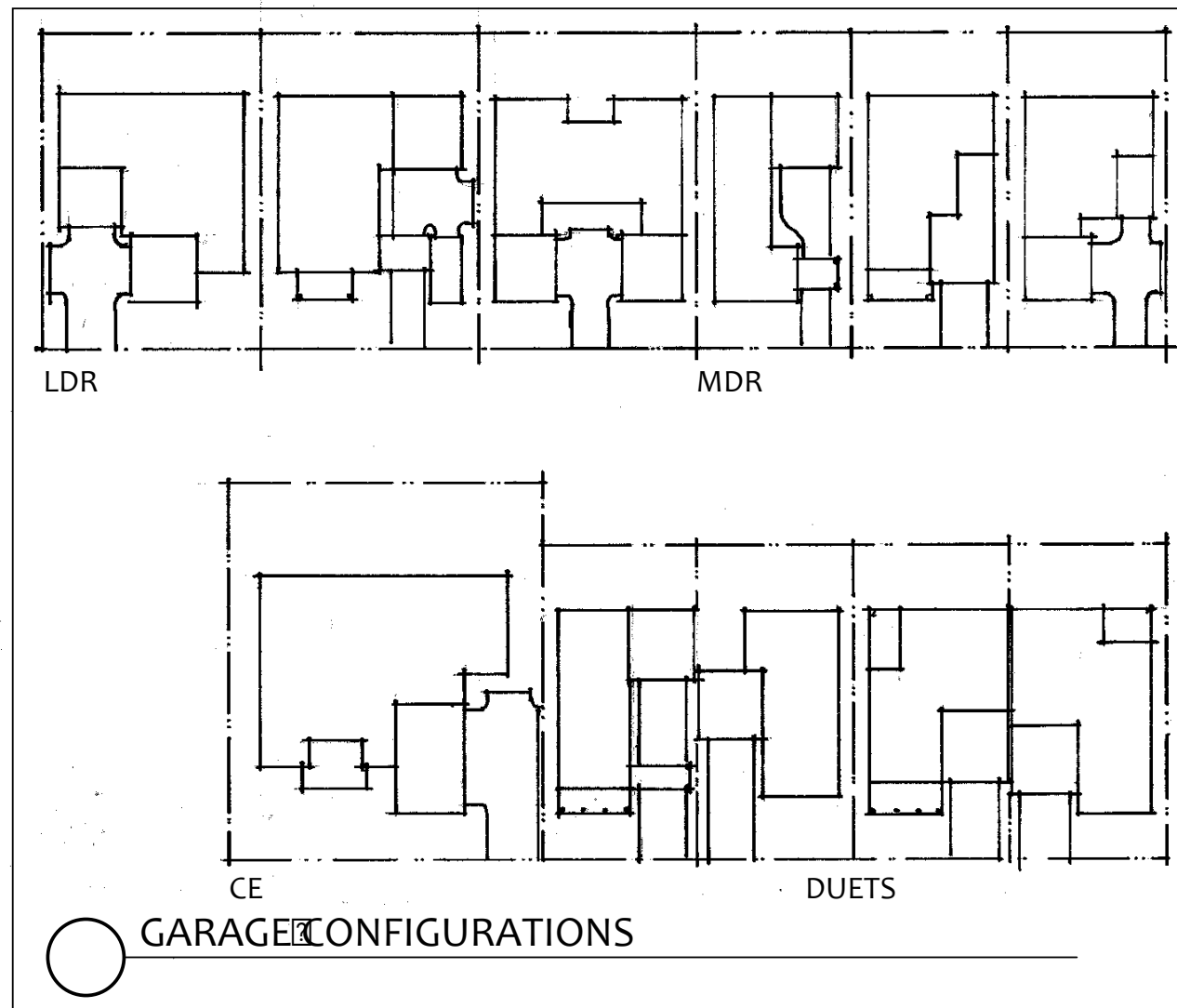
One of the most important design requirements is to avoid or minimize garage doors directly facing the street. To protect the traditional theme of Village 5, garage doors should be mitigated. This includes staggered placements when two garages are immediately adjacent to each other, requiring a minimum 2'-0" offset between garage faces (exception: not required at attached product but encouraged; or at alleys where 5'-0" aprons are required), providing carriage style garage doors, single doors are encouraged, and consider a variety of orientations, including rear loaded product types.



On-Site Parking

Enclosed parking spaces, are required for each individual residence in the community. Please see tables 3.1, 3.2 and 3.3 of the Development Standards for specific parking requirements for each density and product type.

Refer to the City of Lincoln for additional requirements.



Trash Receptacles and Enclosures

Single Family Dwellings which have a minimum of a 3'-6" side yard are required to store their waste management receptacles including: trash, recycling and green waste behind the fence in their private yards. Single Family Dwellings that do not have side yard fencing for which to store their receptacles are required to store them within their private garage space. It is encouraged that garages be designed large enough to accommodate these items.

- Single Family Dwellings located in a Cluster configuration with dead-end alleys are required to bring their receptacles to the main street off of their respective alleys on trash day, and return them to their storage placement by end of day.
- Multi-family Dwellings will require trash enclosures containing dumpsters and must be located for proximity and convenience of residents, easy truck access for trash removal, and separated from dwelling units to minimize smell and sound disturbances.

Residential Standards and Diagrams

See Chapter 3.4 of the Development Standards from this GDP document. These diagrams are included to support and illustrate possible solutions for the various densities included in this GDP.

These solutions can vary but provide a basis for establishing a variety of options within each density as appropriate. Due to the significant amount of MDR acreage, there are multiple possibilities represented. It is not intended that these are the only solutions, however alternate concepts would require a separate PUD.

Utility screening

High density design solutions require banked utilities. These areas must be treated as to diminish the impact of these elements from public view. The location of AC condensers and meters shall not be located near the entrances of homes. Screening with gate access shall be provided for utilities with decorative fencing, low walls, landscaping and color blending. Adequate setbacks and planting areas are required to accommodate proper screening techniques.

4.4 ARCHITECTURAL DESIGN PRINCIPLES

4.4.1 Philosophy

Quality architectural design begins with the fundamentals of authentic styling, balance of form, and execution. It is the intent of this section to guide the user to clearly understand the goals and objectives expected in the individual designs of each building and to meet the intent set forth here.

The Village 5 Development wishes to respect the history of Lincoln while bringing marketable and successful projects to the area. This is achieved by combining quality architecture, and landscape, and blending them with the natural features the site offers. This project intends to compliment these elements, thus enhancing the existing community fabric. The theme for the community is not based on only a few styles, but on quality and authenticity of any style proposed. The goal of these Guidelines is to encourage a variety of styles, and that each style is carefully and thoughtfully executed with planned design, materials, and form.



Quality design incorporates a variety of desired elements in a cohesive and complimentary way. Blending authentic materials to key features will also enhance the overall presentation of a home.

4.4.2 Architectural Concepts

The primary goal of the Architectural Concepts is to create a cohesive community that blends the commercial buildings, schools, residential community clubs, single-family homes, and multifamily homes into a pleasing village experience. The intent is to create buildings and homes that have a balance of form; both in massing and scale, and that they reflect the intended style while respecting the environment. The following criteria establish the essential characteristics that will promote and support these objectives:

- Harmonious placement of any structure within its lot, surrounding landscape features, and adjacent structures
- Create interest through visual diversity
- Achieve varied building massing at the front facade and conditions that are prominently visible
- Four-sided building articulation sensitively considered to create a variety of massing and varied silhouettes when viewed from neighboring parcels
- Balanced massing, either symmetrical or asymmetrical
- Appropriate roof forms, as determined by the chosen style, including gabled, hipped, shed, flat or rotundas as appropriate
- Strong entry statements that are proportional with the overall design
- Sensitivity to multi-story massing by creating an articulated combination of vertical and horizontal elements on all sides of the structure
- A de-emphasis of garages from the street view, based on individual site conditions including creativity in location, orientation, configuration, and detailing.
- Eave detailing consistent with the proposed style of the home, including length, texture, finishes and special attention to gutter and downspout applications
- Use of various exterior finish materials and appropriate combinations, including quality of materials, transitions, and installation
- The integration of covered patios/porches, balconies, porte-cocheres, etc.
- Quality columns and railings with appropriate proportions, detailing, and material selection
- Windows and doors positioned proportionately within the primary elevation where they are applied
- Colors appropriate for the architectural style or material, with accents on doors, windows, shutters, wrought iron, railings, awnings, and trim

The images and descriptions on the following pages represent examples of thoughtful Architectural Concepts and detailing.

4.4.3 Architectural Patterns

Architectural Patterns are the elements of design that are to be applied to each home or building within the Project. The following sections will provide the standards for the key design elements to which each structure will be held.

- Orientation
- Authentic Architectural Detailing
- Building Exteriors
- Massing, Scale and Proportion
- Roof Forms and Configurations
- Edge Treatments
- Four-sided Architecture
- Windows and Doors
- Garages and Garage Doors
- Color and Materials

Almost any style will be considered for the Project. However, in the interest of clearly illustrating the expectations of these Guidelines, a few styles were selected to clearly show how to develop a style in an authentic way. Expanded requirements and information of the Architectural Patterns and their application is provided within the individual Architectural Styles Section 4.5. Articulated architecture is one of the key ingredients for creating unique and distinctive designs within a community. Building forms and plan configurations should be developed to create variation in the massing on all four sides of any building or home.

- The intent of these varied configurations is to ensure distinct massing of every building.
- The goal is to include a series of components that work together to create a complex shape and is arranged in a way that portrays a thoughtful design, not a “box”.
- Movement within the elevation that is artistic in nature is encouraged. Footprints that go beyond a basic rectangle or L-shaped design are also encouraged.
- Garages must be thoughtful in placement and not the dominant feature of any front facade.
- Roof Forms should create interest through the use of traditional elements including hips, gables, dormers, bays, or other projections to create variation, appropriate for a selected architectural style. The use of different roof pitches based on the design will be important.
- Appropriately shaped window groupings placed to break up wall planes are desired.

- A variety of exterior finishes and colors will be necessary based on the style selected.
- The incorporation of porches, trellises, and outdoor living areas can compliment any design while providing both visual relief and detailing.
- Building offsets in both floor plans and vertical forms will be necessary.
- Cantilevered elements are additional options that can be incorporated into designs.
- Sensitivity to building breaks, yard areas, offsets, and other architectural features should be designed with authentic detailing.

4.4.4 Orientation

Each product type is unique in character and density. The relationship between surrounding neighborhoods should be considered. It is imperative that architecture be oriented with sensitivity to these elements. Therefore, architecture facing the street or other visible areas should be interactive in nature and compliment the human scale. Interactive elements include porches, verandahs, porte-cocheres, balconies, decks, porticos, trellises, arbors, and courtyards. These elements exude an inviting street scene while providing relief in the exterior elevation. Various styles and orientations will warrant different elements and it is important to consider what is best suited for each location. The quality of materials, proportion of columns, and overall scale of each element will be reviewed for these pieces.

The Development will be focused on a pedestrian friendly experience that promotes an interactive quality through the sense of place and encourages community socialization. In doing so, designs should also take into account the orientation and relationship of indoor spaces with outdoor spaces, particularly where the street closely relates to the home. It is encouraged to have indoor living spaces that face the street or public walkways where possible. As a guideline, all residences should have at least one interactive element included in the design. Exterior elements include: porches, trellises, courtyards, balconies or loggias. Interior elements include living spaces versus stairwells or other non-habitable rooms.

4.4.5 Authentic Architectural Detailing

The detailing of any building sets both the character and quality of the final structure. Authentic Architectural detailing includes all aspects of design implementation, historical representation, and final execution. Properly conceived, carefully crafted, and consistent detailing is required. Proportion and transition between materials is a key feature and deserves careful consideration to master a refined look. The following are examples of detailing that would be expected at the Project:

- Shutters must be designed so that they are proportional to the window that they serve. Shutters must be sized to accurately depict an actual working shutter for the window. For example, a 2’Wx3’H window must have a 2’Wx3’H shutter; similarly, a larger window would require two shutters, equally divided. Shutters should have proper hardware including hinges and shutter dogs for authenticity.

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- Railings may be made of iron, wood, glass or metal as is appropriate for the style. All railing designs must be in conformance to the spacing requirements set forth in the California Building Code. Iron railings should be manufactured prior to arriving at the site and should be left in their natural black powder coated finish. Painted metal is not typical and is discouraged. Iron railings can be very artistic and depict a variety of patterns and motifs, but consideration to compliment the proposed style is necessary. Wood railings must be treated, stained, or painted to maintain longevity and the high standard of quality expected in this community. Wood can also be designed in a variety of patterns to enhance a selected design. Glass railings are a great way to maximize views. Glass railings should be frameless with metal supports between the panels. Metal railing designs should be sensitive to the surrounding by depicting an element from nature and treated to prevent rust.
- Columns may be constructed out of wood, pre-cast concrete, stucco, brick, stone, or a combination of materials as a style warrants. Column capitals and bases need to be designed in accordance with the style and be properly proportioned for the scale that it supports. Vinyl columns will be considered. See *Construction Materials, Section 4.4.9*.
- Chimneys bring another level of character to any building. Although fireplaces are predominantly gas appliances they can be constructed as an architectural feature or for authentic uses on homes that have wood burning designs. Thoughtfulness to the character of the style will dictate the direction for this important element. There are many different spark arrestors and chimney caps that can enhance the appearance of a chimney.
- Trellises are preferred to be built out of wood, stained or painted, to compliment the color palette. Trellis designs should be developed to incorporate the stylistic theme of the building or home. All proposed trellis details, connections, and colors will be reviewed by the DRC.
- Screens are typical of any window or door; however, shade screens may also be desired for improved energy efficiency. Shade screens must be selected to blend as much as possible with the building design and color palette.
- Trim for windows, doors, vents, or other features of the home or building should be of an authentic material. Stucco covered foam will not be allowed. Concrete over foam is acceptable. Wood, pre-cast concrete, stone, or brick materials may also be used and are encouraged as trim materials.

- Recessed windows and doors are also a common detail for many styles. Wrapped stucco is an elegant clean look, and requires proper execution for an authentic, proper appearance. The craftsmanship is critical in achieving the level of quality desired by the Project.
- Courtyard walls can be an essential part of any design or style. Materials most commonly seen are block walls with a stucco finish. Stone or brick walls are also encouraged. Wall cap details should be selected to compliment the exterior design, materials which include stone, brick, or pre-cast concrete.
- Eaves and Rakes are integral aspects of all structures and vary greatly in length, details, and finishes. All eave details should include a fascia board with gutter at a minimum. Eaves may be open, boxed, or articulated with exposed beams, as appropriate for the style chosen. Consideration to the fire zone should be taken into consideration relative to the method of detailing. The fire zone may require specific construction requirements at these locations, and the DRC is mindful of these requirements. The addition of fire sprinklers or rain birds may be an alternative to include.

4.4.6 Building Exteriors

The authentic use of exterior materials enhance the richness of the home's character, visual diversity, and interest as described below:

- Colors and materials should be selected to create visual diversity and interest. Buildings and homes should include an integrated palette of high quality building materials, such as brick, stone, wood, and stucco. Enhanced technologies that improve the durability and appearance of traditional materials (high density foam with concrete over, stone veneers, composite wood, and the like) are also encouraged.
- Architectural styles that rely on stucco exteriors should have color and texture changes to avoid monotony. Stucco elevations may be visually softened with:
 - Brick or stone veneer
 - Distinctive styling such as deeply recessed windows, arches, trellises and color/texture changes that add appropriately dramatic richness to the elevation
- Styles that include combinations of various finish materials, such as French Country, Craftsman, or Tudor are encouraged.
- Use of material changes both vertical and horizontal to break-up building forms and create movement along a façade is encouraged.
- Architectural treatments and trims must be applied to all four sides of any structure.
- Roof materials (i.e. concrete, clay, slate, composition, metal, or other non-combustible materials) must be selected to compliment the architectural style.
- It is encouraged that the dominant exterior material be blended with other materials as appropriate for the style to create variation in each elevation.
- Exposed concrete footings are not permitted to exceed 6" above finished grade.

- Finishes are not to terminate on outside corners; they must terminate in a historically appropriate fashion. See Edge Treatments.
- Porches that wrap around or combine with entry elements are encouraged.
- Entry elements with varied heights and proportions are encouraged.
- A wide variety of column details and materials are encouraged.
- Windows and doors that are detailed, sized, and positioned appropriately within the context of the architectural style are expected.
- All visible elevations are to be enhanced with the same quality of detailing as the front elevation. Non-view elevations should have, at a minimum, window trim to match the style of the front elevation.

4.4.7 Massing, Scale, and Proportion

Dwellings and buildings within the Project shall be designed in a manner to provide a variety in massing, scale, and proportion, within its envelope. The following techniques are appropriate means to achieve proper massing, scale, and proportion:

- Different architectural styles have variation in roof pitch. For example, the common roof pitch of 4:12 (four feet in vertical direction for every twelve feet in horizontal direction) may be diversified, as appropriate for a selected style, by incorporating an architectural style that uses a 10:12 roof pitch or steeper to create variation.
- A building should have variation in building height, bulk, shape, and footprint.
- The use of varied front setbacks for different components of the home, such as garages, second floors, and porches, are encouraged.
- The incorporation of varied rear setbacks for sites that back up to streets or public spaces should be implemented.
- The creative use of landscaping as an integral architectural element, such as vines on a trellis, a shade tree in a courtyard, or landscaping walls, is encouraged.
- A mixture of one and two story components within a home is expected.
- Provide staggered offset wall planes on each facade where possible.
- Massing should be characterized by a series of stepping forms rather than single large masses.
- An assemblage of multi-dimensional components (wall offsets, bay windows, porches, balconies or similar) is encouraged.
- To minimize corner home site impact, the selection of homes with reduced building heights is encouraged.

4.4.8 Roof Forms and Configurations



- All Roof designs must be historically correct based on the selected architectural style.
- Primary roof forms of gables, hips, and sheds with multiple combinations shall be presented.
- Shed roofs may be applied to main roof forms at porches, garages, and entrances.
- Roof pitches ranging from 3:12 to 10:12 or higher may be used with accent roofs being either flat or taller than those identified.
- Punctuated roof planes with window or vented dormers are desirable, depending on the style.
- Eave overhangs must be appropriate to both the chosen architectural style and also in conformance with the fire code.
- Roofing materials should be appropriate for the style chosen. Accent roofing materials may be applied at dormers, bays, or flat roof locations. All roofing must be fire retardant in compliance with all applicable building and fire codes.
- A mixture of roof heights and pitches within the same home are acceptable if the style warrants such variations.
- Fascia, rake, and eave detailing will be varied based on the style selected. Consistency shall be evident within each building.
- A combination of one and two story roof planes is encouraged.
- Flat roof designs or accented features will be reviewed by the DRC to ensure appropriateness with the architectural style being featured.

4.4.9 Construction Materials

Careful consideration should be given to the use of innovative construction materials where appropriate. The use of green technologies in the preservation of energy and natural resources is encouraged. It is recognized that technological advances have created materials that simulate natural materials. The Guidelines encourage these innovations when they are critical to the energy efficiency of a structure; however, it is preferred that all natural building materials be considered first.

All 'new' materials must provide cut sheets for submittal to the DRC. The DRC has the authority to deny materials that do not portray an authentic look. For example, the invention of vinyl windows has provided energy savings and maintains a reasonable aesthetic quality that mimics wood clad and comes in a variety of colors. Vinyl columns, however, do not provide any energy value. While they have benefits, they do not properly meet the intent of authentic styling; therefore, vinyl columns would be discouraged.

Stone

Stone today is most commonly found as a pre-manufactured material. There are quality faux stones that mimic the characteristics of natural stones. The use of faux stone is acceptable, and samples will be required with the color and material submittal.



Pathways

Pathways can be constructed of a variety of materials including poured concrete, pavers, tiles, or natural stones. Materials should be selected to coordinate with the overall theme/style of the home.



Wood

Wood or Cementitious siding and detailing can be applied in various ways. Authentic materials are preferred to create an authentic depiction of wood enhanced styles. The quality of care in the execution must be prevalent.



Railings

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Railings come in a variety of materials, including glass, steel cables, iron, and wood. The railing design reflects the style; thus, incorporating elements that compliment the building is expected.



Columns

A wide range of materials are used for the construction of columns, including pre-cast concrete, stone, brick, wood, and various combinations. Proportion and detailing are essential for meeting the prescribed level of quality.



Cement/Plaster Texture

Exterior stucco comes in a variety of textures, including smooth, sand, lace, heavy lace, hand trowel, and adobe. This seemingly subtle detail actually carries significant influence on the overall appearance of a chosen style.



Iron Accents



Edge Treatments

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This image represents quality corner and interior edge material transitions.



- Architectural detailing will be included on all four sides of the home. This requirement will present material transitions that may occur on or near an edge. Edge treatments must be handled authentically and gracefully to ensure the highest quality design.
- It is common for a wall or architectural element to be finished in stone or siding. The stone or siding shall be wrapped around its edge and terminated at the next return so that finishes die into a wall rather than abruptly ending with no reason. Thought should be given to the thickness of the stone veneer to make sure that transitions and clearances between other elements are not forced or crowded.
- Trim or recesses at window and door openings should be executed to provide a “finished look” to structures. Mitered corners, clean transitions, and finished edges are expected for achieving the prescribed level of detail.
- Intermittent architectural accents such as chimneys, bay windows, decks, and other features should be studied to ensure proper scale and adequate space for any applied materials or detailing, as per the style elements.
- Material transitions are critical. Proper methodology of transition between two materials should demonstrate an appropriate attention to detail. Connections between different materials (plant shelves and shutters, railings and walls, trellises and wall or roof connections) create unique edges that require quality execution and thoughtfulness for the best finished transition.
- Color transitions should also be carefully considered. Colors may be terminated at inside corners only.

Four-sided Architecture

The Development will be rich with architectural expressions and focused on providing an exceptional look and feel throughout. It is expected that all architecture exude sophistication, elegance, and quality. These characteristics are achieved through ‘complete’ designs. Articulating and enhancing all sides of any building or residence is encouraged. Window trim on all sides is expected and the wrapping of siding or stone should terminate at an inside corner. Highly detailed features, quality workmanship, and utilizing materials and colors inherent to the styles chosen will help to ensure the essence of this community. Proper detailing will integrate buildings within the landscape rather than having them protrude in an unnatural way.

Windows and Doors

Window and door detailing, projections, or patterns shall be consistent with the architectural style selected, including scale, authenticity, color, and material. The following are areas to be considered when studying window design and placement:

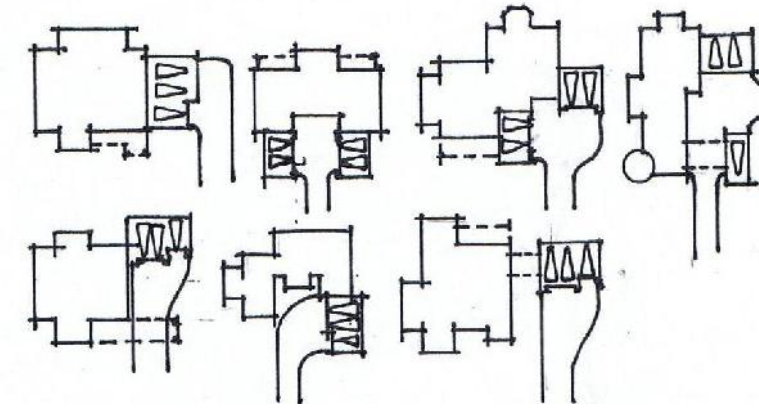
- Appropriate proportions shall be considered when placing and selecting window sizes. The window height is encouraged to be greater than its width unless location or style suggests differently. Circular or square accent windows may be used sparingly subject to historical precedence.
- Windows are encouraged to have true (non-removable) divided lights. Divided light patterns should be used to enhance the architectural style chosen and should be used consistently throughout the building. Multiple patterns will not be permitted within one structure.
- Transom windows are permitted and encouraged where appropriate based on the architectural style chosen and where wall massings permit.
- Recessed windows and doors are required with the appropriate architectural styles (i.e. Italian, Spanish Colonial, Mission, or other proposed styles).
- Casement and single hung windows are preferred. However, sliding, awning, and fixed windows are also allowed.
- A variety of window frame colors may be considered with each color scheme. However, white frames are discouraged unless it is demonstrated that white is appropriate for the style presented.
- Mirrored glass is not permitted.
- Door and window shutters are permitted. The addition of authentic hardware is also encouraged.
- Entry doors are encouraged to be constructed of solid wood panels, wood planks, carved wood or combinations of the above.
- Appropriately colored accented entry doors are permitted as historically related to the architectural style.
- French doors, contemporary sliding glass doors, or “Nana” type door systems are permitted.

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- Primary entries, including doors, porticos, and associated entry walls or columns, must be proportioned appropriately to a human scale. Monumental, two-story imposing entries may not be permitted unless properly proportioned.
- Window groupings should be aligned with architectural details and present consistent grid patterns.



Note: Production Housing shall provide alternative configurations where feasible and carriage style roll up garage doors. Custom homes shall further enhance the design of the garage facade to match the style selected.



Garages and Garage Doors



Residential designs with garages shall use varied garage orientations to diversify the street scene and avoid garage dominant elevations. There are numerous garage orientations that can be utilized in both custom and production housing including:

- Detached
- Deeply recessed
- Inset or shallow recessed
- Side loaded (exterior or interior)
- Tandem
- Split garages (motor court)
- Rear Loaded
- Reverse

- Garages must be fully enclosed and may be integrated into the main structure or connected to the home through the use of a breezeway, porte-cochere, trellis, or other architectural element.
- Integrated garages should be visually removed to reduce the impact onto the street scene.
- Carports for the purposes of permanent parking are prohibited. However, motor courts and porte-cochères are encouraged.
- Split and or separate garage doors are highly encouraged.
- Rear loaded, three and four-car tandem, and split garage designs are encouraged.
- Garage designs must reflect the detailing of the selected architectural style.
- All garage doors on custom houses shall be recessed a minimum of 12”.
- Two-car garage doors shall be no larger than 16’-0” x 8”-0”.
- Single car garage doors shall be no larger than 10’-0” x 8’-0”.
- Three-car garages may have three individual doors on the same wall plane. However, if a two-car garage door and a single door should be used, then each door shall be on a different wall plane by use of an offset.
- Four car garages may NOT have any more than two doors on the same wall plane see above.
- Third garage door wall planes must be offset by a minimum of three feet.
- Each garage may have a separate bay or maximum double bay façade.
- Side entry garages are encouraged where appropriate.
- Carriage style garage doors are encouraged. There are numerous styles to select from that provide insulated and traditional roll-up functions while providing design features that will compliment any architectural style selected. Garage door cut sheets will be submitted with color and material submittal.

Color and Materials

Color is a very personal and emotional piece of any environment. The DRC will review all color and material selections to ensure appropriateness for the chosen styles and location on the buildings. It is encouraged that colors selected be complimentary to the existing community and its natural landscape; however, all colors will be reviewed based on appropriateness to their style.

Color can act as a theme-conveying element that is reflective of a particular architectural style and is encouraged to be used in this way. Combinations of subdued and rich colors that are earthy in tone will blend naturally with the rural setting and are encouraged to be used as the predominant colors throughout the community. The use of bright, vibrant exterior colors must be evaluated on a case by case basis by the DRC.

A wide range of trim and accent materials and colors are permitted to add variety, authenticity, and character in the community. All colors should be consistent with the historic context of the architectural style of the building.

4.4.10 Ancillary Buildings

Ancillary buildings or out-buildings are permitted subject to the City requirements, and with the provision, that all structures meet the required building envelope and lot coverage standards. The following are items to be considered when designing an ancillary structure on a property within the Village 5 Development.

- Ancillary structures are encouraged to maintain a single story design. Building footprints will depend on lot coverage requirements.
- Uses may include detached garages, guest house, (in accordance with the LMC 18.37), pool house, or storage building/tool shed.
- Ancillary buildings may stand alone or be connected via a breeze-way, trellis, or other architecturally appropriate element.
- Ancillary structures must be architecturally and visually compatible with the main structure on the property.



4.4.11 Building Elements and Equipment

The following items are applicable to all homes and commercial buildings within the Project:

- A. Vents:
 1. All vent stacks and pipes must be colored to match the roof or wall material in which it lies.
 2. Vent stack should be grouped on the roof where least visible from public view.
 3. Vents should not extend above the ridge line and should be placed to minimize height.
- B. Antennas and Satellite Dishes:
 1. The Project discourages any television, radio or citizen band (CB) antenna, large satellite dish, or other large electronic receiving or broadcasting device on the exterior of any structure. Any devices shall be properly screened or painted to hide or blend into the building.
 2. Small ground or structure mounted satellite dishes (18” in diameter or less) must be appropriately screened from view and painted to match the wall or roof it is mounted on.
 3. All satellite dish installations must be in compliance with all applicable ordinances.
 4. It is encouraged that homes be pre-wired for cable TV.
- C. Flashing and Sheet Metal:
 1. All flashing and sheet metal must be colored to match adjacent material.
- D. Mailboxes:
 1. Community/gang mailboxes are permitted and should be decorative in nature and appropriately built to meet all USPS postal codes for heights and distances to comply with mail service guidelines.
- E. Address Numbers:
 1. Every site will be required to display address numbers to meet the proper size and visibility as prescribed by fire and safety guidelines.
- F. Trash Containers:
 1. For each home site there must be a screened container area designated. Trash containers must not be visible from public areas except on trash day.
 2. The enclosed area shall not be located within the front setback.
- G. Electric /Gas Meters:
 1. Meters are to be located in discrete locations, within recesses, or behind screened walls, as part of the architecture and must conform to the utility company standards. See ‘Utility Screening’ on page 6 of this chapter.
 2. Utility meters should be located in side yards and hidden from view as much as possible.
 3. Landscape screens are acceptable.
- H. Exterior Lighting:
 1. As with all exterior design work, lighting should be carefully used and oriented or shielded to minimize glare and to enhance the overall design concept in an aesthetically and pleasing manor.
 2. Exterior lighting should utilize low-voltage or similar non-glare direct task type fixtures and they should be as close to grade as is reasonably possible.
 3. All lighting conduit and fixtures must be as inconspicuous as possible.
 4. No nighttime lighting shall be allowed in open space areas unless safety standards require otherwise.
 5. Exterior pool and landscape lighting must not infringe upon adjacent neighbors; therefore, glare shields are required to eliminate bright spots and glare sources.

I. Mechanical Equipment:

1. Air conditioning, heating, equipment, soft water tanks, and pool equipment must be screened from view by landscaping or other decorative wall element.
2. Equipment must be insulated for sound attenuation.
3. Air conditioning units are prohibited from being mounted on residential roofs or in windows.

4.4.12 Energy Efficient Uses

There are multiple forms of energy efficient technology that can be incorporated into the construction of any structure. Although energy efficient methods are encouraged, it is imperative to integrate any of these methods gracefully into the finished product.

- Solar panels are to be integrated into the roof design creating a flush installation with adjacent roof tiles. For those wishing to use solar panels, it will be necessary to select an architectural style that features flat roof tiles for seamless integration.
- Raised solar panels are discouraged; however, if this method is selected, all panels and frames must match the chosen roof color or be bronze anodized finish and need to be approved by the DRC. Natural aluminum frames are prohibited due to reflective qualities.
- All solar equipment is to be screened from the view of public spaces.
- Grey Water Systems are an excellent way to conserve water; see Landscape Design Guidelines for additional information.



4.5 ARCHITECTURAL STYLES - RESIDENTIAL

4.5.1 Overview

Architectural styles for Village 5 are limitless, provided they are executed with quality materials and craftsmanship and are a historically authentic depiction of the style that is selected. Innovative and eclectic architectural styles will also be considered. These non-traditional approaches are also encouraged but will require Design Review during the design process. The rich character and personality of the Village 5 Community will be achieved through the consistent application of these fundamentals. The following examples establish criteria for which any style should be considered. These criteria are a way to evaluate and implement the proper elements to achieve the highest quality standard for any architectural style chosen.

Any style should be as authentic as possible for both structure and landscape, specifically regarding the use of detail, mass, and form. The following style examples (Rural Italian, French Country, Rustic Contemporary, Craftsman, National, Shingle, and Mediterranean) will clearly demonstrate the level of design expected and should be followed with regards to the Architectural Patterns and Exterior Treatments or Features. These prescribed standards should be implemented as the basis for any style presented that is not on this list in order to meet the goal of consistent, high quality design.

Mixtures of architectural styles are intended to promote a unique village that portrays the same level of care in execution and quality. The adaptation of any style can produce a variety of forms including formal (symmetrical) designs or informal (asymmetrical) designs. Either version is an acceptable approach. The goal is for the beauty of this development to be enhanced by the addition of amazing designs that are beautifully built.



Spanish Colonial

The Spanish Colonial style emerged in the 1600's and became more popular in California in the early 1900's. This style is most commonly found in the Southwest region of the United States. The Spanish style adapted from many forms including traditional ranch, quaint bungalows or even classical Italianate massing. There are a variety of influences that can be chosen to enhance this style thus it is important to remember to choose a focus and work with it rather than adding elements randomly.

These simple buildings are characterized by the use of smooth stucco siding, brick and tile accents, the use of iron railings or enhancements, shutters and a combination of gable end and hipped roofs, low to medium roof pitches, asymmetrical or symmetrical massing, clay or concrete barrel tile roofing, and integrated porches and/or balconies.

Common Style Characteristics:

- Gable, Hip and shed roof forms, with tight to medium length overhangs
- Gable ends feature scalloped or ogee trim with stucco over
- Roof pitch between 4:12 and 5:12 with gable end venting
- Shed porches, either the full size or partial width of the building
- Wrought iron, pre-cast, ornate ceramic tiles and shutters are used as adornments
- Stucco siding with heavy wood timbers at balconies or porches
- Windows may be recessed in a rectilinear, or circle top shape is most common with heavy wood header trims
- Shutters were common utilizing plank style for a more rustic influence and louvered or paneled for a more refined look
- Porches incorporated into the front elevation design
- Stucco chimneys with tapered or varied shapes
- Asymmetrical or symmetrical massing

Spanish – Features and Exterior Treatments

A combination of stucco and heavy wood elements are acceptable. To develop a historically authentic Spanish Colonial style home, the following elements are required to be strictly adhered to.



Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms, single story or two story and accented by porches or balconies. Gable or hipped shapes with shed accents
- Varied massing forms, including rotundas as vertical focal points
- Multiple offsets in building footprint and form is common
- Exterior spaces of courtyards, porches and or balconies
- Decorative architectural lighting: ornate in styling and detailing, in black iron
- Black wrought iron railings, ornate details are encouraged

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- Wood shutters used as accents at feature windows and for splashes of color
- Clay canals or gable end vents in rectangular shapes with sill trim
- Accent windows, may be recessed or have circle top design
- Round top front doors are encouraged and French doors (with or without grids) are common
- Wood timber or integrated stucco columns, sized proportionately appropriate to the massing it supports

Exterior Surfaces

Appropriate Materials:

- Stucco siding in smooth or sand finish
- Heavy wood timbers at porches balconies, corbels or brackets
- Accents of brick at windows, courtyards or chimneys
- Iron railings are preferred however wood railings at wood balconies are acceptable
- Tight rakes with coved, scalloped or ogee trim are common
- Overhangs: Eaves generally 12” in length and rakes typically between 4” and 12” in length
- Wood or composite header, and sill trim at windows or recessed with no trim
- Wood shutters: plank, louvered or paneled with hardware
- Pre-cast concrete details or exposed concrete

Inappropriate Materials:

- Painted brick
- Stone: cobble, river rock, or ledge
- Aluminum and vinyl siding, soffits, fascia boards, or similar
- Reflective finishes, such as mirrored glass

Roof Materials

Appropriate Materials:

- Clay or concrete barrel roof tiles

Inappropriate Materials:

- Flat roofs
- Flat or composition tile roofing
- Monochromatic roofs

Windows, Doors, and Garage Doors

Appropriate Materials:

- Vinyl, Wood and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window panes designed to be consistent with the simplistic style of designs typically found with the Spanish style
- Vinyl in a bronze or almond color
- Front entry doors: paneled, with or without glazing, in top or full panel, round top or rectangular in shape
- Garage doors: panel style, and sectional roll-up constructed to have the appearance of wood. ‘Carriage style’ garage doors with arch top panel glazing
- Stained or painted garage doors complementary to the overall color scheme
- De-emphasized garage doors
- Recessed door or with header above

Inappropriate Materials:

- Natural aluminum
- White windows and doors
- Star-burst garage door window patterns

Chimneys

Appropriate Materials:

- Straight with tapered steps in brick, or stucco
- Simple shrouded spark arrestors with an appropriate cap applicable to the architectural style, including metal, clay or brick

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Inappropriate Materials:

- Exposed metal flues and spark arrestors
- Wood siding
- Stucco chimney caps

Skylights

Skylights should be designed as an integral part of the roof.

Appropriate Materials:

- Flat, clear, or solar bronze glazing
- Colored frame to match roofing (should blend)

Inappropriate Materials:

- Reflective glass
- Natural aluminum framing
- Bubble or white plastic material

Gutters and Downspouts

Gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, mounted on a fascia board
- Painted metal gutters and downspouts
- Round styled downspouts or chains

Inappropriate Materials:

- Vinyl or plastic
- Ribbed shaped gutters
- Fascia gutters (gutters attached to rafter tails)

Color

- Stucco: White, cream, taupe or buttery gold (or other muted hues as approved by the DRC). Accent colors encouraged at shutters, and front doors
- Wood: dark stained walnuts, mahogany or other contrasting earth tones. Deep greens, blues or reds
- Windows and Doors: bronze or almond, trims to be in the dark brown palette
- Shutters: Spanish hues or matching wood trim (bright colors subject to DRC approval)



Shingle

The Shingle style evolved in the late 19th century from the Stick, Craftsman and Queen Anne styles. They were most commonly found in the Northeastern Cape Cod region of the United States. These cottages borrowed elements from different styles including wide porches, asymmetrical forms, classical columns, gambrel roofs, and in general a more free form expressions of various details while still maintaining quaint, attractive homes.

These highly articulated buildings are characterized by the use of shingle siding, low stone accents, gable end and gambrel roofs, medium to steep roof pitches, asymmetrical massing, dormers, composition or metal roofing, and integrated porches and balconies.

Common Style Characteristics:

- Gable, Gambrel and shed roof forms, with tight, medium or longer overhangs
- Heavily trimmed and oversized rake boards
- Roof pitch between 6:12 and 10:12 with gable end venting
- Shed porches, either the full size or partial width of the building
- Dormers proportional to massing highly detailed
- Shingle siding with wood banding, low stone accents
- Full windows in a rectilinear, or square shape and occasionally and arched top accent window
- Porches incorporated into the front elevation design
- Brick or stone chimneys with tapered or varied shapes
- Asymmetrical massing

Shingle – Features and Exterior Treatments

A combination of shingle and stucco materials, is acceptable with the dominate material at the front being shingles. To develop a historically authentic Shingle style home, the following elements are required to be strictly adhered to.



Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms, single story with two story elements or two story within the roof and accented by porches or balconies. Dormers in eyebrow, shed, gable or hipped shapes
- Varied massing forms, including bays, rotundas or octagonal elements with shingle siding
- Multiple offsets in building footprint and form
- Exterior spaces of porches and or balconies
- Decorative architectural lighting: simple in styling and detailing, in black iron
- Painted railing details consist of wood newel posts with pickets
- Wood shutters used as accents at feature windows and for splashes of color
- Gable end vents: varied shapes with trim
- Accent windows, typically smaller in size and opportunity for varied shapes
- Half Lite, or French doors (with or without grids) at ground floor level
- Classical round columns, sized proportionately appropriate to the massing it supports and with decorative capital and base detailing.

Exterior Surfaces

Appropriate Materials:

- Shingle siding in wood or composite wood material used as the primary material with stucco (sand finish) incorporated throughout the remainder of the building
- Wood board and batten or horizontal siding typically as a small accent
- Accents of heavy block stone at base of building or porches
- Wood railings, and porch columns with round classical design details
- Rakes with large wood fascia boards, and layered trim accents
- Overhangs: Eaves generally 4” to 18” in length and rakes typically between 4” and 12” in length (subject to Fire Zone regulations)
- Wood or composite header, rail and sill trim
- Wood shutters: occasionally used louvered style with hardware

Inappropriate Materials:

- Pre-cast concrete details or exposed concrete
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Stone: cobble, river rock, or ledge
- Aluminum and vinyl siding, soffits, fascia boards, or similar
- Reflective finishes, such as mirrored glass

Roof Materials

Appropriate Materials:

- Asphalt Shingles with a minimum of 50 year warranty
- Slate, concrete flat, or shake roof tiles
- Eyebrow, shed, hipped or gable dormers
- Use of copper or standing seam metal as accents at bay windows, porches or dormers

Inappropriate Materials:

- Flat roofs
- ‘S’ or barrel tile roofing
- Monochromatic roofs

Windows, Doors, and Garage Doors

Appropriate Materials:

- Vinyl, Wood and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window panes designed to be consistent with the simplistic style of designs typically found with the Shingle style
- Vinyl in a white or cream color
- Front entry doors: paneled, with or without glazing, in top or full panel, rectangular in shape
- Garage doors: panel style, and sectional roll-up constructed to have the appearance of wood. ‘Carriage style’ garage doors with square top panel glazing

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- Painted garage doors complementary to the overall color scheme
- De-emphasized garage doors
- Trimmed in composite or wood trim

Inappropriate Materials:

- Natural aluminum
- Dark windows and doors
- Star-burst garage door window patterns

Chimneys

Appropriate Materials:

- Straight with tapered steps in brick, or stone
- Simple shrouded spark arrestors with an appropriate cap applicable to the architectural style, including metal, clay or brick

Inappropriate Materials:

- Exposed metal flues and spark arrestors
- Wood siding
- Stucco chimney caps

Skylights

Skylights should be designed as an integral part of the roof.

Appropriate Materials:

- Flat, clear, or solar bronze glazing
- Colored frame to match roofing (should blend)

Inappropriate Materials:

- Reflective glass
- Natural aluminum framing
- Bubble or white plastic material

Gutters and Downspouts

Gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, mounted on a fascia board
- Painted metal gutters and downspouts
- Round or square styled downspouts

Inappropriate Materials:

- Vinyl or plastic
- Ribbed shaped gutters
- Fascia gutters (gutters attached to rafter tails)

Color

- Wood: White, cream, grey or soft pastels (soft blues, butter, or other muted hues as approved by the DRC). Crisp accent colors encouraged at shutters, and front doors
- Stucco: warm beiges, warm gray, or other soft color ranges
- Windows and Doors: matching the wood trim in a white or beige
- Shutters: rich primary colors or matching wood trim (bright colors subject to DRC approval)



Craftsman

The Craftsman style evolved from the late 19th century English Arts & Crafts movement during the industrial revolution. California Architects, Bernard Maybeck and Green & Green, continued developing this movement with their highly articulated detailing on the exterior of homes. These intricately crafted buildings are characterized by the use of rustic materials, artfully finished by true artisans.

This style is identified by the low to medium roof pitches, prominent fascia boards, wide overhangs, and the use of wood as a primary exterior finish material with stone and brick as exterior accent materials.

Common Style Characteristics:

- Gable, shed, and hip roof forms, accentuated with bold eave treatments
- Roof pitch between 5:12 and 6:12
- Gabled or shed roof dormers, typically larger but proportionate to the building size
- Siding, brick, or stone exterior material combinations mixed with stucco
- Gable end venting in various styles and shapes
- Porches incorporated into the front elevation design
- Brick or stone chimneys with tapered or varied shapes
- Symmetrical or asymmetrical massing



Craftsman – Features and Exterior Treatments

A combination of materials, finishes, and/or treatments is encouraged. To develop a historically authentic Craftsman style home, the following elements are required to be strictly adhered to.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular in form, typically single story with two story elements within the roof and accented by dormers
- Simplistic proportions and clean massing with horizontal elements, including porches, trellises, or other courtyard extensions
- Multiple offsets in building footprint and form
- Exterior spaces of porches, courtyards, or rear decks
- Decorative architectural lighting: artistic in styling and detailing, in iron, bronze, pewter, oiled brass, black, or brass
- Stone material accents most commonly found in column bases, low walls, or chimneys
- Wood used as accents, gates, or as railing details
- Gable end vents: rectangular with square tops
- Accent windows, typically with alternate grid pattern or shape
- Series of French doors or single doors (with or without grids) at ground floor level
- Tapered or rectangular columns with single or multiple wood posts, sized proportionately appropriate to the massing it supports

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- Columns with tapered or square bases of stone or brick

Exterior Surfaces

Appropriate Materials:

- Stucco finishes (smooth sand, light hand troweled texturing) with integrated color and a wide range of applicable tones
- Wood lapped, tongue and groove, and ship lap siding in wood or composite wood material used as the primary material with stucco incorporated throughout the building
- Wood board and batten typically as an accent in gable ends
- Composite wood shingle siding materials
- Real brick: standard, used, or clinker in a wide range of colors
- Stone: cobble, river rock, or ledge
- Rakes with wood fascia boards (dominant): ornate in design detailing, with highly detailed cut rafter tails.
- Overhangs: Eaves generally 18” to 30” in length and rakes typically between 12” and 24” in length (subject to Fire Zone regulations)
- Exposed wood timbers, rafter tails, knee braces, roof beams, trellises, headers, sills, railings, and various other wood accent details with highly articulated cuts and edge designs
- Wood shutters: louvered or paneled with hardware
- Pressure treated wood, painted or stained

Inappropriate Materials:

- Pre-cast concrete details or exposed concrete
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Aluminum and vinyl siding, soffits, fascia boards, or similar
- Reflective finishes, such as mirrored glass

Roof Materials

Appropriate Materials:

- Asphalt Shingles with a minimum of 50 year quality

- Slate, concrete combed flat, or shake roof tiles
- Use of copper, zinc, or standing seam metal as accents at bay windows, porches and dormers

Inappropriate Materials:

- Flat roofs
- ‘S’ or barrel tile roofing
- Monochromatic roofs

Windows, Doors, and Garage Doors

Appropriate Materials:

- Wood and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms
- Window panes designed to be consistent with the creative variety of designs typically found with the Craftsman style
- Vinyl in a dark color (provide samples with submittal for DRC approval)
- Front entry doors: paneled, planked, or carved solid wood, with or without glazing, in top panel, rectangular in shape
- Garage doors: tilt-up (single car only), barn style, and sectional roll-up constructed with solid wood or have the appearance of solid wood
- ‘Carriage style’ garage doors with square top panel glazing
- Stained or painted garage doors complementary to the overall color scheme
- De-emphasized garage doors
- Trimmed in wood, stone or brick

Inappropriate Materials:

- Natural aluminum
- White windows and doors
- Star-burst garage door window patterns

Chimneys

Appropriate Materials:

- Sloping battered foundation, tapered sides in stone or brick
- Shrouded spark arrestors with an appropriate cap applicable to the architectural style, such as painted metal (bronze or black), copper, stone, or brick

Inappropriate Materials:

- Exposed metal flues and spark arrestors
- Wood siding
- Stucco chimney caps

Skylights

Skylights should be designed as an integral part of the roof.

Appropriate Materials:

- Flat, clear, or solar bronze glazing
- Bronze or colored frame to match roofing

Inappropriate Materials:

- Reflective glass
- Natural aluminum framing
- Bubble or white plastic material

Gutters and Downspouts

Gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts must be connected to an area drain system.

Appropriate Materials:

- Half-round, square, or square shaped, mounted on a fascia board
- Natural decorative copper or painted metal gutters and downspouts
- Concealed or chain styled downspouts

Inappropriate Materials:

- Vinyl or plastic
- Ribbed shaped gutters
- Fascia gutters (gutters attached to rafter tails)

Color

- Wood: all earth tones, including medium to dark brown stains, green, or other muted hues as approved by the DRC. (deep accent colors are encouraged, subject to DRC approval)
- Stucco: warm beiges, warm gray, or sage color ranges
- Windows and Doors: matching the wood trim in a variety of colors
- Shutters: rich primary colors or matching wood trim (deep, bold colors subject to DRC approval)



French Country

The French Country style captures a blend of elegant and picturesque elements found in Tudor and Norman countryside areas of Europe. This style grew popular in the United States following WWI and can be found in cities throughout the country.

This style is characterized by steep roof pitches, minimal fascias, and the use of stucco as a primary exterior finish material with stone and brick as exterior accent materials.

Common Style Characteristics:

- Gable, hip, and Dutch gable roof forms accentuated with “bell-cast” or flared roof treatments at the eave
- A wide variety of roof dormer forms that break the fascia, continuing the wall plane below
- Roof pitches ranging between 6:12-10:12 with accent pitches that are unlimited in height
- Stucco, brick, or stone exterior material combinations with wood siding accents
- Gable end venting in various styles
- Sculpted stucco wing walls, garden walls, or courtyard walls
- Stucco recessed accents and arched openings
- Half stucco chimneys with stone or brick on the lower portion
- Asymmetrical massing



French Country – Features and Exterior Treatments

A combination of material finishes, and /or treatments, are encouraged. To create a historically authentic French Country style, the following elements are to be strictly adhered to.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular in form with round features
- Simplistic proportions and varied massing with vertical elements in stone or stucco
- Multiple offsets in building footprint and form
- Exterior spaces of courtyards, trellises, and balconies
- Decorative architectural lighting: classic in styling and detailing, in iron, bronze, pewter, oiled antique brass, or black (no high polished brass)
- Stone material accents or in large masses, random in size, and dressed rough
- Brick accents, trims, or wainscots
- Wrought iron used as accents or as railing details
- Wood railings or courtyard gates
- Recessed gable end vents: rectangular with square or soft arched tops
- Recessed accent window, typically tall and narrow in proportion
- Series of French doors or single doors (with or without grids) at ground floor level or upper decks and balconies
- Columns, rectangular or square wood posts, sized proportionately appropriate to the massing it supports
- Column bases and capitals detailed with wood

Exterior Surfaces

Appropriate Materials:

- Stucco finishes (smooth sand, light hand-trowel texturing) with integrated color and a wide range of color tones
- Lapped, tongue and groove, and ship lap siding, in wood or composite wood material, used as an accent with stucco
- Wood board and batten in limited accent locations
- Composite wood shingle siding materials
- Real brick: standard
- Stone: grouted ledge, dry-stack ledge, limestone, or fieldstone
- Overhangs with wood fascia and simplistic detailing, with plumb cut ends and closed/boxed wood soffits between 8” and 12” in length or rake overhangs (dominant) between 0” and 6” in length (subject to Fire Zone regulations)
- Exposed wood timbers, rafters, trellises, headers, sills, railings, and various other wood accent details
- Wood shutters: plank or panel/plank combination style with hardware
- Pressure treated wood, painted or stained

Inappropriate Materials:

- Pre-cast concrete details
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Brick in white or pure gray
- Aluminum and vinyl siding, soffits, fascia boards, or similar
- Reflective finishes, such as mirrored glass
- Exposed concrete

Roof Materials

Appropriate Materials:

- Slate tiles or concrete flat, smooth or shake roof tiles
- Use of copper, or standing seam metal as accents at bay/bow windows, porches, and dormers
- Asphalt Shingles with a minimum of 50 year warranty
- Accent clay barrel tile, ridge, and hip caps

Inappropriate Materials:

- Flat roofs
- Monochromatic roofs

Windows, Doors, and Garage Doors

Appropriate Materials Include:

- Wood and wood clad windows with true multi-paned divided lights or simulated divided lights, tall rectangular forms
- Painted steel and aluminum windows and doors (provide samples with submittal for DRC approval)
- Vinyl in a dark color (provide samples with submittal for DRC approval)
- Rectangular or soft arch top front entry doors: paneled, planked, or carved solid wood with or without glazing in top panel
- Garage doors: tilt-up (single car only), barn style, or sectional roll-up, constructed with solid wood or have the appearance of solid wood
- 'Carriage style' paneled garage doors with square or arched top windows
- Stained or painted garage doors complementary to the overall color scheme
- De-emphasized garage doors
- Trimmed in wood or recessed stucco finish

Inappropriate Materials:

- Natural aluminum
- White windows and doors
- Star-burst garage door window patterns

Chimneys

Appropriate Materials:

- Simple vertical shaped with larger base in stucco, stone, or brick
- Shrouded spark arrestors with an appropriate cap applicable to the architectural style, such as painted metal (bronze or black), copper, or clay

Inappropriate Materials:

- Exposed metal flues and spark arrestors
- Wood siding
- Stucco chimney caps

Skylights

Skylights should be designed as an integral part of the roof.

Appropriate Materials:

- Flat, clear, or solar bronze glazing
- Bronze or colored frame to match roofing

Inappropriate Materials:

- Reflective glass
- Natural aluminum framing
- Bubble or white plastic material



Gutters and Downspouts

Gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts must be connected to an area drain system.

Appropriate Materials:

- Half-round or ogee shaped, mounted on a fascia board
- Natural decorative copper or painted metal gutters and downspouts
- Concealed, round or chain styled downspouts

Inappropriate Materials:

- Vinyl or plastic
- Square, tapered, or ribbed shaped gutters
- Square downspouts
- Fascia gutters (gutters attached to rafter tails)



Color

- Wood: medium to dark brown stains with green accents
- Stucco: beiges and creams to cool or warm gray color ranges
- Windows and Doors: matching the wood trim
- Wrought Iron: black preferred; dark green, burgundy, or plums or other colors subject to DRC approval
- Shutters: rich primary colors or matching wood trim (bright colors subject to DRC approval)

Rural Italian

The dominating style of American homes between 1850 and 1880 was Rural Italian architecture, commonly found throughout the growing towns and cities of the United States. Rural Italian homes were informal adaptations of the Picturesque Movement. These rambling Italian farm houses were models for the Rural Italian style.

Common Style Characteristics:

- One and two story elements, with either symmetrical or asymmetrical massing
- Low-pitched (4:12-5:12) roofs with barrel or 'S' tile roofing
- Deep overhanging eaves with decorative brackets and frieze boards
- Elements such as square towers or cupolas in a wide variety of forms and detailing
- Elaborately trimmed and appointed with arched windows, which are tall and narrow in proportion
- Projecting balconies adorned with wrought iron railings
- Stucco, stone, and brick exterior finishes applied on full walls and/or elements of the composition
- Deeply inset or recessed windows and doors



Rural Italian – Features and Exterior Treatments

A combination of materials, finishes, and design treatments are encouraged. To reflect an authentic depiction of the Rural Italian style the following elements should be incorporated.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular in form with wing additions at 90 degree angles
- Simplistic proportions and massing with vertical elements in stone or stucco
- Multiple offsets in building footprint and form
- Exterior spaces of roof loggias, trellises, or interior courtyards
- Decorative architectural lighting: simplistic in styling and detailing, in iron, bronze, or black (no high polished brass)
- Stone material large, random in size, and dressed rough with over-grouting
- Brick commonly used at first floor walls and as trim/accent elements with colors ranging from earth tones to deep reds
- Wrought iron used as window accent grilles or as railing details
- Exposed heavy timber rafters with shaped ends
- Recessed gable end vents: rectangular with square or arched tops
- Recessed, shaped accent window, typically tall and narrow, rectilinear in proportion
- Series of French doors or single doors (with or without grids) at ground floor level, often shuttered

- Garage doors to be de-emphasized
- Columns, rectangular or circular, with diameter and sized proportionately appropriate to the massing it supports
- Column bases and capitals detailed with stone, brick, pre-cast or stucco
- Arched loggia arcades with bays of equal spacing

Exterior Surfaces

Appropriate Materials:

- Stucco finishes (sand, smooth sand, light hand trowel texturing) with integrated color ranging from white or light beige to deeper umber tones
- Stone: rustic ledge stone, fieldstone, limestone, or similar
- Brick: tumbled, used, or standard
- Exposed wood fascia and rakes: simplistic in design and detailing, square cut or shaped ends
- Exposed wood timbers, rafters, balconies, guardrails, trellises, headers, and sills
- Wood shutters: plank or recessed panel style with hardware
- Pre-cast concrete at entries, wall caps, and accent windows
- Pressure treated wood, painted or stained

Inappropriate Materials:

- Wood, board, and batten
- Lapped, tongue and groove, and ship lapped siding in wood or composite wood materials
- Shake wall shingles
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Brick in white, gray, or red with white
- Aluminum and vinyl soffits, fascia boards, or similar
- Reflective finishes such as mirrored glass
- Exposed concrete

Roof Materials

Appropriate Materials:

- Clay or concrete one-piece barrel and ‘S’ roof tiles
- Roman pan clay roof tiles
- Combinations of terra cotta, earth tones, or warm gray tones
- Mudded tile ends, clay, or metal bird stops
- Over-grouted chinked tiling
- Stacked tiles in roof field (required)

Inappropriate Materials:

- Flat roof
- Flat roof tiles
- Asphalt shingles
- Standing seam metal roofs
- Use of copper, zinc, or similar
- Shake shingles
- Monochromatic roofs

Windows, Doors, and Garage Doors

Appropriate Materials:

- Wood and wood clad windows with true multi-paned divided lights or simulated divided lights, in tall rectangular forms
- Painted (medium to dark brown color range) steel and aluminum windows and doors (provide samples with submittal for DRC approval)
- Vinyl in a dark color (provide samples with submittal for DRC approval)
- Rectangular or arched framed front entry doors: paneled, planked, or carved solid wood, without glazing
- Garage doors: tilt-up (single car only), barn style, or sectional roll-up, constructed with solid wood or have the appearance of solid wood
- ‘Carriage style’ paneled garage doors with square top windows

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- Stained or painted garage doors complementary to the overall color scheme
- De-emphasized garage doors
- Trimmed in molded stone, wood, or recessed stucco finish

Inappropriate Materials:

- Natural aluminum
- White windows and doors
- Star-burst garage door window patterns

Chimneys

Appropriate Materials:

- Simple vertical shaped stucco, stone, and brick
- Shrouded spark arrestors with an appropriate cap applicable to the architectural style, such as painted metal (bronze or black), clay, stucco, or roof material

Inappropriate Materials:

- Exposed metal flues and spark arrestors
- Wood siding

Skylights

Skylights should be designed as an integral part of the roof.

Appropriate Materials:

- Flat, clear, or solar bronze glazing
- Bronze or colored frame to match roofing

Inappropriate Materials:

- Reflective glass
- Natural aluminum framing
- Bubble or white plastic material

Gutters and Downspouts

Gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts must be connected to an area drain system.

Appropriate Materials:

- Half-round or ogee shaped, mounted on a fascia board
- Natural decorative copper or painted metal gutters and downspouts
- Concealed downspouts

Inappropriate Materials:

- Vinyl or plastic
- Square, tapered, or ribbed shaped gutters
- Fascia gutters (gutters attached to rafter tails)

Color

- Wood: medium to dark brown stains with rich red accents
- Stucco: beiges and creams to darker browns and terra cotta color ranges
- Windows and Doors: matching the wood trim
- Wrought Iron: black preferred; dark green, burgundy, or plums or other colors subject to DRC approval
- Shutters: rich primary colors or matching wood trim (bright colors or pastels discouraged)



Rustic Contemporary

The Rustic Contemporary style evolved from the International and Modernistic Era originating in the 1920's, to present day. The Modern style was adapted to include warmer elements, such as wood and stone, with concrete and steel to strike a balance between nature and the clean lines of contemporary design. These unique buildings are identified by blending smooth, clean, finished elements with bold accents of rusticated materials, balanced for an elegant presentation.

This style is characterized by flat and low to medium roof pitches, prominent integrated facias, medium overhangs, and the use of stucco or wood as the primary exterior finish with steel and stone as exterior accent materials.

Common Style Characteristics:

- Gable, hip, shed, or flat roof forms accentuated with parapet treatments
- Roof pitch between 3:12 and 5:12
- Stucco, siding, brick, or stone exterior material combinations
- Gable end venting in simple shapes
- Integrated porches, as opposed to attached elements
- Stucco, brick, or stone chimneys
- Asymmetrical massing



Rustic Contemporary – Features and Exterior Treatments

A combination of material finishes and/or treatments are encouraged. This bold style is unique but elegant, and should inspire creativity. To create a successful interpretation of the Rustic Contemporary style, the following elements are to be strictly adhered to.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular in form, multi storied with two and/or three story elements.
- Simplistic proportions and clean massing with horizontal elements, including integrated porches and balconies, or courtyard extensions
- Multiple offsets in building footprint and form
- Exterior spaces of porches, balconies, and courtyards
- Decorative architectural lighting: simple and clean in styling and detailing, in iron, bronze, or pewter
- Stone accents used as a feature wall material or for courtyard walls
- Wood used as building siding accent, eave detail, or trellis
- Gable end vents rectangular with square tops

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- Simple accent windows with no grid pattern
- Series of French doors or single doors (without grids) at ground floor level or at balconies
- Integrated columns: stucco, wood, concrete, or steel, rectangular in shape, sized proportionately appropriate to the massing it supports

Exterior Surfaces

Appropriate Materials:

- Stucco finishes (smooth sand, light hand trowel texturing) with integrated color ranging from very light to darker beiges or warm grays
- Tongue and groove, or board and batten wood or composite wood material, used with stucco
- Authentic Brick including natural darker brick colors
- Corrugated metal siding
- Stone: dry-stack ledge, clean grout
- Overhangs, parapets, rakes, and eaves: simplistic clean details, Eave overhangs range from 0” to 18” in length or rake overhangs from 0” to 8” in length (subject to Fire Zone regulations)
- Exposed wood timbers, rafter tails, roof beams, trellises, headers, sills, and various other wood accent details
- Steel beams, accents, or cables
- Pressure treated wood, painted or stained
- Exposed concrete

Inappropriate Materials:

- Pre-cast concrete details
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Vinyl siding, soffits, fascia boards, or similar
- Reflective finishes, such as mirrored glass
- Wood shutters

Roof Materials

Appropriate Materials:

- Asphalt shingles with a minimum of 50 year warranty
- Copper or standing seam metal roofs, colors can vary

Inappropriate Materials:

- ‘S’ or barrel tile roofing
- Monochromatic roofs

Windows, Doors, and Garage Doors

Appropriate Materials:

- Wood clad windows with no divided lights, square or rectangular forms
- Window placement consistent with the clean open design found within the Contemporary style
- Painted steel and aluminum windows and doors
- Vinyl windows
- Rectangular front entry doors: smooth, with full or partial glazing in clear or obscured glass
- Garage doors: Tilt-up (single car only) and sectional roll-up garage doors, constructed with solid wood or have the appearance of solid wood
- Simple flat, four (4) panel doors with square top panel glazing, or a simple ‘carriage style’ door complimentary to the design
- Stained or painted garage doors complementary to the overall color scheme
- De-emphasized garage doors
- Trimmed in recessed stucco, stone, or brick

Inappropriate Materials:

- Natural aluminum
- White windows and doors
- Star-burst garage door window patterns

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Chimneys

Appropriate Materials:

- Clean vertical sides in stucco, stone, or brick
- Shrouded spark arrestors with an appropriate cap applicable to the architectural style, such as painted metal (bronze or black), copper, stucco, stone, or brick

Inappropriate Materials:

- Exposed metal flues and spark arrestors

Skylights

Skylights should be designed as an integral part of the roof.

Appropriate Materials:

- Flat, clear, or solar bronze glazing
- Bronze or colored frame to match roofing

Inappropriate Materials:

- Reflective glass
- Natural aluminum framing
- Bubble or white plastic material

Gutters and Downspouts

Gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts must be connected to an area drain system.

Appropriate Materials:

- Half-round or square shaped, mounted on a fascia board
- Natural decorative copper or painted metal gutters and downspouts
- Concealed or round styled downspouts

Inappropriate Materials:

- Vinyl or plastic
- Ribbed shaped gutters
- Square downspouts

- Fascia gutters (gutters attached to rafter tails)

Color

- Wood: all earth tones, including medium to dark stains or other muted hues
- Stucco: light to medium beiges, cool or warm gray color ranges
- Windows and Doors: matching the wood trim or a variety of other colors



National

The National style evolved in the late 19th century from the American Folk style, which changed construction materials methods due to the expansion of the railroad expansion. It was easier to transport a variety of materials thus making it possible to utilize lumber as a primary building material. Mimicking east coast elements these homes embraced the traditional feel of classic New England.

These simple buildings are characterized by the use of wood siding, shingle accents, gable end roofs, medium to steep roof pitches, symmetrical and asymmetrical massing, shutters, composition or metal roofing, and integrated porches.

Common Style Characteristics:

- Gable, and shed roof forms, with tight or medium length overhangs
- Roof pitch between 6:12 and 10:12
- Gabled or shed porches, either the full size of the building or small entry elements
- Siding with varied exposures, shingle accents, board and batt
- Gable end venting or full windows in various styles and shapes
- Porches incorporated into the front elevation design
- Brick or stone chimneys with tapered or varied shapes
- Symmetrical or asymmetrical massing

National – Features and Exterior Treatments

A combination of siding materials, is encouraged. To develop a historically authentic National style home, the following elements are required to be strictly adhered to.



Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular in form, single story with two story elements or two story within the roof and accented by porches or balconies
- Simplistic proportions and clean massing with horizontal siding elements
- Minimal offsets in building footprint and form
- Exterior spaces of porches and or balconies
- Decorative architectural lighting: simple in styling and detailing, in black iron
- Painted railing details consist of wood newel posts with pickets
- Wood shutters used as accents at feature windows and for splashes of color
- Gable end vents: rectangular with square tops
- Accent windows, typically smaller in size but still rectangular
- Half Lite, or French doors (with or without grids) at ground floor level
- Straight columns with single posts, sized proportionately appropriate to the massing it supports and with decorative capital and base detailing.