

VILLAGE 5 GENERAL DEVELOPMENT PLAN

ADOPTED JANUARY 9, 2018

ORDINANCE 960B

EIR STATE CLEARINGHOUSE # 2014052071

Lead Agency:

City of Lincoln

600 Sixth Street

Lincoln, CA 95648

Prepared for:

Richland Developers

3000 Lava Ridge Court, Suite 115

Roseville, CA 95661



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CHAPTER 1: OVERVIEW



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).

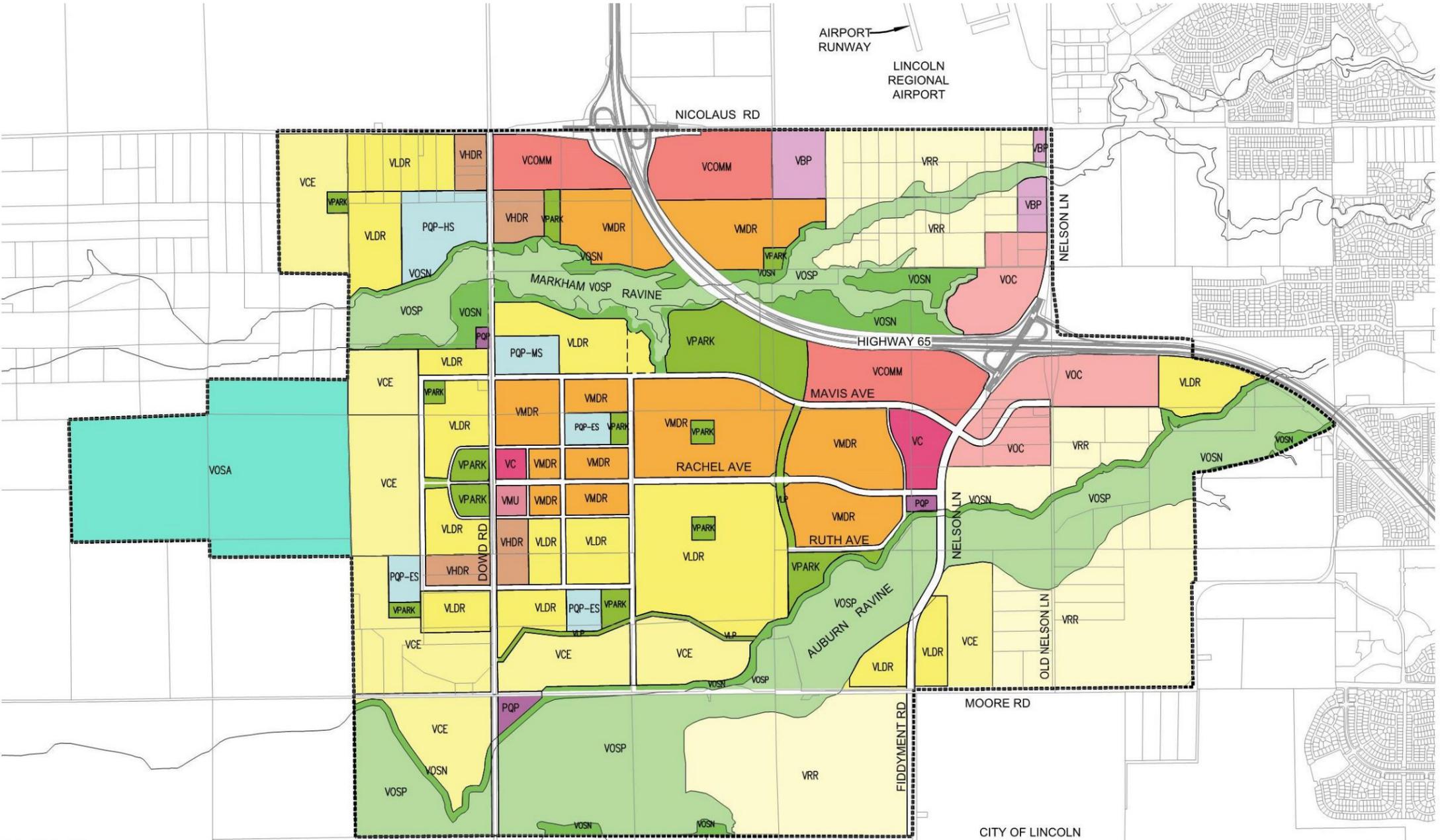
1.1 PROJECT OVERVIEW

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.

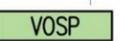
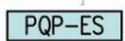
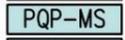
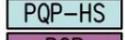
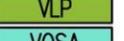
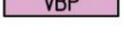
The 4,772 acre Plan Area is located adjacent to the western city limit line of the City of Lincoln in southwestern Placer County. The Specific Plan proposes a self-sustaining, mixed use community including a broad range of uses which are in symmetry and balance with the existing community. Emphasis has 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.

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	 PQP	Public/Quasi-Public
 VHDR	Village High Density Residential	 VBP	Village Business and Professional	 VOSA	Ag/Preserve		



CHAPTER 1: OVERVIEW

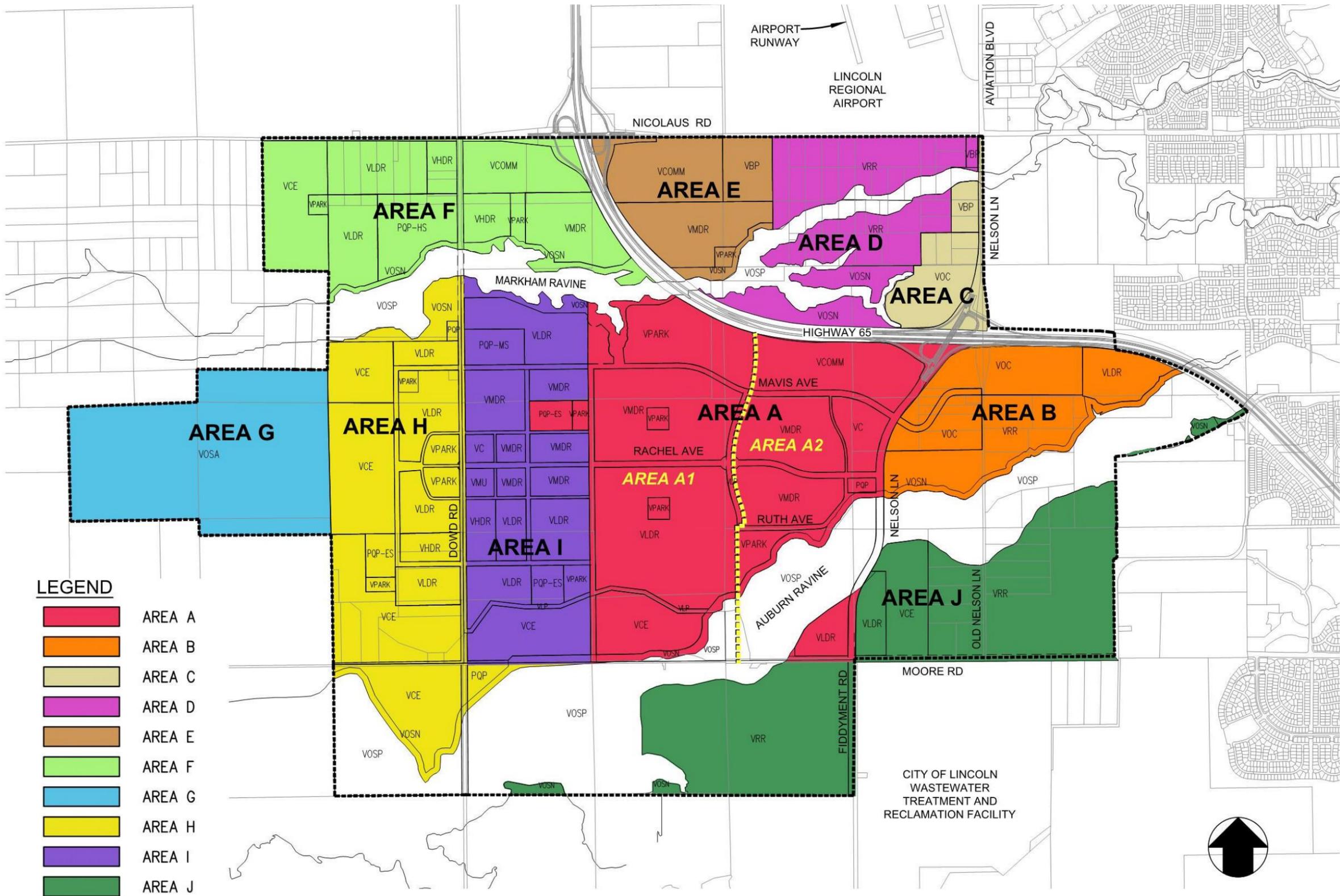


Exhibit 1.2: Planning Areas

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 precise zoning for Planning Areas B-J is vested by the approval of the subsequent GDP(s), the development agreement(s) and other entitlements, as described in Chapter 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.

1. If the application is incomplete, the applicant will be notified and request will be made to submit the additional or missing materials.

CHAPTER 2: IMPLEMENTATION

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/Ag Preserve/Ag Overlay. 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 voluntarily abandoned or 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 determination of termination in all scenarios listed above. Appeals of the Planning Director’s determination 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	
Independent & assisted living facility ⁷	X	X	X	C	P	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	
Second dwelling unit ²	P	P	P	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	

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
Commercial 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

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
Commercial 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 3.5, 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.

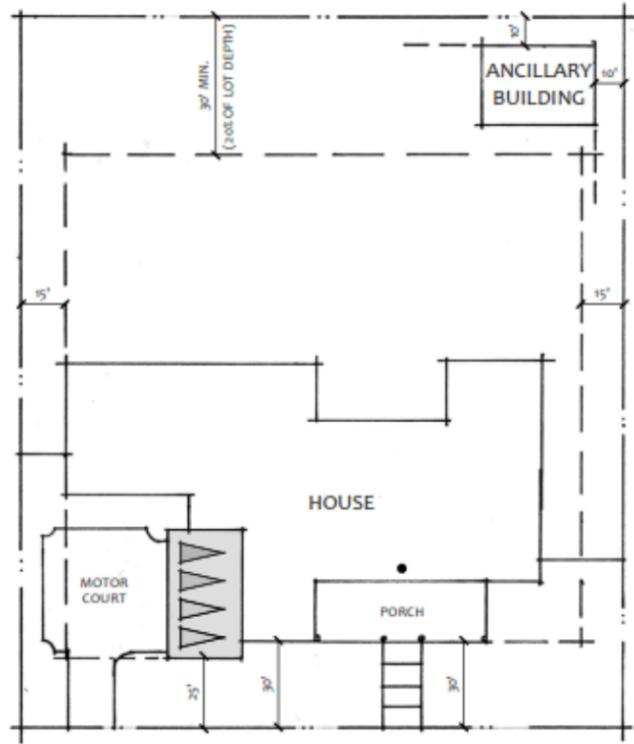
CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

Table 3.2 VRR, VCE, VLDR Development Standards				
	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 LINE ¹				
For all structures where property abuts an existing Ag use ¹⁰				
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

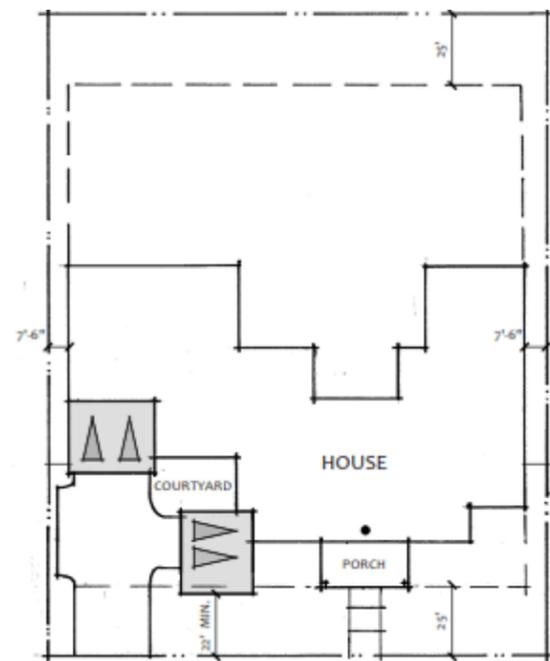
TABLE 3.2 FOOTNOTES:

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"
10. "Existing Ag and Rural Residential uses" is defined in Section 3.4.13.1

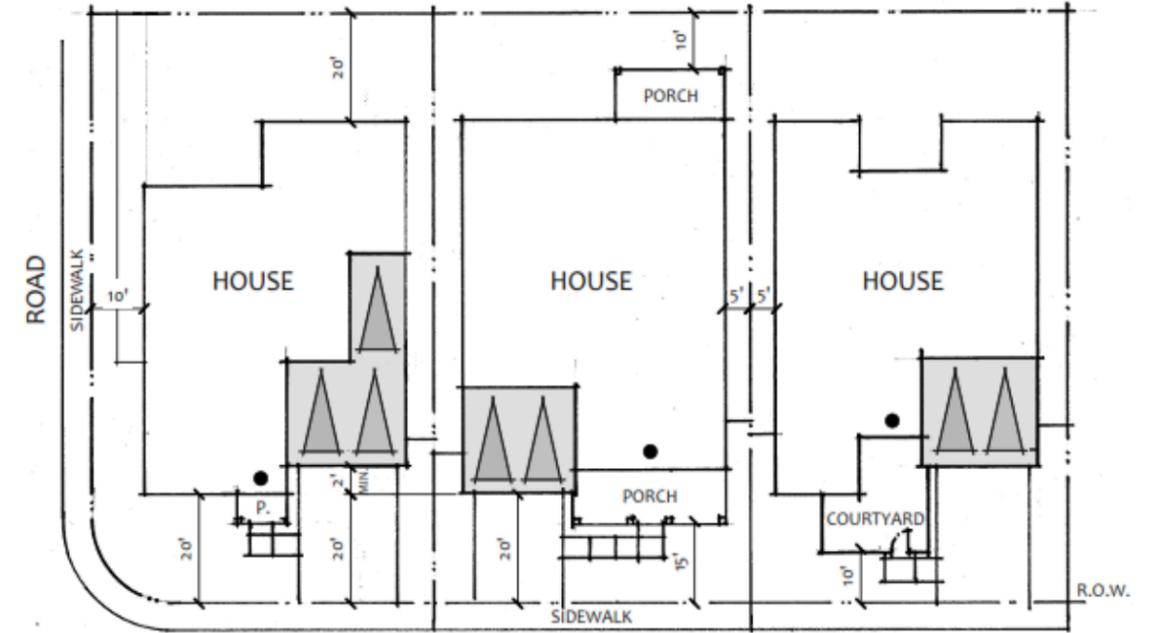
CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS



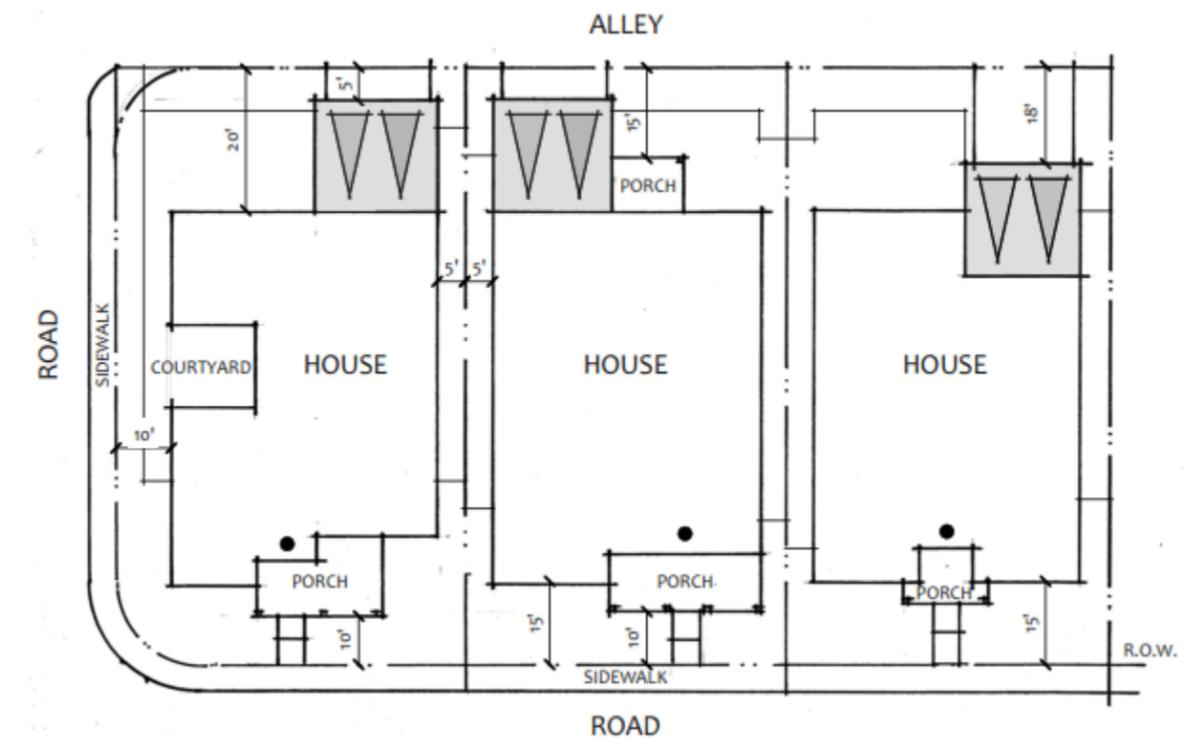
VRR STANDARD LOT



VCE STANDARD LOT



VLDR STANDARD LOT



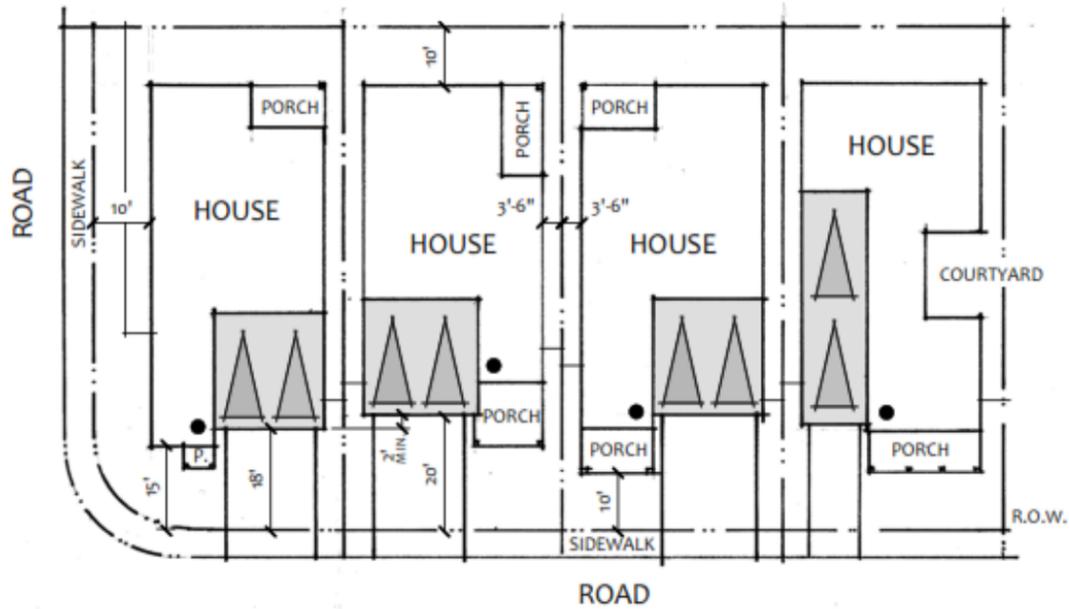
VLDR ALLEY LOADED LOT

CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

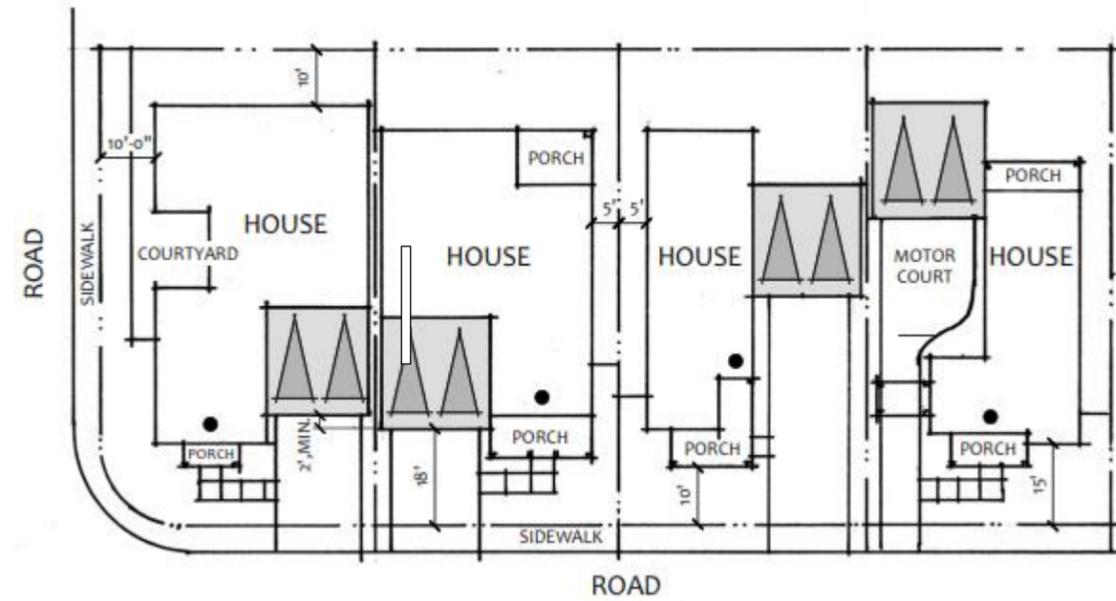
Table 3.3 VMDR Development Standards							
	VILLAGE MEDIUM DENSITY RESIDENTIAL						
	VMDR STANDARD LOT	VMDR ALLEY	VMDR DUET	VMDR MICRO LANE	VMDR CLUSTER	VMDR TH	VMDR 4-PAK
DENSITY	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 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 existing Ag use ¹¹	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:

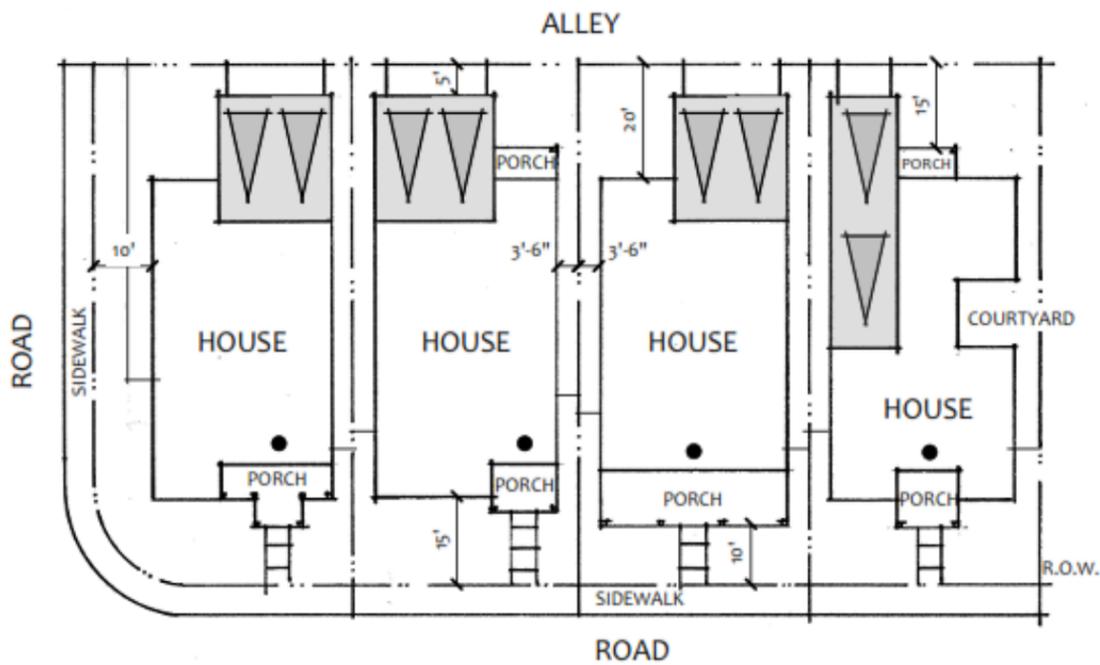
1. All setbacks are measured from back of the property line.
2. Architectural projections may encroach into front or rear setbacks a maximum of 2'-0".
3. Architectural projections may encroach into side setbacks 2'-0" if they are 5'-0" in width or greater.
4. Architectural projections may not encroach 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.
11. "Existing Ag and Rural Residential uses" is defined in Section 3.4.13.1.



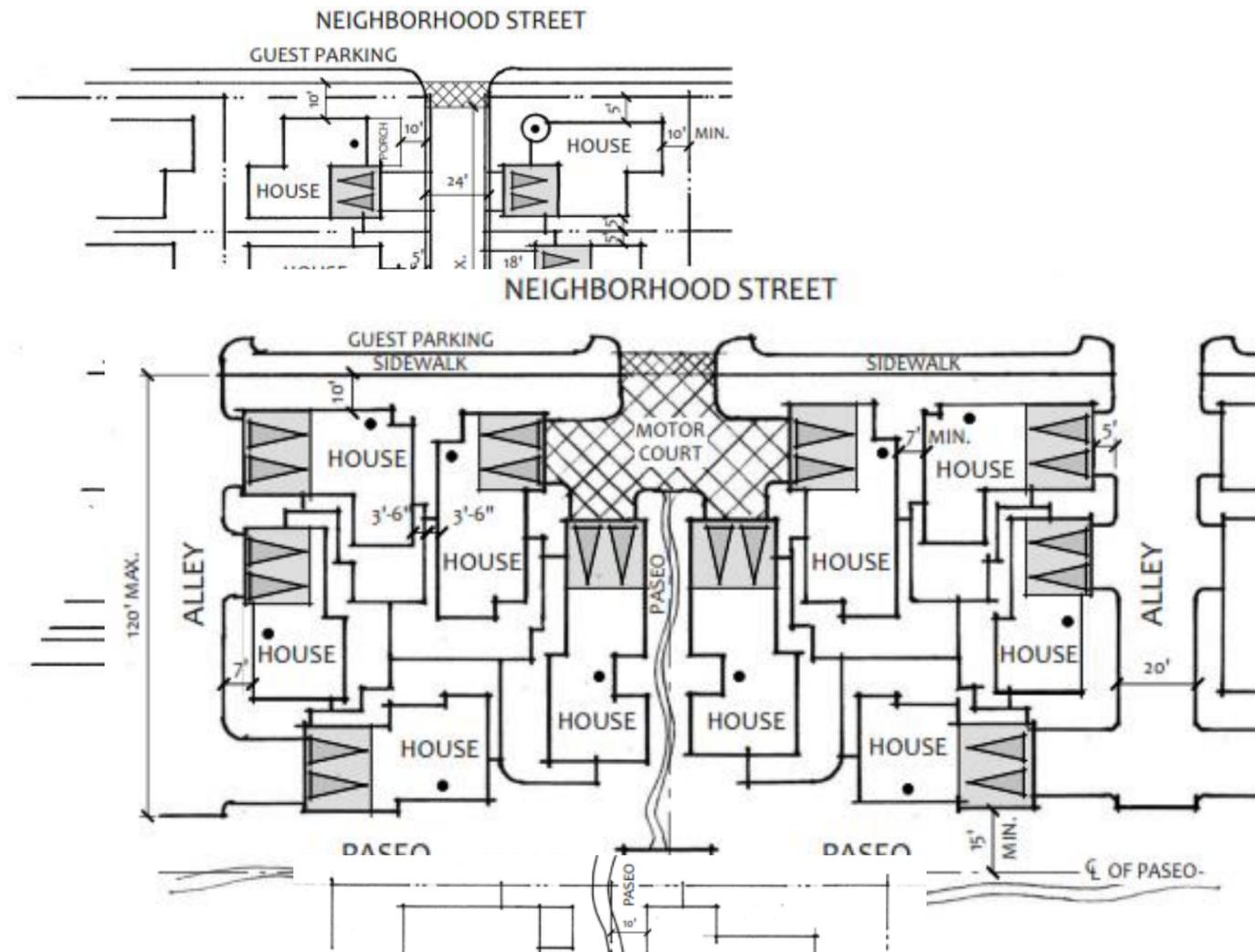
VMDR STANDARD LOTS



VMDR DUET LOTS



VMDR ALLEY LOTS



VMDR CLUSTER LOTS

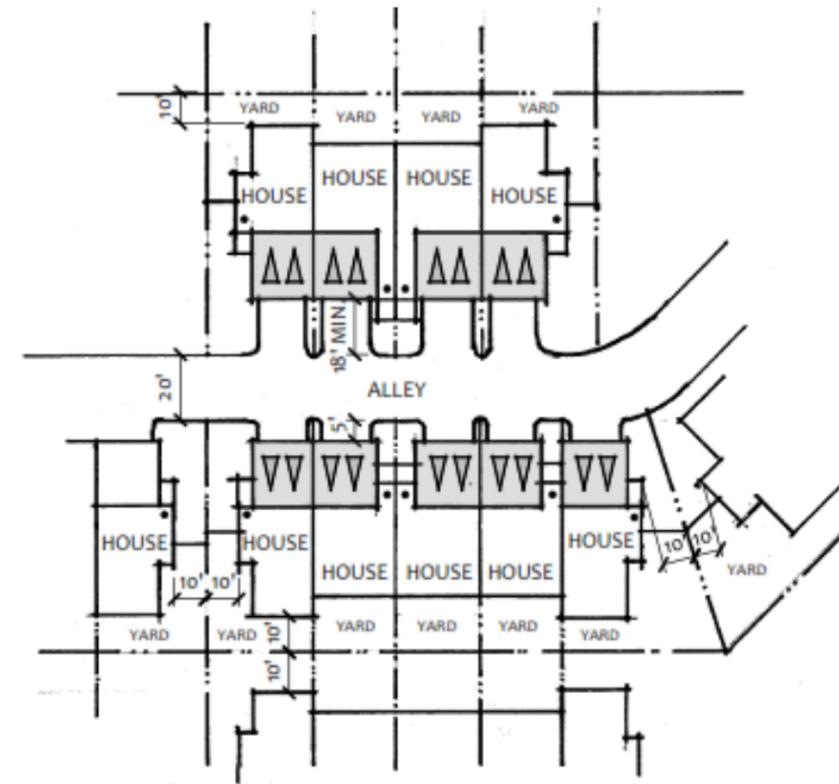
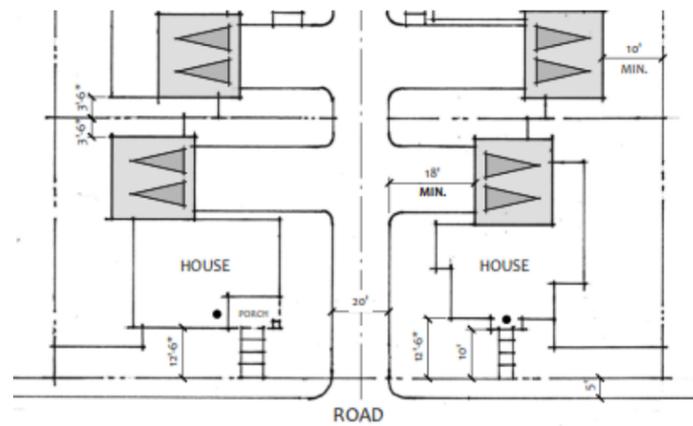


Exhibit 3.2: Setback Diagrams for VMDR

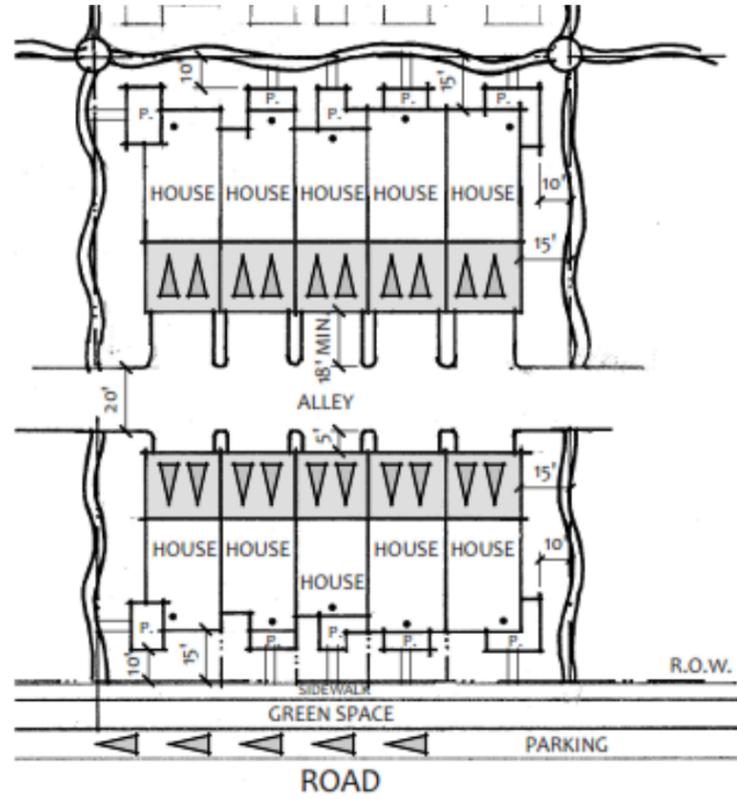
VMDR TOWNHOUSE LOTS

CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

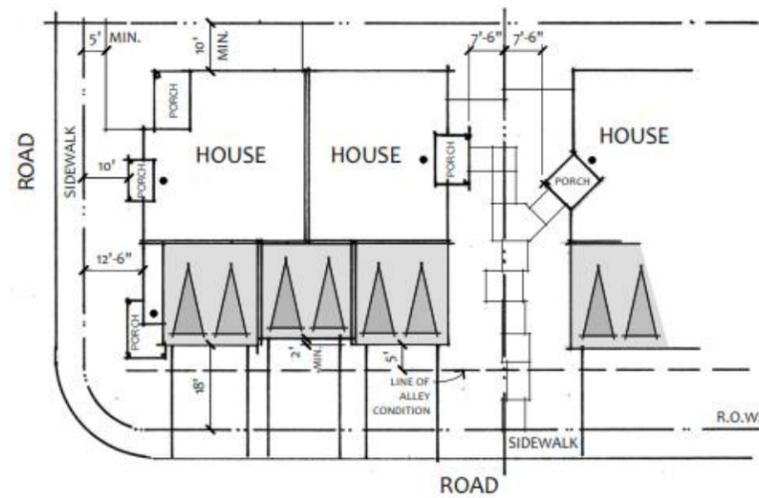
Table 3.4: VHDR Development Standards				
	VILLAGE HIGH DENSITY RESIDENTIAL			
	VHDR TH ALLEY	VHDR TRI-PLEX	VHDR GREEN COURT	VHDR-CONDO
DENSITY	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	6.0 - 12.9 DU/ACRE	13.0 - 30.0 DU/ACRE
MINIMUM NET LOT AREA	TBD	TBD	TBD	TBD
SETBACKS FROM PROPERTY LINE ¹				
All structures where property abuts an existing Ag use ¹⁰	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:

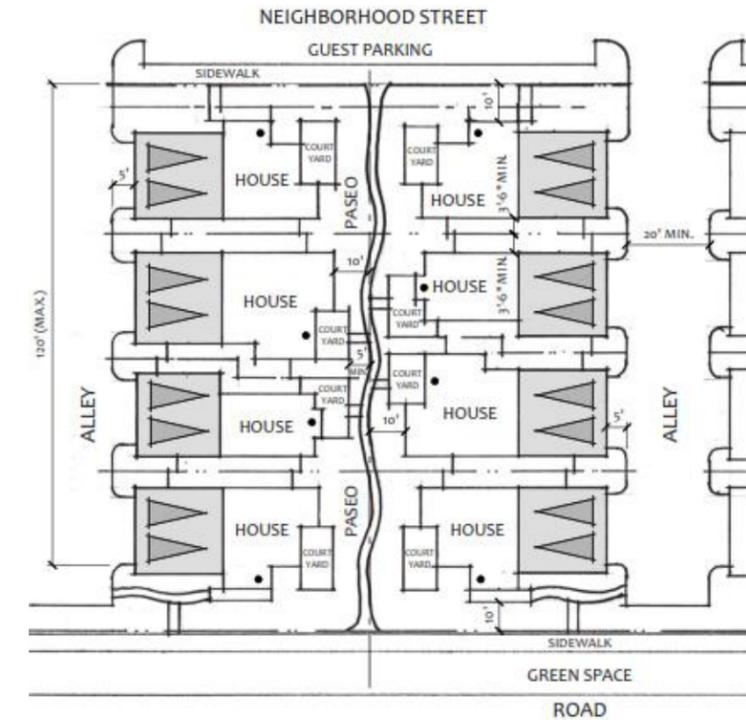
1. All setbacks are measured from back of the property line. Where VHDR zones abut any VLDR zone, a minimum setback of 20 feet for a primary building shall be maintained along the property line adjacent to VLDR. Carports and detached garages are not included in this requirement.
2. Architectural projections 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.
10. "Existing Ag and Rural Residential uses" is defined in Section 3.4.13.1



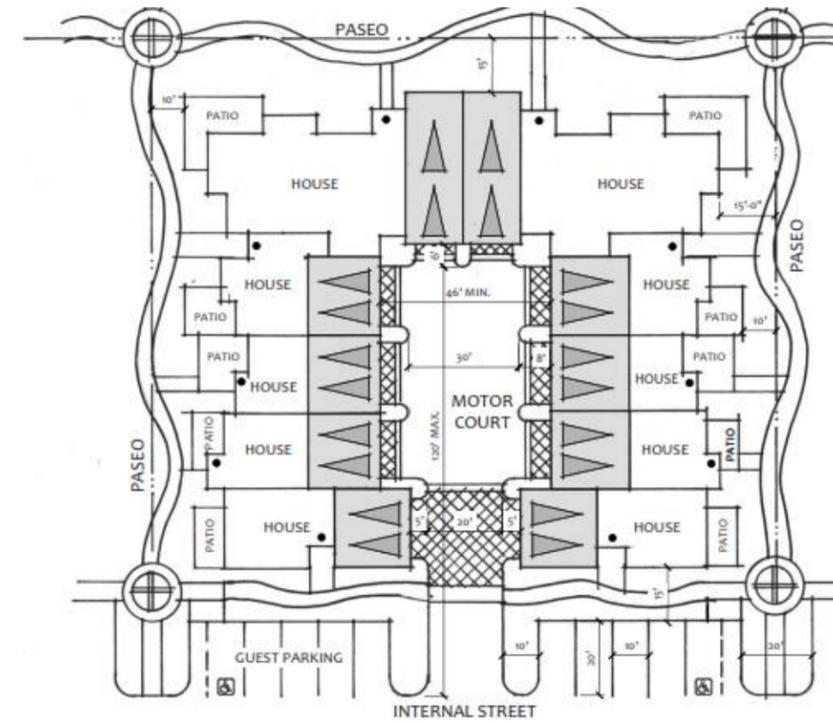
VHDR TOWNHOME ALLEY LOTS



VHDR TRI-PLEX LOTS



VHDR GREENCOURT LOTS



VHDR CONDOMINIUMS

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 existing Ag use ²	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, bike racks shall be consistent throughout a 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.
2. "Existing Ag and Rural Residential uses" is defined in Section 3.4.13.1

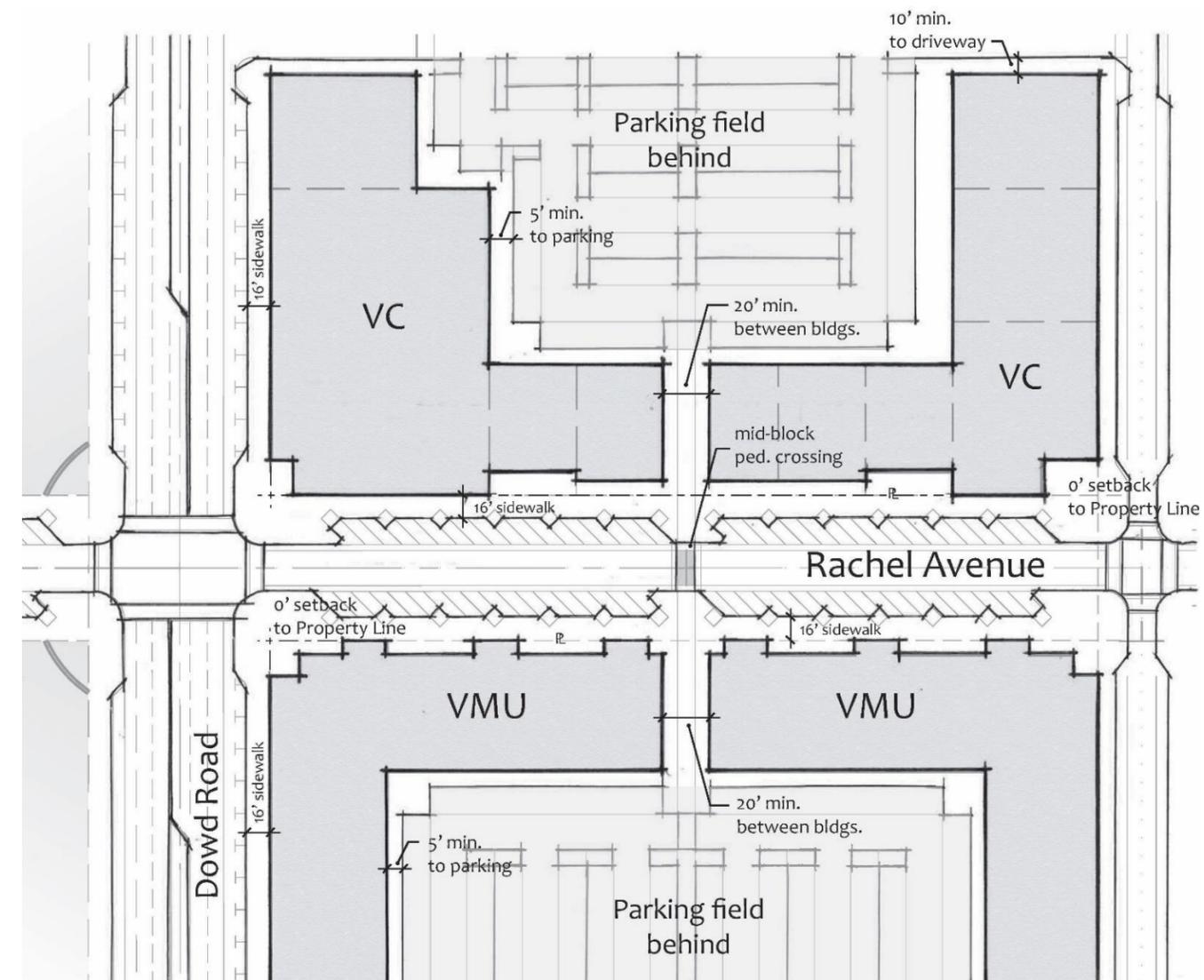


Exhibit 3.4: Illustration of Standards for VMU and VC West Parcel 151

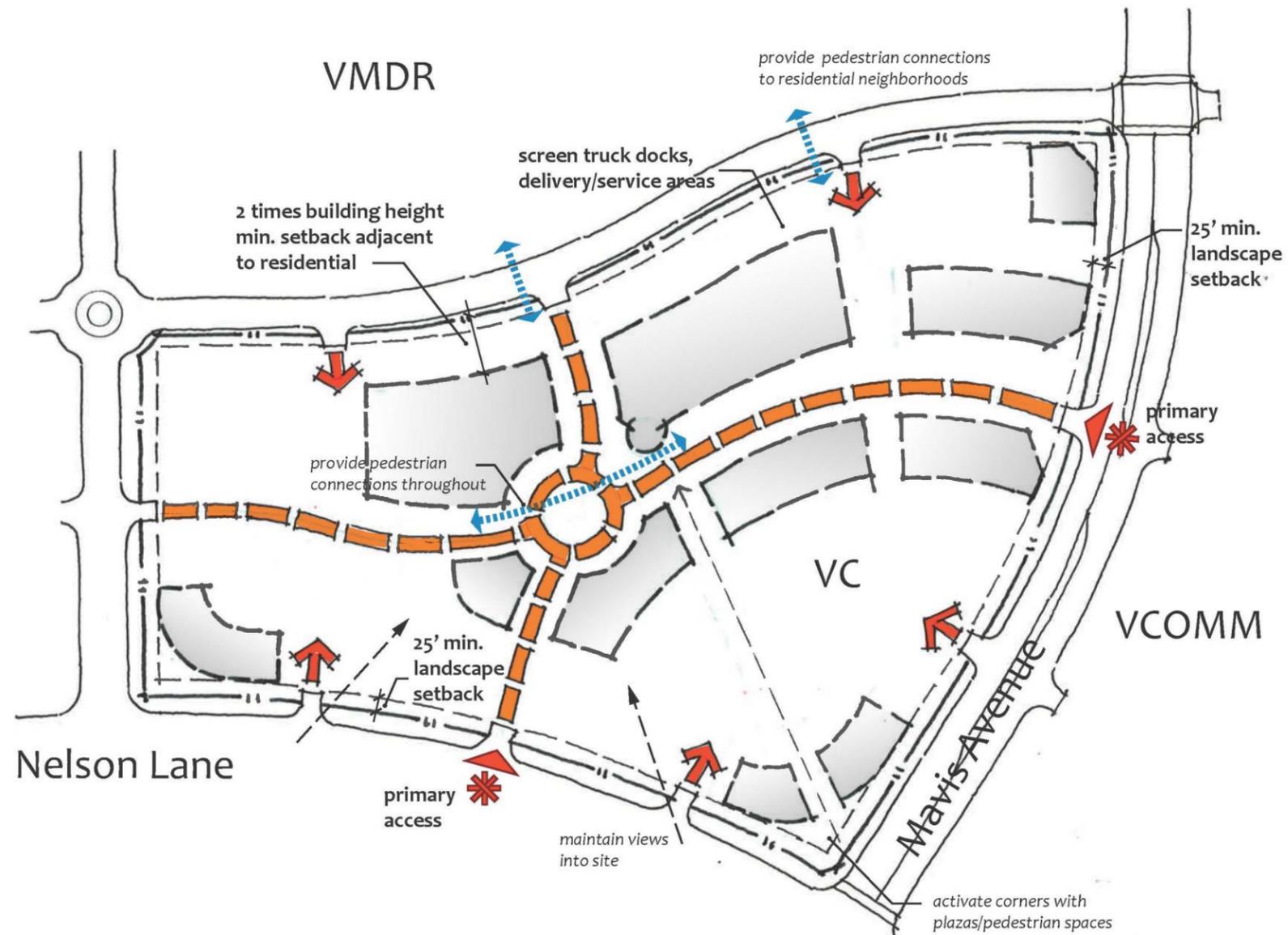


Exhibit 3.5: Illustration of Standards for VC Parcel 171

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 existing Ag use ²	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.
2. "Existing Ag and Rural Residential uses" is defined in Section 3.4.13.1

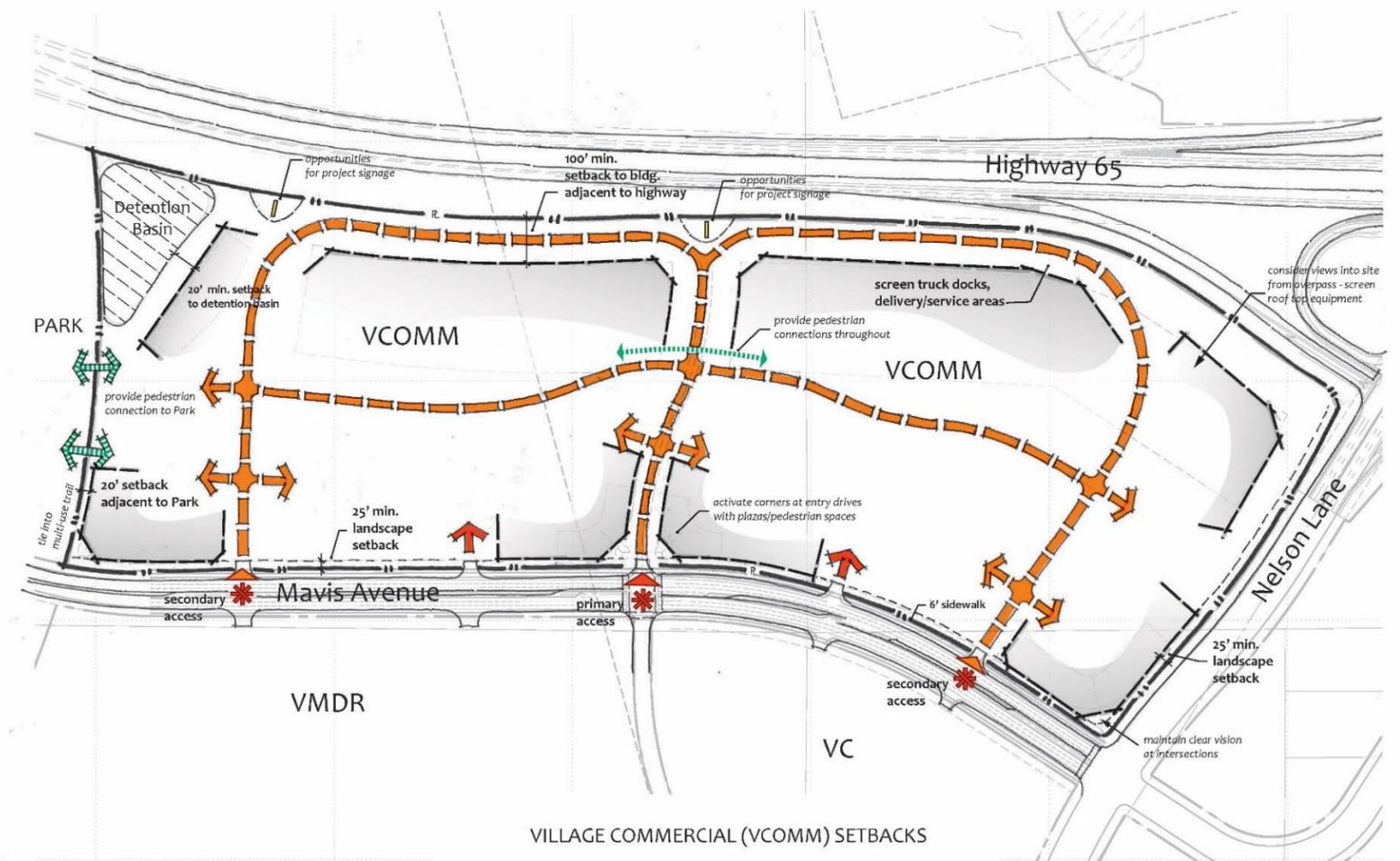


Exhibit 3.6: Illustration of VCOMM Standards

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 existing Ag use ²	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	
Projections ¹		
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.
2. "Existing Ag and Rural Residential uses" is defined in Section 3.4.13.1

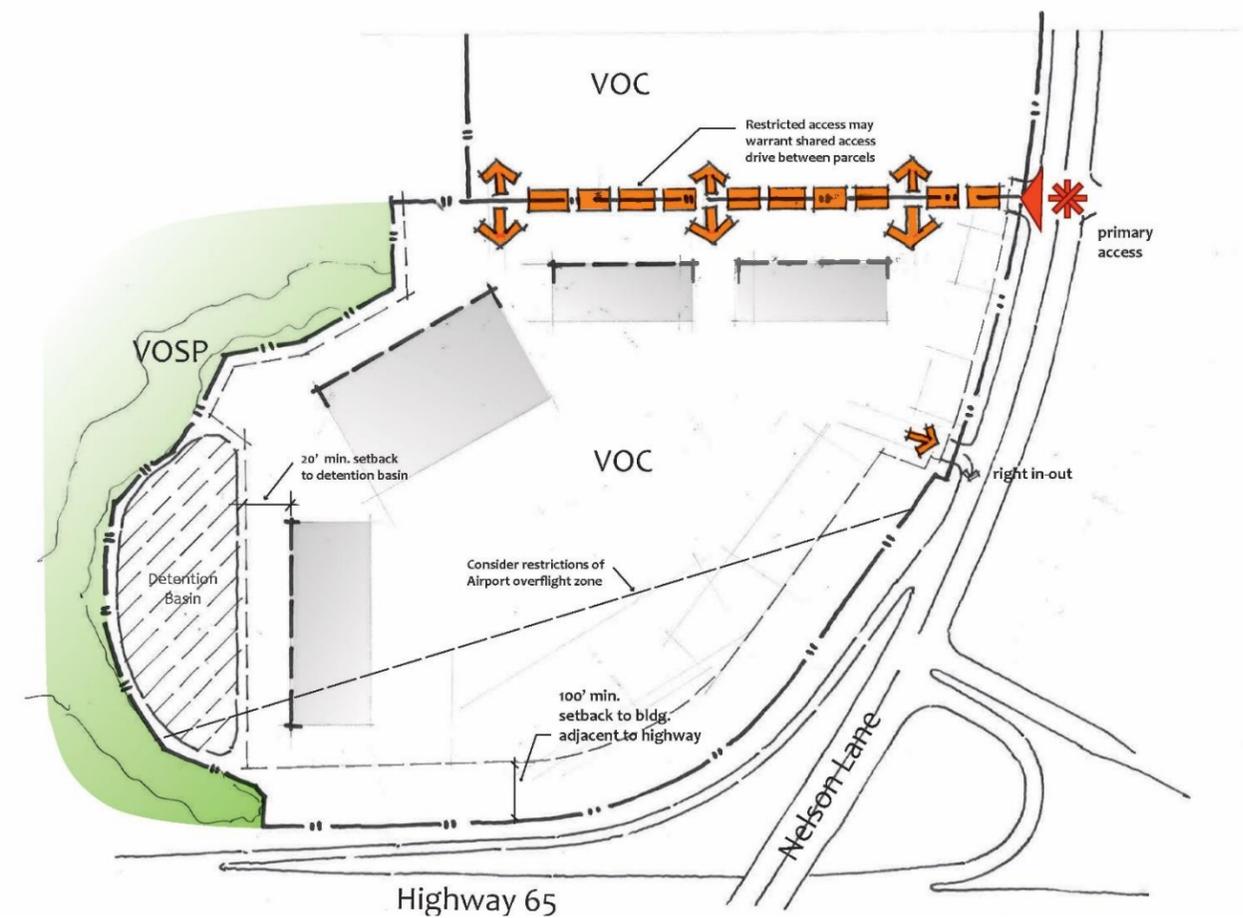


Exhibit 3.7: Illustration of VOC Standards

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 existing Ag use ²	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.
2. "Existing Ag and Rural Residential uses" is defined in Section 3.4.13.1

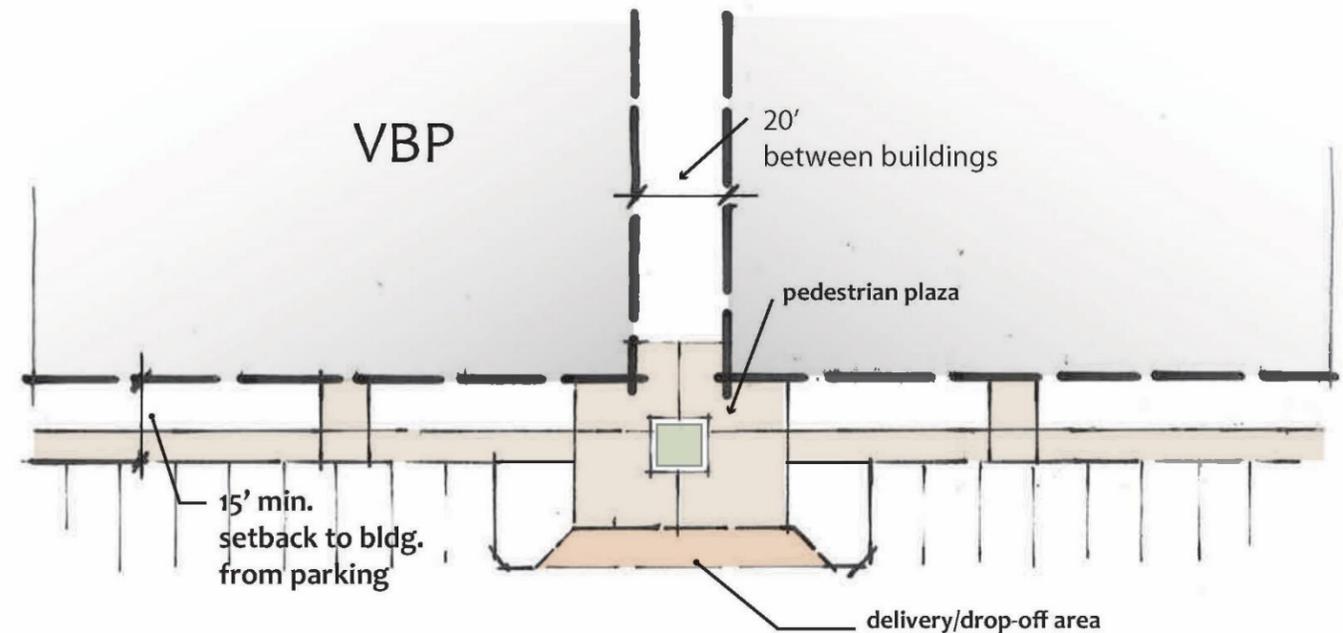


Exhibit 3.8: Illustration of VBP Standards

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 existing Ag use ¹	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	

1. "Existing Ag and Rural Residential uses" is defined in Section 3.4.13.1

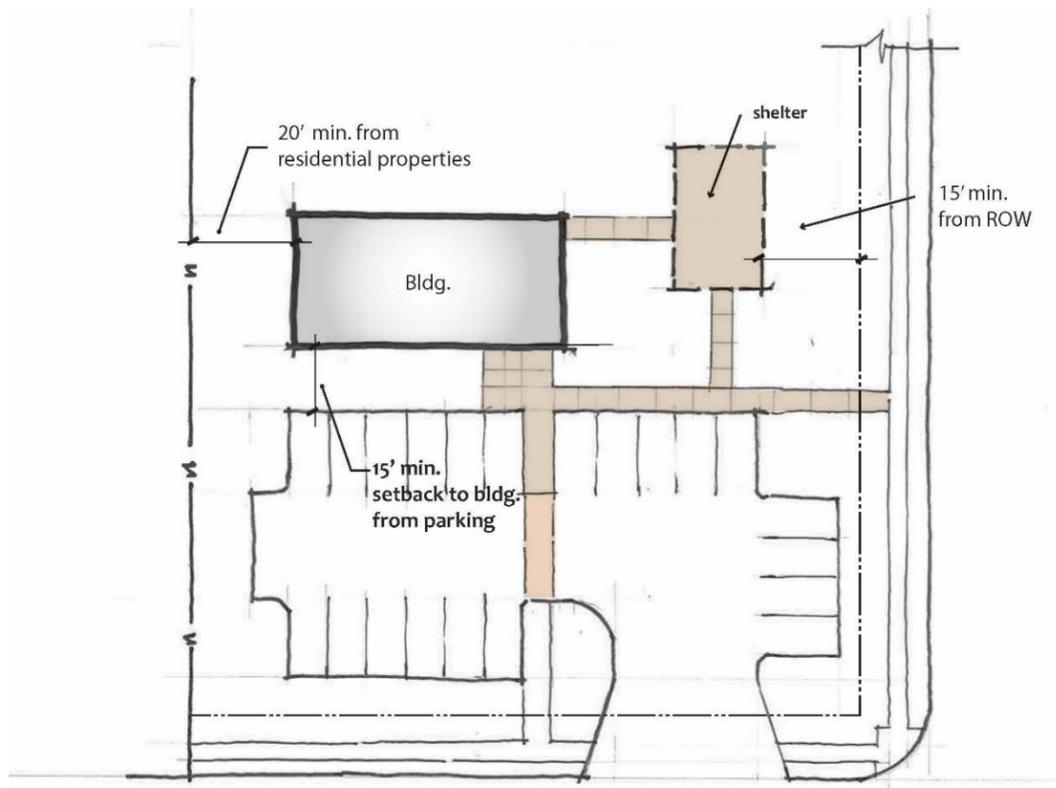


Exhibit 3.9: Illustration of Park Standards

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. 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. Section 3.4.13.3 and 3.4.13.4 establish separation standards for animal keeping and crops associated with new uses which are located adjacent to Zoned Parcels, however these standards shall not apply to new uses being located adjacent to an existing agricultural use. Table 3.11 provides the development standards for new uses 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, preparation for market, delivery to storage, to market, or to carriers for transport to market. Pesticide application, discharge of a firearm 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.

"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 the keeping of animals, except domestic pets, for "new uses" which are located adjacent to Zoned Parcels. This section shall not apply to a "new uses" being located adjacent to an existing agricultural use. If one or more adjacent parcel boundaries are Zoned Parcels, then this section will apply.

- 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, VMMDR, VHDR.
- 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 VPARK, VMU, VOC, VCOMM, VOC and VBP.
- 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"

The following site development standards shall apply to "new uses" which are located adjacent to Zoned Parcels. This section shall not apply to a "new uses" being located adjacent to an existing agricultural use. If one or more adjacent parcel boundaries are Zoned Parcels, then this section will apply.

- 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

CHAPTER 3: DEVELOPMENT STANDARDS AND REGULATIONS

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 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 for “New” Uses	
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	50 feet
Side (interior)	30 feet
Rear	50 feet
Side or Rear abutting a public street	50 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.

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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

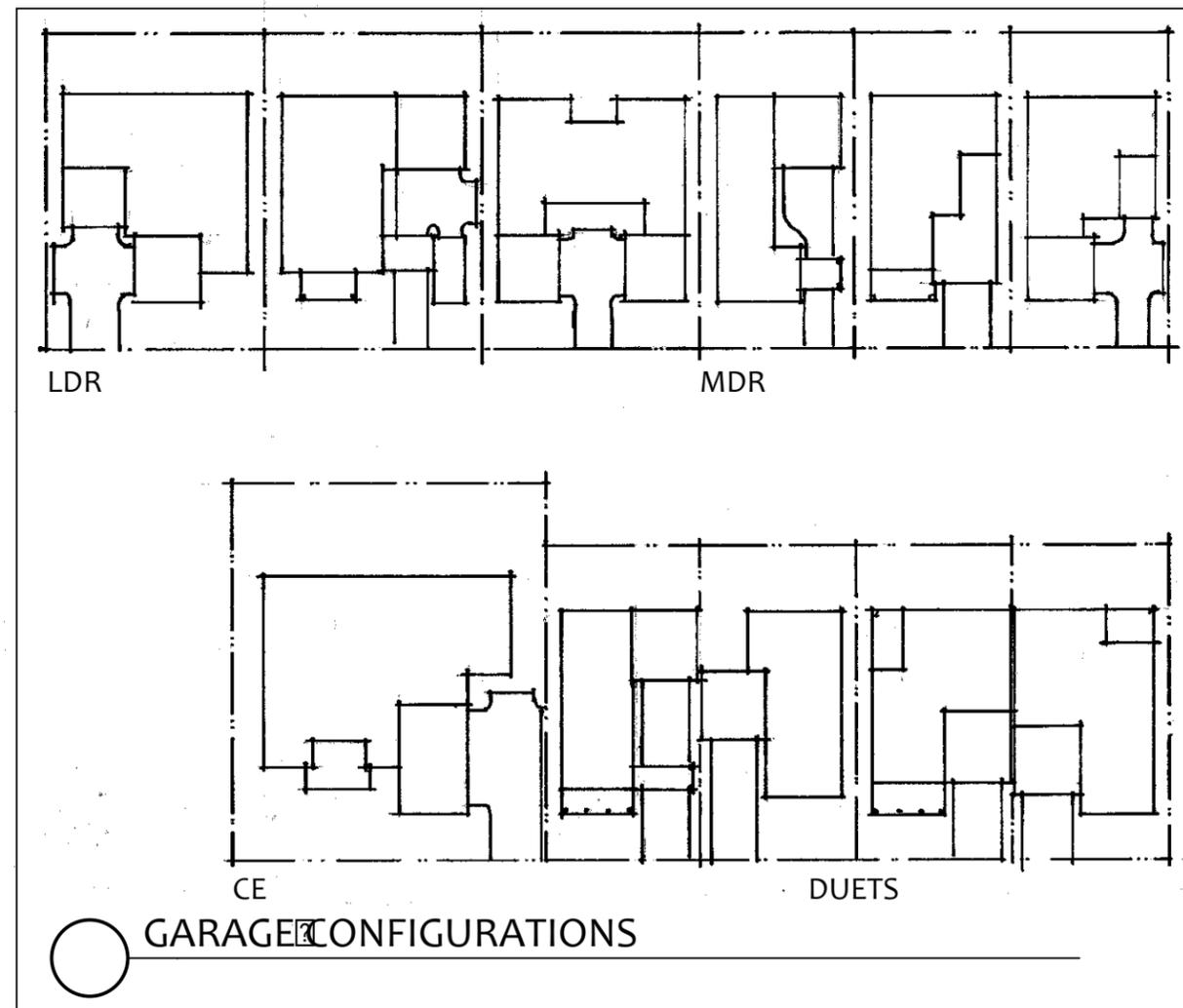
One of the most important design requirements is to avoid or minimize garage doors directly facing the street. To protect the traditional theme of Village 5, garage doors should be mitigated. This includes staggered placements when two garages are immediately adjacent to each other, requiring a minimum 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

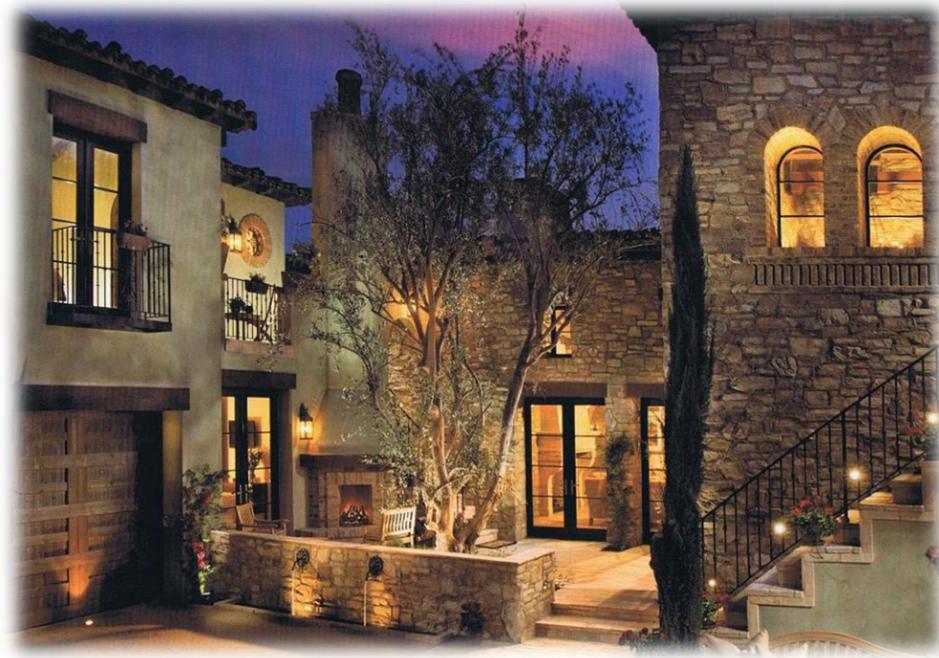
High density design solutions require banked utilities. These areas must be treated as to diminish the impact of these elements from public view. The location of AC condensers and meters shall not be located near the entrances of homes. Screening with gate access shall be provided for utilities with 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.



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Railings

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

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:

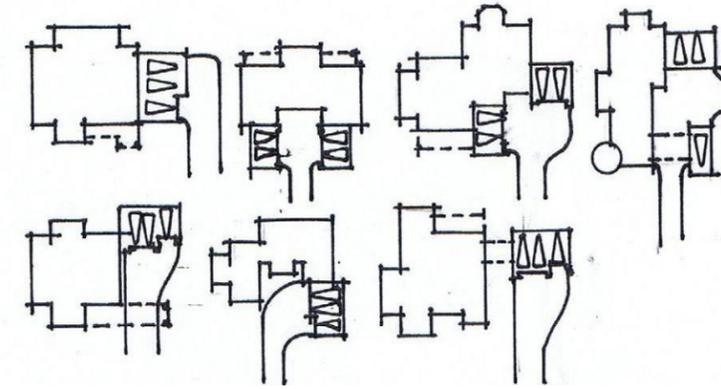
- Appropriate proportions shall be considered when placing and selecting window sizes. The window height is encouraged to be greater than its width unless location or style suggests differently. Circular or square accent windows may be used sparingly subject to historical precedence.
- Windows are encouraged 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-cocheres 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 an 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

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Inappropriate Materials:

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

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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.

Exterior Surfaces

Appropriate Materials:

- Wood lapped and ship lap 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 shingle typically as an accent in gable ends
- Accents of real brick: standard, used, or clinker in a wide range of colors
- Stone: cobble, river rock, or ledge
- Rakes with wood fascia boards, clean with simple edge cut, plumb cut
- Overhangs: Eaves generally 4” to 16” in length and rakes typically between 4” and 12” in length (subject to Fire Zone regulations)
- Woods headers, sills, railings, and porch columns with beveled, square or turned post details
- Wood shutters: occasionally used plank or paneled 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 quality
- Slate, concrete flat, or shake roof tiles
- Shed dormers
- Use of copper, 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 simplistic style of designs typically found with the National style
- Painted steel and aluminum windows and doors (provide samples with submittal for DRC approval)
- Vinyl in a white or cream color (provide samples with submittal for DRC approval)
- 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
- Painted garage doors complementary to the overall color scheme
- De-emphasized garage doors
- Trimmed in wood

Inappropriate Materials:

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

Chimneys

Appropriate Materials:

- Straight with tapered steps in stone or siding
- 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
- Stone 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 (sage, butter, or other muted hues as approved by the DRC). Rich accent colors encouraged at shutters, and front doors

- Stucco: warm beiges, warm gray, or sage 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)



CHAPTER 5: Village Commercial Design Guidelines

5.1 OVERVIEW – PURPOSE AND INTENT

5.1.1 Project Statement and Purpose

The purpose of these Commercial Design Guidelines is to describe and clarify the expectation of the site planning and architecture for all commercial and employment uses in the Village 5 planning area, including; 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 Commercial 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 commercial buildings 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 or level of quality. These Guidelines will address issues concerning the various commercial uses, the connection between adjacent commercial areas or adjacent residential buffers and the inner connectivity desired specifically in each Area specific Chapter.

Key commercial facilities of the community include: Mixed Use, Retail Shopping, Grocery, Restaurants, Clubhouses, Schools, Recreation Amenities, Offices, and Business Professional. These elements are intended to act as community gathering places that serve their local neighborhoods with a variety of locations interconnected via a walking/biking trail system. Placing these commercial uses throughout the community rather than clustered in one area is intended to decrease car trips and to encourage alternate forms of transportation. Attention to site circulation for all modes of transportation with special consideration for pedestrians shall be incorporated in all commercial developments as illustrated in each Area Chapter.

The Village 5 Design Review Committee (DRC) will carefully review all designs to insure that the development is including a mixture of one, two and three story buildings as appropriate, 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 complement the natural existing esthetic of the Villages architectural styles, a complementary blend of natural and manicured landscaping meeting a high standard of quality as prescribed in these guidelines. See Chapter 2.5 for the Design Review Process.

5.2 COMMUNITY CHARACTER

5.2.1 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 Commercial Design Guidelines they will pertain exclusively to VMU, VC, VCOMM, VOFF/VCOMM, and VBP only.

5.2.2 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 commercial and retail centers that support and enhance the communities shopping availability, job opportunities and services provided.

5.3 COMMERCIAL SITE DESIGN

5.3.1 Overview

This section of the Village 5 Guidelines will describe the requirements that must be applied to the design of all commercial developments. Sensitivity to the location and arrangement of buildings in conjunction with their natural site features shall be considered. These include entrance locations, building setbacks, grading, drainage, parking, lighting, safety, landscaping 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.

5.3.2 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 Village 5 Design Review Committee, prior to submitting a Design Review application to the City of Lincoln. Upon City approval, plans may be submitted for building permit for plan check. See Section 2.5 for the Design Review process.

5.3.3 PUD Setbacks, Easements and Lot Coverage

Building setbacks are varied based on the type of commercial development being built. 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. 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.

5.3.4 Site Planning Guidelines

The development team should work together including the architect, landscape architect and builder to insure that each commercial building is sensitively placed and designed to enhance the community, and pedestrian experience for the residents or visitors.

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. 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 required 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 is being designed 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.
- 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 parking options per commercial type. Utilize planting areas as effective buffers to roadways, pedestrian plazas and buildings.
- **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 connectivity to outdoor spaces in addition to the preserved natural areas existing on the site. Create functional gathering areas within the commercial developments for dining, community activities or meeting places.
- **Area Chapters:** Area Chapters have been provided to develop, and describe the design intent of each designated "area" including details for pedestrian interaction and other key community features to insure a successful development. (Example: See Chapter 7 for Areas A1 and A2 within this document) Future Area Chapters will be provided for approval prior to development of those areas.

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 harmony will be established through specific material palettes and detailing to insure quality implementation and a timeless community character

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 thoughtful transition of heights and mass adjacent to pedestrian areas, while creating easily identifiable features
- Design street widths appropriate for traffic and separate from pedestrian pathways with an appropriate blend of trees and plantings as the buffer
- Utilize building articulation and detailing, especially at ground level, to create interest within the public realm
- Be sensitive to commercial proportions by utilizing layered or tiered facades while considering the type and scale of adjacent 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 residential and commercial developments with roadway systems and pedestrian pathways to insure safe travel for cars, bicycles and pedestrians between residences and commercial developments
- Orient buildings toward the street with secondary orientation to parking where appropriate

- Allow for extensions from current projects to potential future expansion

Provide Transitions

- Create transitional uses, such as plazas with artwork, fountains or green spaces between commercial buildings
- 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 their purpose

Reduce Vehicular Impacts

- Portions of required parking shall be located to the sides and rear of commercial projects
- Adequate parking shall be provided for bicycles
- 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
- If warranted and feasible, structured parking may be incorporated into all Commercial Sites 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
- A comprehensive system of bicycle and pedestrian pathways are provided throughout all Commercial Sites
- Pedestrian amenities such as street furniture, shelter, trash receptacles 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

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- 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 and commercial buildings, offices, retail 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
- 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.

Parking

Adequate parking spaces are required for each commercial facility in the community. Please see tables 3.5, 3.6, 3.7, 3.8, 3.9 and 3.10 of the Development Standards for specific parking requirements for each commercial use. Refer to the City of Lincoln for additional requirements.

Trash Receptacles and Enclosures

Commercial Developments require the need for trash enclosures containing dumpsters for garbage and recycling. They must be located away from pedestrians, but accessible for employees and janitorial workers while providing easy truck access for trash removal.



Commercial 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.

Utility screening

Commercial Buildings require electrical rooms, fire riser rooms and other utility considerations. The view of these areas must be easily accessible for safety but the visual impact of these elements should be minimized from everyday public view. The location of mechanical shall be located in a mechanical room or on the roof of the buildings and appropriately screened through the use of decorative parapets. Adequate setbacks and planting areas should be used to accommodate proper screening techniques at exterior on grade conditions.



5.4 ARCHITECTURAL DESIGN PRINCIPLES

5.4.1 Philosophy

Quality architectural design begins with the fundamentals of authentic styling, balance of form, material selection 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 design, and blending them with the natural features the site offers. This project intends to complement these elements, thus enhancing the existing community fabric. The visual intention for the community's commercial developments is based on the execution of specific quality materials and details with careful attention given to scale and form. The goal of these Guidelines is to encourage a variety of elements that celebrate the preferred materials by demonstrating their natural strength, historical significance and rustic beauty. It is imperative that each building is carefully and thoughtfully executed with planned design, and form through the use of the materials.



Quality design incorporates a variety of desired elements in a cohesive and complementary way. Blending quality materials with key features will also enhance the overall presences of a building.

5.4.2 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 that have a balance of form; both in massing and scale, and that reflect quality while complementing the natural environment. The following criteria establish the essential characteristics that will promote and support these objectives:

- Harmonious placement of any structure within its parcel, 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 the community
- Balanced massing, either symmetrical or asymmetrical
- Appropriate roof forms, as determined by the chosen style, including flat, hipped, gabled, shed, rotundas or tower elements 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
- Use of various exterior finish materials and appropriate combinations, including quality of materials, transitions, and installation
- The integration of covered entries, out-door eating areas, balconies, towers, etc.
- Columns and railings with appropriate proportions, detailing, and material selection
- Store front fenestration balanced proportionately within the primary elevation where they are applied
- Colors appropriate for a timeless, rich feel that complements the materials used

5.4.3 Architectural Patterns

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

- Building Orientation
- Building Exteriors
- Authentic Architectural Detailing
- Massing, Scale and Proportion
- Construction Materials
- Edge Treatments

- Four-sided Architecture
- Fenestration
- Colors and Materials
- Building Signage
- Building Elements and Equipment
- Energy Efficient Uses

Style for the project will be based on a preferred material list that supports a rustic contemporary feel. However, in the interest of clearly illustrating the expectations of these Guidelines, examples were selected to clearly show what is desired. Through the identification of materials, images and details these guidelines will demonstrate the preferred results. Expanded requirements and information of the architectural patterns and their application for each commercial land use designation can be found in Section 5.5. 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.

- 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 sophisticated shape and is arranged in a way that portrays a thoughtful design, not just a “box”.
- Movement within the elevation that is artistic in nature is encouraged. Footprints that expand beyond a basic rectangle or provide indented relief is also encouraged.
- Roof shapes should create interest through the use of traditional elements including: parapets, rakes, sheds, or other projections to create variation, appropriate for the massing and scale of a building.
- Appropriately shaped fenestration groupings placed to break up wall planes are desired.
- A variety of exterior finishes and colors will be necessary and based on the required materials list.
- The incorporation of entries, awnings, and other elements can complement 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.

5.4.4 Orientation

Each commercial land use is unique in character and function. The relationship between surrounding commercial developments or 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 complement the human scale. Interactive elements may include dining courtyards, awnings, entry features, and materials. These elements should exude an inviting street scene while providing relief within 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 building entrances, particularly where visible from the street. It is encouraged to have interactive spaces that face the street, pedestrian plazas or public walkways where possible.

5.4.5 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 is expected for Village 5:



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- Awnings must be designed so that they are proportional to the window(s) that they serve. Awnings can be of iron and glass, steel or canvas. Colors should be consistent with the palate of the building with deep rich tones.

- Railings may be made of iron, glass or steel cable as is appropriate for the character. 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 complement the surrounding area is necessary. Glass railings are a great way to maximize views and minimize intrusion. Glass railings should be frameless with metal supports between the panels. Post and cable is another alternative that can be complementary to the rustic contemporary feel of Village 5.



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- Columns may be constructed out of wood, pre-cast concrete, 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 not be considered for commercial applications.



- Wood Brackets and Wood Trusses bring another level of character to any building. These elements can demonstrate structural value while providing strong accents. Thoughtfulness to the scale, location and hardware used can enhance the appearance of any building.
- Trellises are preferred to be built out of steel for longevity, however wood is acceptable. Trellis designs should be developed to incorporate the stylistic theme of the building. All proposed trellis details, connections, and colors will be reviewed by the DRC.

- Trim for windows, doors, vents, or other features of the 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.
- Decorative walls can be an essential part of any design or style. Materials most commonly seen are block walls. Stone or brick walls are also encouraged. Wall cap details should be selected to complement the exterior design, materials which include stone, brick, or pre-cast concrete.
- Eaves, rakes and parapets are integral aspects of all structures and vary greatly in length, details, and finishes. All eave and cornice details should include materials consistent with those chosen. Eaves may be open, boxed, or articulated with exposed beams, as appropriate for the style chosen. Eaves should include a fascia board with gutter. Cornices should include a built-up reveal with appropriate materials as selected in the overall building.

5.4.6 Building Exteriors

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

- Colors and materials should be selected to create visual diversity and interest. Buildings 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 brick veneer, slate, stone and sand finish stucco for the main body is encouraged.
- Use of material changes both vertical and horizontal to break-up building forms and create movement along a façade is encouraged. Material changes should occur at interior corners for termination.
- Architectural treatments and trims must be applied to all four sides of any structure.
- Roof materials (i.e. built-up or TPO, metal, or other non-combustible materials) must be selected to complement 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.
- Entry elements with varied heights and proportions are encouraged.
- Store front windows and doors that are detailed, sized, and positioned appropriately within the context of the scale of the building is 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, materials, consistent with the front facade.

5.4.7 Massing, Scale, and Proportion

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:

- Variation should be addressed at the parapet or roof elements to assist in creating proportionate movement and defined elements.
- A building should have variation in building height, bulk, shape, and footprint.
- The use of varied setbacks for different components of the building such as entrances, towers or other forms of relief are encouraged.
- The incorporation of offsets or architectural enhancements at the rear of a building 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, shade trees in a plaza, or landscaping planter walls, is encouraged.
- A mixture of one, two, three and four story components within a commercial center is expected. Heights will depend on the type of commercial center.
- 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.
- Corner building locations should be utilized as a focal point and is an ideal opportunity for a heightened vertical feature. Special attention shall be given to buildings located at corners.



5.4.8 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. Example: Vinyl columns do not provide any energy value and while they have benefits, they do not properly meet the intent of authentic styling; therefore, vinyl columns are discouraged.

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Stone/Slate

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.



Brick

A wide range of brick colors and applications are encouraged to strengthen the rustic contemporary character of Village 5. Proportion, application and quality detailing are essential for meeting the prescribed level of sophistication desired for the development. Used brick is discouraged.



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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.



Steel

Steel and metal can be incorporated into many commercial buildings. They possess both structural and decorative benefits that can complement the character of Village 5, incorporating elements that enhance the building is expected.



Iron Accents

Iron can be incorporated in a number of ways, including vehicular porticos, iron railings, awnings, brackets or shade features. Iron features are encouraged to enhance the rustic contemporary theme of Village 5.



Cement/Plaster Texture

Exterior stucco should be in a smooth or sand finish. This seemingly subtle detail actually carries a significant influence in the overall appearance of a building. It is preferred that stucco be a secondary material and located at the upper portions of a building.



5.4.9 Edge Treatments



This image represents quality corner and interior edge material transitions.

- Architectural detailing will be included on all four sides of any building. This requirement will present material transitions that should occur on an inside 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 balconies, bay windows, 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.

5.4.10 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 is encouraged. Window trim on all sides is expected and the wrapping of siding or stone should terminate at inside corners. 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.

Buildings with loading docks or areas not prominently visible from public viewing may reduce the amount of more costly materials. However, the buildings should still include wall offsets, screen walls, iron trellises and plantings to prevent long expanses of unarticulated masses. It is imperative that all sides of a building be visually pleasing and appropriate to the overall character of the building.



5.4.11 Fenestration

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 encouraged as appropriate for the architectural styles.
- 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 and palette presented.
- Mirrored glass is not permitted.
- Door and window shutters are permitted. The addition of authentic hardware is also encouraged.
- 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 where appropriate for use and function.
- Primary entries, including doors, porticos, and associated entry walls or columns, must be proportioned appropriately to the building facade.
- Window groupings should be aligned with architectural details and present consistent grid patterns.



5.4.12 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 complementary 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.

5.4.13 Building Signage

Signage in commercial projects should be considered on several levels:

- Project signage
- Tenant signage
- Directional and way finding signage

Each project should have an overall uniform sign program that identifies signage design, quality of construction, materials and type of illumination.



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5.4.14 Building Elements and Equipment

The following items are applicable to all 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 within the roof area of the building and out of public view.
 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.
- C. Flashing and Sheet Metal:
 1. All flashing and sheet metal must be colored to match adjacent material.
- D. Address Numbers:
 1. Every building will be required to display address numbers to meet the proper size and visibility as prescribed by fire and safety guidelines.
- E. Electric /Gas Meters:
 1. Meters are to be located in discrete locations, within recesses, in closets/mechanical rooms or behind screened walls, as part of the architecture and must conform to the utility company standards. See 'Utility Screening' on page 5-5 of this chapter.
 2. Utility meters shall be located at the side or rear of a building and hidden from view as much as possible.
 3. Landscape screens are acceptable.
- F. 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 landscape 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. Nighttime lighting shall be located in open pedestrian plazas to meet minimum safety standards.
- G. Mechanical Equipment:
 1. Air conditioning, heating, and other equipment, as needed must be screened from view.
 2. Equipment must be insulated for sound attenuation, and located on roofs, in mechanical rooms or screened with landscape walls and plantings.

5.4.15 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 hidden installation behind roof parapets.
- 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.



5.5 ARCHITECTURAL STYLES - COMMERCIAL

5.5.1 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 the Village 5 character and theme should be considered. These criteria are a way to evaluate and implement the proper elements to achieve the highest quality standard for any building design.

Each style should be as authentic as possible for both structure and landscape, specifically regarding the use of detail, mass, and form. The Rustic Contemporary character of the examples shown 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 commercial development presented. The goal of consistent, high quality design is expected.

A mixture of architectural materials is intended to promote unique village character 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.



Village Mixed-Use

The Village Mixed Use (VMU) zone allows for a mixture of uses including retail commercial, office, and multi-family residential, along with civic and quasi-public uses. These uses are intended to provide goods and services that support the local area and surrounding neighborhoods. Development should be pedestrian oriented and create an edge along the street frontages with architectural features that encourage public interaction.

These highly articulated buildings are characterized by successfully incorporating classic building massing, clean roof lines with height variations to identify individual stores and applied elements such as shutters, awnings or iron balconies. The continuity of stone and brick, enhanced with decorative features combined with color will create a successful and attractive neighborhood asset.

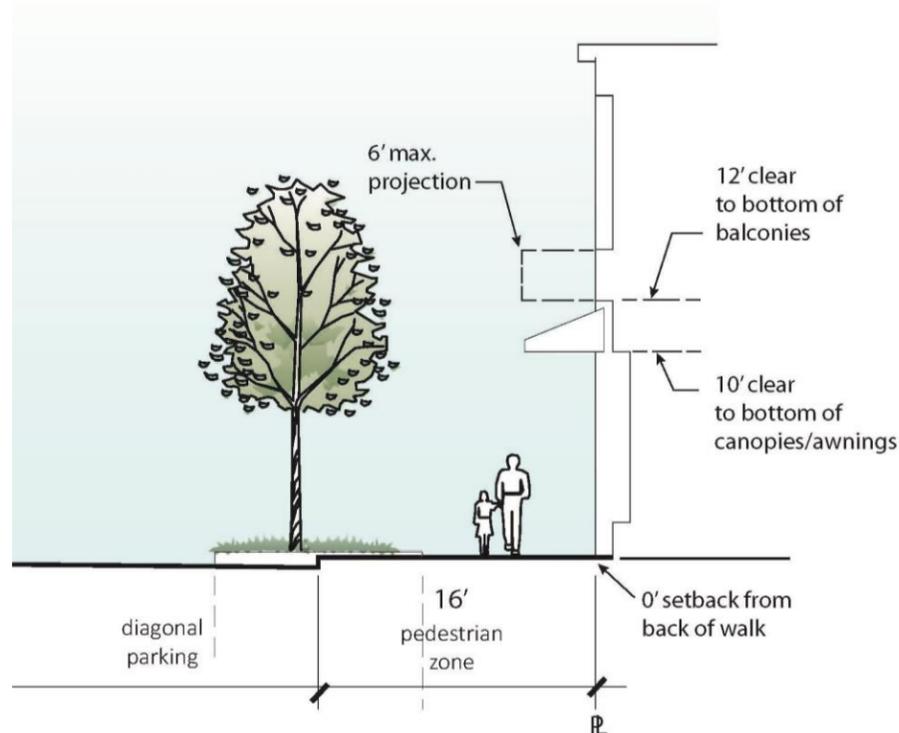


Site Design: The Village Mixed Use zone fronts on Rachel Avenue which is a two lane street with diagonal parking. It also faces Dowd Road which is a four lane Roadway with parallel parking on both sides. In both cases, sidewalks are 16 feet wide and intended to provide opportunities for planters, benches, sidewalk displays and outdoor dining.

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Architectural Style: The architectural approach is intended to establish a historical based theme that addresses form, massing, materials, colors and details for the project. A rustic contemporary architectural style is encouraged along the street frontage giving the impression of a village that evolved over time. Individual Facades should be well proportioned and articulated using compatible architectural styles and detailing.

- Primary building entrances are required to face the street.
- Changes in rooflines and parapets are encouraged when consistent with the articulation of the walls.
- Architectural features such as porticos or canopy projections should reinforce building entrances.
- Side and rear facades should have similar treatment and detailing as the primary façade.



Articulation & Massing: Buildings up to **3 stories** are allowed in the VMU zone. Articulation and massing should focus on three primary components: base, height, and modulation. Both horizontal and vertical elements help to create dynamic forms. Structural elements may be expressed; overhangs are encouraged along with covered walkways and awnings. In addition, careful attention to materials, proportion and details at the pedestrian level are essential.

Materials: Buildings should use high quality, durable, and low-maintenance finishes such as stone, brick, concrete masonry, steel and limited cement plaster. Untreated wood is not recommended. Windows should be clear with low reflectance to allow for clear visibility into shops.

Colors: In the VMU and VC zones, colors should stay in harmony with the surrounding neighborhoods. Colors should be complementary to the stone or brick elements featured in the design. Color palettes should be warm earth tones and can vary in richness from pale to deep hues. Building colors including base, accent, and trim colors should be conceived as a singular composition. Contrasting or accent colors, within an approved range, may be used to emphasize forms or unique features. Primary and bright colors are discouraged. All color and material palettes will be reviewed by the DRC.

Loading/Delivery/Service: Service, loading and trash shall be located behind or to the side and screened from public view.

Street furniture: Street furnishings include benches, planters, tree wells, trash receptacles, bike racks, light poles and both fixed and movable dining table and chairs. Site furnishings should be constructed of durable materials such as recycled plastic, concrete or powder coated steel. All public site furnishings must be approved by the City prior to purchase.

Common Use Characteristics:

- Gabled or hipped roofs or flat roofs with parapets
- Integrated stone, brick or slate façades shall be the dominant materials
- Consistent fenestration patterns throughout the buildings
- Trellis and awning details that are both functional and decorative
- Iron railings that complement the theme
- Rhythmic storefront windows in a rectilinear, or square shape with consistent grid patterns
- Asymmetrical massing with featured tower elements
- A combination of materials is acceptable with the authentic materials at the pedestrian level

Architectural Features and Exterior Treatments

Appropriate Architectural Features:

- Massing primarily rectangular forms with curved accents, single story with two story features accented by windows, iron accents or other appropriate enhancement.
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form
- Exterior spaces of dining patios defined by iron fencing
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Accent windows, typically smaller in size and opportunity for varied shapes
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials:

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at dining patios designed to complement the centers character
- Rakes with large wood fascia boards, and layered trim accents
- Overhangs: Eaves generally 18” to 30” in length and rakes typically between 12”and 24” in length (subject to Fire Zone regulations)
- Pre-cast or smooth concrete over foam header, rail and sill trim (no stucco trim over foam)
- Wood accents: Corbels, trellises or siding

Inappropriate Materials:

- Stucco over foam at trim
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Tiled appliques
- Aluminum and vinyl siding, soffits, fascia boards, or similar

Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
- Use of copper metal as accents at feature elements

Inappropriate Materials:

- ‘S’ or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window pane designs to be consistent and simplistic as appropriate to the center
- Black, bronze, steel or other metal (colored frames will be reviewed by DRC)
- Recessed or trimmed in precast concrete or similar

Inappropriate Materials:

- Natural aluminum

Gutters and Downspouts

Downspouts are required to be internal or concealed. All downspouts or chains must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, square, tapered over fascia board
- Painted metal gutters and downspouts
- Round, square or chain styled downspouts

Inappropriate Materials:

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

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Village Center

The Village Center (VC) designation acts as the commercial core of the Village providing essential uses such as small grocery, retail shops, restaurants and entertainment venues. Other uses such as office and residential can be mixed in as second floor elements. Village 5 offers two different Village Centers, each site will have its' own identifying character incorporating paving, street furniture, lighting and architectural elements to create a unique sense of place. The easterly center will be focused on a lifestyle framework, with an open plaza style layout for pedestrian interaction and easy flow internal to the shopping core. The western center has a smaller urban neighborhood theme, with a traditional feel tight to the adjacent sidewalks on gridded streets. The images in this section have identified examples of each type of center. Each center will be further explained in their corresponding Area Chapter.

These highly articulated buildings are characterized by successfully incorporating varied building massing, roof directions to identify individual stores. The continuity of stone accents, decorative corbels, trellises and color, combine to create a successful and attractive center.



Village Centers that interact with open space, pedestrian walkways or plazas is ideal. (Easterly center)

Site Design: Development should be pedestrian oriented and create an edge along the street or circulation elements within the project. Walkways should be continuous and provide places for outdoor dining, plazas, fountains and other architectural and landscape features that encourage public interaction.

Architectural Style: The architectural approach is intended to establish a general theme that addresses form, massing, materials, colors and details for the project. A variety of architectural styles is encouraged along a street frontage giving the impression of a village that has evolved over time.

- Individual Facades should be well proportioned and articulated using compatible architectural styles and detailing.
- Perimeter buildings should face the street while shops internal to the project should be organized along internal drives to create a street scene.
- Changes in rooflines and parapets are encouraged when consistent with the articulation of the walls.
- Architectural features such as porticos or canopy projections should reinforce building entrances.
- Side and rear facades should have similar treatment and detailing as the primary façade.

Articulation & Massing:

Materials: Buildings should use high quality, durable, and low-maintenance finishes such as stone, brick, concrete masonry, steel and limited cement plaster. Untreated wood is not recommended. Windows should be clear with low reflectance to allow for clear visibility into shops.

Colors: In the VC zone, colors should stay in harmony with the style-theme chosen. Colors should be complementary to the stone or brick elements featured in the design. Color palettes should be warm earth tones and can vary in richness from pale to deep hues. Building colors including base, accent, and trim colors should be conceived as a singular composition. Contrasting or accent colors, within an approved range, may be used to emphasize forms or unique features. Primary and bright colors are discouraged. All color and material palettes will be reviewed by the DRC.

Street and Plaza Furniture: Plaza furnishings include benches, planters, tree wells, trash receptacles, bike racks, light poles and both fixed and movable dining table and chairs. Site furnishings should be constructed of durable materials such as recycled plastic, concrete or powder coated steel. All public site furnishings must be approved by the City prior to purchase.

Loading/Delivery/Service: A designated pull-out should be provided near the front of main building entrances for mail delivery and emergency vehicles, while service, loading and trash shall be located behind or to the side and screened from public view.

Common Use Characteristics:

- Arched, gabled or hipped standing seam roofs blended with parapets with medium overhangs
- Integrated tapered stone, brick or slate columns
- Consistent fenestration patterns throughout center
- Trellis and awning details that are both functional and decorative
- Iron railings that blend with the theme
- Quality materials (stone, brick or slate) at the human experience and sand finish stucco above
- Rhythmic store front windows in a rectilinear, or square shape and occasionally arched to follow roof or parapet lines, with consistent grids
- Asymmetrical massing with featured tower elements

Features and Exterior Treatments

A combination of materials, is acceptable with the authentic materials at the pedestrian level.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms with curved accents, single story with two story features accented by windows, iron accents or other appropriate enhancement.
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form
- Exterior spaces of dining patios defined by iron fencing
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Accent windows, typically smaller in size and opportunity for varied shapes
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials:

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at dining patios designed to complement the centers character

- Rakes with large wood fascia boards, and layered trim accents
 - Overhangs: Eaves generally 18” to 30” in length and rakes typically between 12”and 24” in length (subject to Fire Zone regulations)
 - Pre-cast or smooth concrete over foam header, rail and sill trim (no stucco trim over foam)
 - Wood accents: Corbels, trellises or siding
- Inappropriate Materials:
- Stucco over foam at trim
 - Medium to heavy laced (Spanish) and adobe stucco finishes
 - Painted brick
 - Tiled appliques
 - Aluminum and vinyl siding, soffits, fascia boards, or similar

Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
- Use of copper metal as accents at feature elements

Inappropriate Materials:

- ‘S’ or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window pane designs to be consistent and simplistic as appropriate to the center
- Black, bronze, steel or other metal (colored frames will be reviewed by DRC)
- Recessed or trimmed in precast concrete or similar

Inappropriate Materials:

- Natural aluminum

CHAPTER 5: VILLAGE COMMERCIAL DESIGN GUIDELINES

Gutters and Downspouts

Downspouts are required to be internal or concealed. All downspouts or chains must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, square, tapered over fascia board
- Painted metal gutters and downspouts
- Round, square or chain styled downspouts

Inappropriate Materials:

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



Example of East (medium sized plaza style shopping)



Example of West (small urban style shopping)



Example of East (medium sized plaza style shopping)



Example of West (small urban style shopping)



Example of East (medium sized plaza style shopping)

Village Commercial

The Commercial (VCOMM) designation In Village 5/SUD B is designed to serve primarily residents of the City but also have a regional draw. In most cases this zone takes advantage of access or proximity to Highway 65 with interchanges that can accommodate the higher traffic volumes associated with a “destination” place. A diverse range of uses may include large format retail, hotels, restaurants, entertainment, and gas stations.



Village Commercial Centers should be designed for convenience and accessibility.

These highly visible centers should incorporate varied building massing and roof directions to identify individual stores. The implementation of brick and stone accents, decorative corbels, awnings and color combinations will create a successful and attractive center.

Anchor Tenants: Commercial zone properties are located adjacent to Highway 65 and subject to traffic traveling at higher speeds than surface streets. These conditions warrant increased building massing where anchor tenants are viewed from a distance. The scale of these buildings presents the challenge of creating a human scale environment. Careful attention to detail at the pedestrian level is important and should incorporate use of low walls, planters and wainscot treatment at the base of buildings.

Individual Tenant and Pad Buildings: Buildings facing Internal streets should be more pedestrian in scale and provide for plazas, outdoor seating and pedestrian walkways connecting each other.

Loading/Delivery/Service: A designated vehicular pull-out should be provided near the front of main building entrances for mail delivery and emergency vehicles, while service, loading and trash shall be located behind or to the side and screened from public view.

Site Furnishings: Including benches, planters, tree wells, trash receptacles, bike racks, light poles. Site furnishings should be constructed of durable materials such as recycled plastic, concrete or powder coated steel.

Walls and Fencing: Walls may be required where commercial uses abut residential Uses. Where this occurs, walls should be a minimum of 6 feet high and constructed of integral color concrete block with a continuous cap.

Common Use Characteristics:

- Flat, arched, gabled or shed roofs blended with parapets with medium overhangs
- Integrated tapered stone, brick or slate columns
- Consistent fenestration patterns throughout center
- Trellis and awning details that are both functional and decorative
- Iron railings that blend with the theme
- Quality materials (stone, brick or slate) at the human experience and sand finish stucco above
- Rhythmic store front windows in a rectilinear, or square shape and occasionally arched to follow roof or parapet lines, with consistent grids
- Asymmetrical massing with featured tower elements

Features and Exterior Treatments

A combination of materials, is acceptable with the authentic materials at the pedestrian level.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms with curved accents, one and two story buildings with taller features accented by windows, iron accents or other appropriate enhancements
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form

- Exterior spaces of dining patios defined by iron fencing
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Accent windows, typically smaller in size and opportunity for varied shapes
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials:

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at dining patios designed to complement the centers character
- Rakes with large wood fascia boards, and layered trim accents
- Overhangs: Eaves generally 18” to 30” in length and rakes typically between 12”and 24” in length (subject to Fire Zone regulations)
- Pre-cast or smooth concrete over foam header, rail and sill trim (no stucco trim over foam)
- Wood accents: Corbels, trellises or siding

Inappropriate Materials:

- Stucco over foam at trim
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Tiled appliques
- Aluminum and vinyl siding, soffits, fascia boards, or similar

Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
- Use of copper metal as accents at feature elements

CHAPTER 5: VILLAGE COMMERCIAL DESIGN GUIDELINES

Inappropriate Materials:

- 'S' or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window pane designs to be consistent and simplistic as appropriate to the center
- Black, bronze, steel or other metal (colored frames will be reviewed by DRC)
- Recessed or trimmed in precast concrete or similar

Inappropriate Materials:

- Natural aluminum

Gutters and Downspouts

Downspouts are required to be internal or concealed. All downspouts or chains must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, square, tapered over fascia board
- Painted metal gutters and downspouts
- Round, square or chain styled downspouts

Inappropriate Materials:

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

Color

Color palettes should be warm earth tones and can vary in richness from pale to deep hues. All color and material palettes will be reviewed by the DRC.





Village Office/Commercial



The Village Office/Commercial (VOC) designation is envisioned as a flexible zone to allow for a range of uses from large format retail to employment center opportunities as allowed in the airport over-flight zone. Potential uses could include multi-story office, corporate campus, Furniture and appliance retailers, Home improvement centers, commercial recreation, etc.

These prominent buildings are highlighted by successfully incorporating strong lines with bold materials. The continuity of stone accents, decorative corbels, trellises and color combinations will create an attractive perimeter to any shopping center.

Corporate Offices: The Village Office/Commercial zone creates an opportunity to develop Class A Office space with visibility from Highway 65. This type of product may include numerous buildings up to 4 stories in height and arranged as a cluster or campus.

Large Format Retail: Development of large format retail is allowed but the type of tenants may be restricted by the over-flight zone. Such retail might include furniture, appliance, home improvement, auto or outdoor recreational equipment stores. These types of uses would have similar setbacks and height restrictions as the Village Commercial (VCOMM) zone,

Loading/Delivery/Service: A designated pull-out should be provided near the front of main building entrances for mail delivery and emergency vehicles, while service, loading and trash shall be located behind or to the side and screened from public view.

Plazas and Seating Areas: Outdoor gathering spaces are strongly encouraged and should incorporate benches, planters, tree wells, and trash receptacles. Site furnishings should be constructed of durable materials such as concrete or powder coated steel.

Common Use Characteristics:

- Flat, gabled or hipped roofs blended with parapets with medium overhangs
- Integrated tapered stone, brick or slate columns
- Consistent fenestration patterns throughout center
- Trellis and awning details that are both functional and decorative
- Iron railings that blend with the theme
- Quality materials (stone, brick or slate) at the human experience and sand finish stucco above
- Rhythmic store front windows in a rectilinear, or square shape and occasionally arched to follow roof or parapet lines, with consistent grids
- Asymmetrical massing with featured tower elements

Features and Exterior Treatments

A combination of materials, is acceptable with the authentic materials at the pedestrian level.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms with curved accents, single story with two story features accented by windows, iron accents or other appropriate enhancement.
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form
- Exterior spaces of dining patios defined by iron fencing
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Accent windows, typically smaller in size and opportunity for varied shapes
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials:

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at dining patios designed to complement the centers character
- Rakes with large wood fascia boards, and layered trim accents
- Overhangs: Eaves generally 18” to 30” in length and rakes typically between 12”and 24” in length (subject to Fire Zone regulations)
- Pre-cast or smooth concrete over foam header, rail and sill trim (no stucco trim over foam)
- Wood accents: Corbels, trellises or siding

Inappropriate Materials:

- Stucco over foam at trim
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Tiled appliques
- Aluminum and vinyl siding, soffits, fascia boards, or similar

Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
- Use of copper metal as accents at feature elements

Inappropriate Materials:

- ‘S’ or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window pane designs to be consistent and simplistic as appropriate to the center
- Black, bronze, steel or other metal (colored frames will be reviewed by DRC)
- Recessed or trimmed in precast concrete or similar

Inappropriate Materials:

- Natural aluminum

Gutters and Downspouts

Downspouts are required to be internal or concealed. All downspouts or chains must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, square, tapered over fascia board
- Painted metal gutters and downspouts
- Round, square or chain styled downspouts

Inappropriate Materials:

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

Color

Color palettes should be warm earth tones and can vary in richness from pale to deep hues. All color and material palettes will be reviewed by the DRC.





Village Business Professional



The Village Business/Professional (VBP) designation allows for a wide range of uses from garden office to medical office to research and development. These are envisioned to be low-rise developments from one to three stories and act as transition zones to residential uses while taking advantage of proximity and access to primary circulation elements.

These highly articulated buildings are characterized by successfully incorporating varied building massing and materials to highlight the movement of the building.

Architectural Treatment: Buildings should be designed with consideration for a wide range of users. Exterior loaded offices should incorporate flexible window wall systems to allow for future entry/exit features including doors, canopies and walkways.

Lobbies and entries: Primary tenant entries should be clearly identified and easily accessible. Secondary employee or delivery entries should be clearly marked to avoid confusion.

Drop-off/Delivery Zones: A designated pull-out shall be provided near main building entrances for mail and delivery vehicles. This area should provide adequate room for a van to park and not impede the flow of traffic or emergency vehicles.

Plazas/Furnishings: Each building or group of buildings should provide a plaza space for building tenants that incorporates seating and trash receptacles at a minimum. Tables, chairs, fountains, planters and other features are encouraged to create an inviting outdoor space.

Common Use Characteristics:

- Flat, shed or gable roofs blended with parapets with medium overhangs
- Integrated stone, brick or slate walls and columns
- Consistent fenestration patterns throughout building
- Trellis and awning details that are both functional and decorative
- Iron brackets that accentuate the theme
- Quality materials (stone, brick, wood or slate) anchoring feature elements
- Rhythmic fenestration in a rectilinear, or square shape and occasionally arched to follow roof or parapet lines, with consistent grids
- Asymmetrical massing with featured tower elements

Features and Exterior Treatments

A combination of materials, is acceptable with the authentic materials at the pedestrian level.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms, curved accents are acceptable. Two to four stories with taller elements featuring bold material applications, iron accents or other appropriate enhancements.
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials:

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at decks or ground level patios
- Eaves with large wood fascia boards, and layered trim accents

- Overhangs: Eaves generally 24” to 42” in length and rakes typically between 24” and 36” in length (subject to Fire Zone regulations)

- Pre-cast or smooth concrete over foam header, rail and sill trim (no stucco trim over foam)

- Wood accents: Corbels, trellises or siding

Inappropriate Materials:

- Stucco over foam at trim
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Tiled appliques
- Aluminum and vinyl siding, soffits, fascia boards, or similar

Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
- Use of copper metal as accents at feature elements

Inappropriate Materials:

- ‘S’ or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window pane designs to be consistent and simplistic as appropriate to the building
- Black, bronze, steel or other metal (colored frames will be reviewed by DRC)
- Recessed, flush or trimmed in precast concrete or similar

Inappropriate Materials:

- Natural aluminum

Gutters and Downspouts

Downspouts are required to be internal or concealed. All downspouts or chains must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, square, tapered over fascia board
- Painted metal gutters and downspouts
- Round, square or chain styled downspouts

Inappropriate Materials:

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

Color

Color palettes should be warm earth tones and can vary in richness from pale to deep hues. All color and material palettes will be reviewed by the DRC.





Public – Quasi Public



Public – Quasi Public buildings that interact with the community through proper placement and orientation to pedestrian walkways or plazas is ideal.

These highly articulated buildings are characterized by successfully incorporating varied building massing, roof directions to identify individual stores. The continuity of stone accents, decorative corbels, trellises and color combine to create a successful and attractive center.

Common Style Characteristics:

- Flat, shed or gable roofs blended with parapets with medium overhangs
- Integrated stone, brick or slate walls and columns
- Consistent fenestration patterns throughout building
- Trellis and awning details that are both functional and decorative

- Iron brackets that accentuate the theme
- Quality materials (stone, brick, wood or slate) anchoring feature elements
- Rhythmic fenestration in a rectilinear, or square shape and occasionally arched to follow roof or parapet lines, with consistent grids
- Asymmetrical massing with featured tower elements

Features and Exterior Treatments

A combination of materials is acceptable with the authentic materials at the pedestrian level.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms, curved accents are acceptable. One to two stories with taller elements featuring bold material applications, iron accents or other appropriate enhancements.
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials:

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at decks or ground level patios
- Eaves with large wood fascia boards, and layered trim accents
- Overhangs: Eaves generally 24” to 42” in length and rakes typically between 24” and 36” in length (subject to Fire Zone regulations)
- Pre-cast or smooth concrete over foam header, rail and sill trim (no stucco trim over foam)
- Wood accents: Corbels, trellises or siding

Inappropriate Materials:

- Stucco over foam at trim
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Tiled appliques
- Aluminum and vinyl siding, soffits, fascia boards, or similar

Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
- Use of copper metal as accents at feature elements

Inappropriate Materials:

- ‘S’ or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window pane designs to be consistent and simplistic as appropriate to the building
- Black, bronze, steel or other metal (colored frames will be reviewed by DRC)
- Recessed, flush or trimmed in precast concrete or similar

Inappropriate Materials:

- Natural aluminum

Gutters and Downspouts

Downspouts are required to be internal or concealed. All downspouts or chains must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, square, tapered over fascia board
- Painted metal gutters and downspouts
- Round, square or chain styled downspouts

Inappropriate Materials:

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

Color

Color palettes should be warm earth tones and can vary in richness from pale to deep hues. All color and material palettes will be reviewed by the DRC.





CHAPTER 6: Village Landscape Design Guidelines

6.1 OVERVIEW

The Village 5 Landscape Design Guidelines address aspects of existing features, enhancements to be added, park designs, transitional elements, community details and residential landscape design. These guidelines are a tool to help insure consistency and quality environment that will enrich the development and create a pleasing location for all residents to enjoy. These guidelines cover the natural open space amenities, parks and trail systems, streetscapes and entries, monumentation, parking, community landscape concepts, water usage, fire protection, hardscape treatments, walls, fencing, lighting and signage. All landscape plans must be reviewed by the DRC; see Chapter 2.5 for the Design Review Process.

6.2 OPEN SPACE

The Village 5 open space system includes Natural Open Space Preserves, Parks and Linear Parks and Buffers from adjacent uses. These Open Space Areas are intended to be utilized for connectivity, recreation, drainage and retention, as well as creating views for surrounding residences.

Natural Open Space area will be available for passive recreational opportunities with multiple public access points provided as well as access for emergency personnel. The two premier scenic open space preserves, Markham Ravine and Auburn Ravine, are the primary natural features guiding much of the Project’s physical characteristics. The two large drainage areas are similar in appearance that contains many distinctive features that will be identified in the EIR. The following guidelines shall serve as principles for the protection and use of these areas as well as the manufactured open spaces created in the Land Use Plan (LUP).



Images of Markham and Auburn Ravine

6.2.1 Preservation and Mitigation

The entire Village 5 Plan Area is within the jurisdiction of the Placer County Conservation Plan (PCCP). The purpose for the plan is to assist in the processing of State and Federal permitting requirements. It coordinates and streamlines the permitting process under the Federal Endangered Species Act with its Habitat Conservation Plan; the California Natural Community Conservation Planning Act; as well as the County Aquatic Resources Program (CARP), which assists with the Federal Clean Water Act and the State of California Fish and Game code requirements. The PCCP processing takes place concurrently with CEQA (California Environmental Quality Act) and does not supersede any of those requirements.

Along with strengthening local control, the PCCP identifies and locates threatened habitat and species of plants and animals. Major watershed areas are identified with an assessment of the biological resources potentially impacted by proposed development. The PCCP sets forth the process for approval of developments that may impact conservation lands.

The EIR for this project addresses sensitive biological areas, proposed mitigation requirements and allowable improvements. The implementation of these improvements will be the responsibility of the Master Developer (Richland Developers, Inc.). Every effort shall be made to maintain the natural ravine areas in an unspoiled condition. Some initial maintenance within the preserve of the existing vegetation may be recommended to demonstrate positive drainage, safety and enhanced aesthetics, bio-diversity, and animal foraging. Proposed linear parks border the ravines to serve as a buffer to adjacent uses.

6.2.2 Natural Open Space Areas

The Natural Open Space (VOSN) as shown on the Land Use Plan to serve as a setback for Natural Preserves (VOSP) from potential development areas. Certain uses will be allowed within these areas that will be restricted in the Preserve. Multiuse linear parks abut some of the OS Preserve areas and will serve as a buffer to adjacent uses. Utilities, limited access roadways, park and interpretive uses, activity nodes, fencing, and trailheads are a few examples (see Permitted Uses). They also serve to protect scenic view sheds for proposed nearby home sites.

The VOSN areas in the Plan Areas are primarily lands that lie adjacent to the VOSP in the adjacent Ravines. The VOSN designation provides the opportunity to preserve features which lie outside of the PCCP footprint and area for wetland creation and restoration, trails and buffers. Enhancements in the VOSN will be primarily low maintenance with native landscaping as and edge treatment. Refer to Section 8.2.2 of the Specific Plan for more detail on the resource management approach and measures. The dominant Class 1 trails in the Plan Areas are situated within natural open spaces along the Auburn Ravine and Markham Ravine corridors, as shown in the Specific Plan, Exhibit 5.3 – Mobility Plan.



Buffer between trail and open view residential lots



6.2.3 Riparian Protection

The recommendations contained within the EIR pertaining to riparian use, modification and protection shall be adhered to in this document. Even though the historic natural streamlines have been altered though the years by ongoing mining and agricultural activities, the current condition has been somewhat degraded, it doesn't take away from the benefits the waterways offer. There are numerous opportunities to potentially improve the natural environment with a protection plan that modifies and enhances the existing characteristics to encourage greater use by aquatic species as well as removal of any invasive species encroachment.

6.2.4 Trails, Crossings and Connections

The open space trail system will serve to establish a strong community fabric and provide a direct and safe pedestrian and non-motorized circulation system for access to open spaces including buffer and riparian spaces, schools, parks and neighborhoods. Regional trail connections outside of the plan area are encouraged. Trails within the open space shall be Class I and a minimum 10' wide paved concrete surface with 2' decomposed granite shoulders on each side. Trails shall randomly meander within the open space areas.



Bridge and safety fencing at open space trails.



Trail Undercrossing.

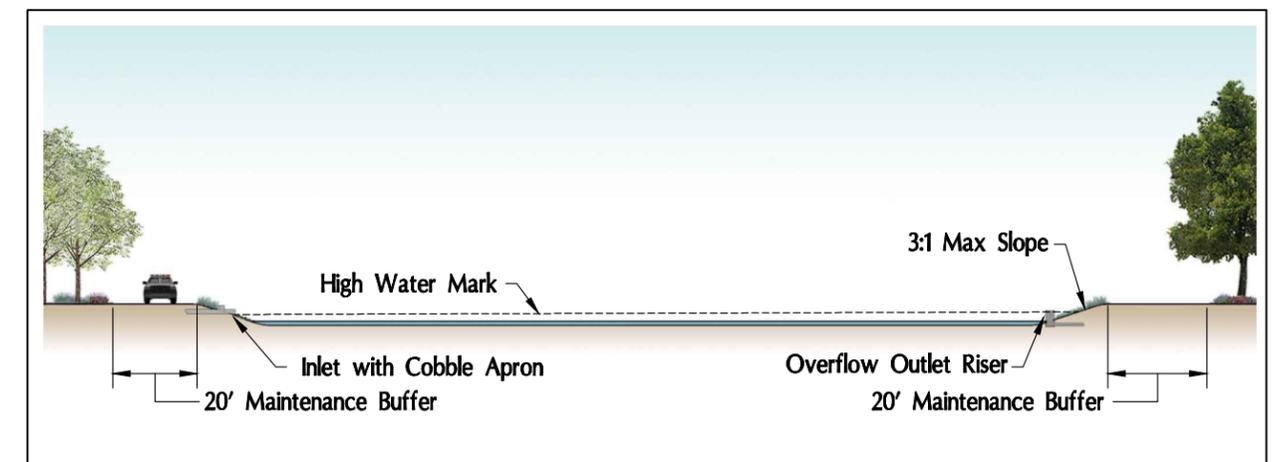
6.2.5 Hierarchy of Travel Ways

There are numerous circulation opportunities within The Project. A Class I bike trail is located along the Auburn Ravine Open Space at the southern edge of the plan area, and within the Regional Park along the north edge. A north/south connection is provided within the linear parkway. A cycle track is also located parallel along the south side of Rachel Avenue. There is an extensive Class II circulation network which shares the roadways with an 8' wide NEV/Bike lane. See diagram below. Pedestrian circulation is provided within the street sections. All street sections should be designed to conform to the Development Standards in Chapter 3 of this GDP document. All trail plans will be identified in each specific Area Chapter.

6.2.6 Bio Retention

Bio retention is a water quality and quantity control, best management practices, that utilizes biological, chemical and physical properties of plants, microbes and soils, to remove or significantly reduce pollutants from storm water runoff. Catching, slowing and retaining water will promote infiltration and removal of pollutants and minimize storm water runoff.

Storm water detention basins will be located throughout the plan area. The basins will be sized to attenuate peak runoff from storms up to the 100-year, 24-hour event. A low-flow swale may be incorporated into the basin floor. Some of the ponds, if located in areas that can be demonstrated to have moderate to good infiltration potential, may also contain a storm water quality storage/infiltration area, the bottom of which will be excavated to an elevation lower than the basin's low-flow outlet. Basins shall be contoured with a soft meandering edge and fit into the overall landscape. The side slopes shall vary and not exceed 3:1. A 20' wide maintenance access shall be provided around the outside perimeter of the basin with ramp access (10:1 max slope) into the bottom of the basin. Trees shall be located around the perimeter of the basin and not planted on the side slopes or within the basin. A native grass, meadow mix shall be planted on the basin side slopes and within the basin floor. The basins will not be fenced or gated.



Section of Detention Basin



Detention Basin



Image of Built Detention Basin



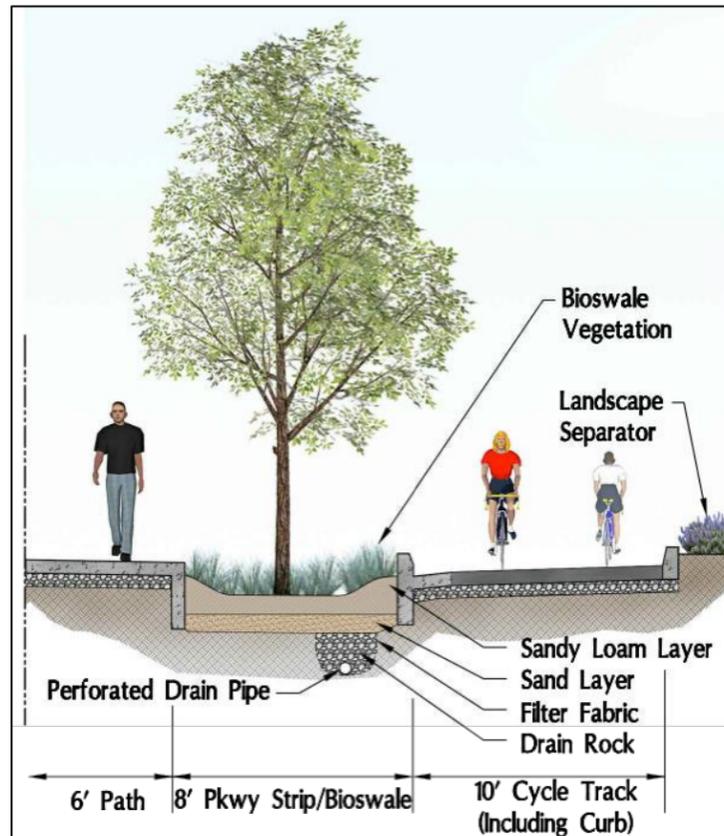
Image of a Natural Retention Basin

6.2.7 Bio Swales

Where feasible, storm water swales and planters are required within the landscape parkway strips of the street sections. The storm water planters shall be a minimum of 8' wide and long enough to capture and treat the 2-year storm flow. The storm water planters are intended to replace the typical storm drain inlets within the curb and designed to hold and treat 8" to 10" of standing water. A 1' bench shall be designed on each side of the swale with a maximum side slope of 3:1 and a relatively flat bottom. A perforated drainpipe wrapped with filter fabric and drain rock shall be placed within the planter, (see following page for a typical section). A variety of trees, shrubs ground covers and grasses are acceptable for vegetation in both sun and shade conditions, per the plant palette. Vegetation shall be selected based on tolerance to flooding and ability to survive the hot summer months with limited supplemental watering.



Images of Bio Swales



Section of Bio Swale



6.2.8 Natural and Created Open Space

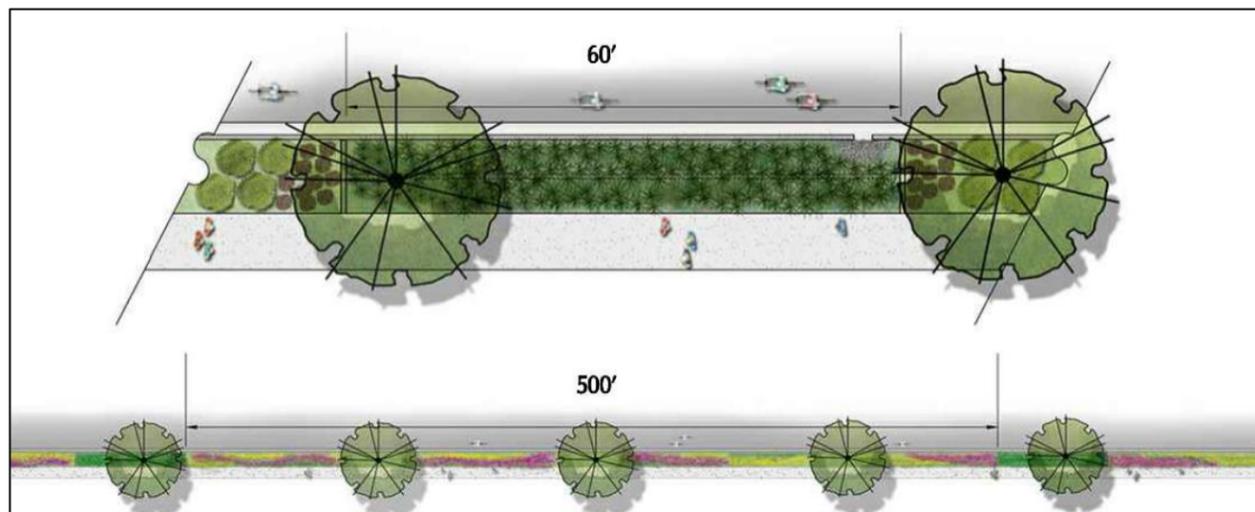
Along with the two large ravine areas, Village 5 contains a variety of other open space areas dedicated to more intensified uses. A quasi-public soccer training facility is proposed on an over seventy-acre site near Markham Ravine. The development of this facility will be the responsibility of the operator in accordance with all requirements set forth in this document. A smaller, 16 acre, community park site is proposed adjacent to Auburn Ravine. The design and development of this site shall be subject to all relevant approval requirements.

The Village 5 plan also contains a system of Open Space Corridors and Linear Parks, including a variety of park sizes and a park like circulation system with separated sidewalks provided throughout the project. This creates a shaded tree lined atmosphere, which contributes to the development's overall ambiance, while linking the project's facilities and neighborhoods.

Allowable Improvements

The following list is provided to serve as an example of probable uses permitted within Open Space and Park areas. This list is not intended to be all-inclusive and certainly other uses may be allowed. Not all items are permitted in the Open Space Preserve. Please see the EIR recommendations for those allowable uses. Please see Chapter 3.1 for specific permitted uses.

- Landscape plantings
- Passive Recreation Facilities
- Trails
- Utilities
- Water and drainage equipment
- Public and quasi-public facilities
- Maintenance and emergency access
- Walls, fencing, and signage



Plan view of Bio Swale

6.2.9 Multi-Use Landscape Corridors

Multiuse Landscape Corridors are proposed throughout the plan. They intend to serve as connective links Between open space facilities and as buffers for natural areas. The corridors should also be used to accommodate engineering needs, passive and active recreational uses and circulation.



Example of landscape corridors and buffers

6.2.10 Connectivity

Through tree lined streets or meandering trails the connectivity of this community is designed to bring the entire development together in a thoughtful way. The trail system will be used to help connect parks schools, amenities, shopping and the neighborhoods as a whole. A network of transportation modes has been accommodated to insure pedestrian safety, easy mobility and multiple choices within an aesthetically pleasing natural setting.

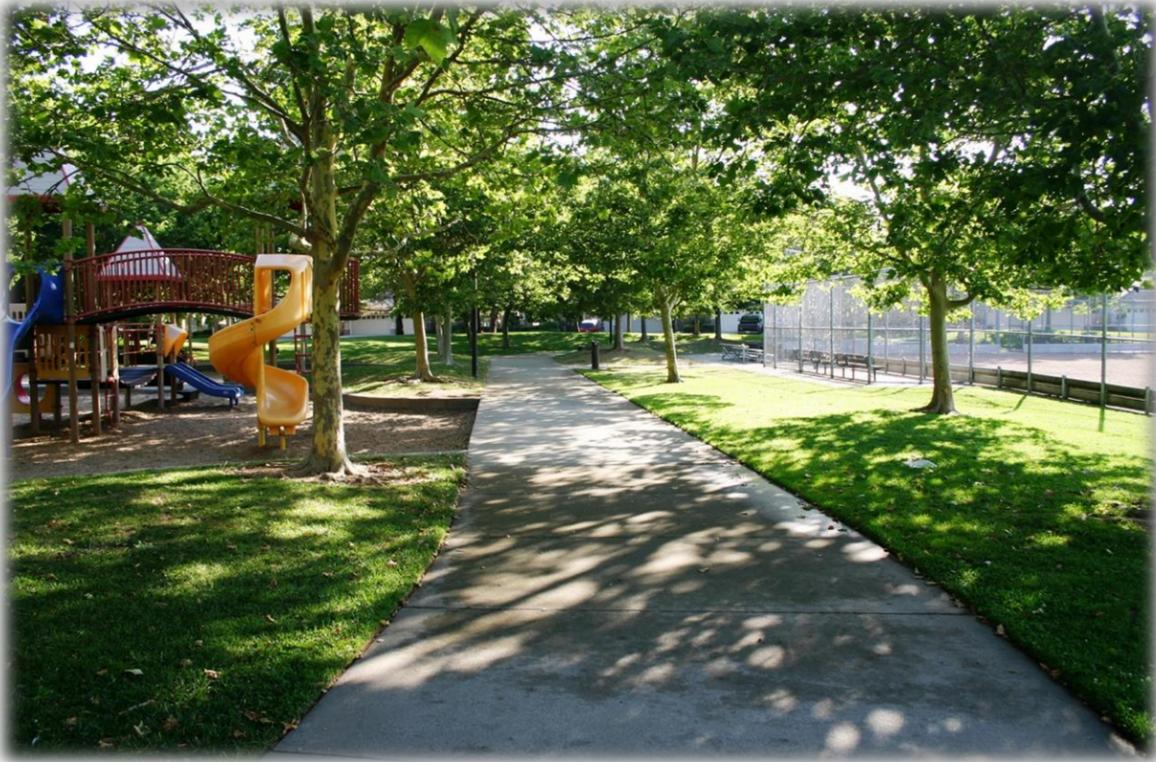


Connectivity at trail system

6.3 PARKS

6.3.1 Park Framework

The intended park system for the Project will consist of a variety of park sizes, uses, and styles. From Regional Open Space areas to intimate Pocket Parks, the various park sites will attempt to serve as many community needs as possible. By working with the local Park District to determine a park facility program based on the conceptual land plan, a park system that addresses the needs of the community should be established. This study has taken the proposed park acreage allocations indicated on the LUP and refined the design to fit into a conceptual development plan. Typical park concepts are shown below and on the following pages. Each park should fit into one of the following typical park categories: Community, Neighborhood, Pocket, or Linear Parks based on size, location, and placement. Park diagrams and locations will be identified in each specific Area Chapter.



Active recreation at Community Park



Images of Neighborhood Parks



Conceptual Pocket Park

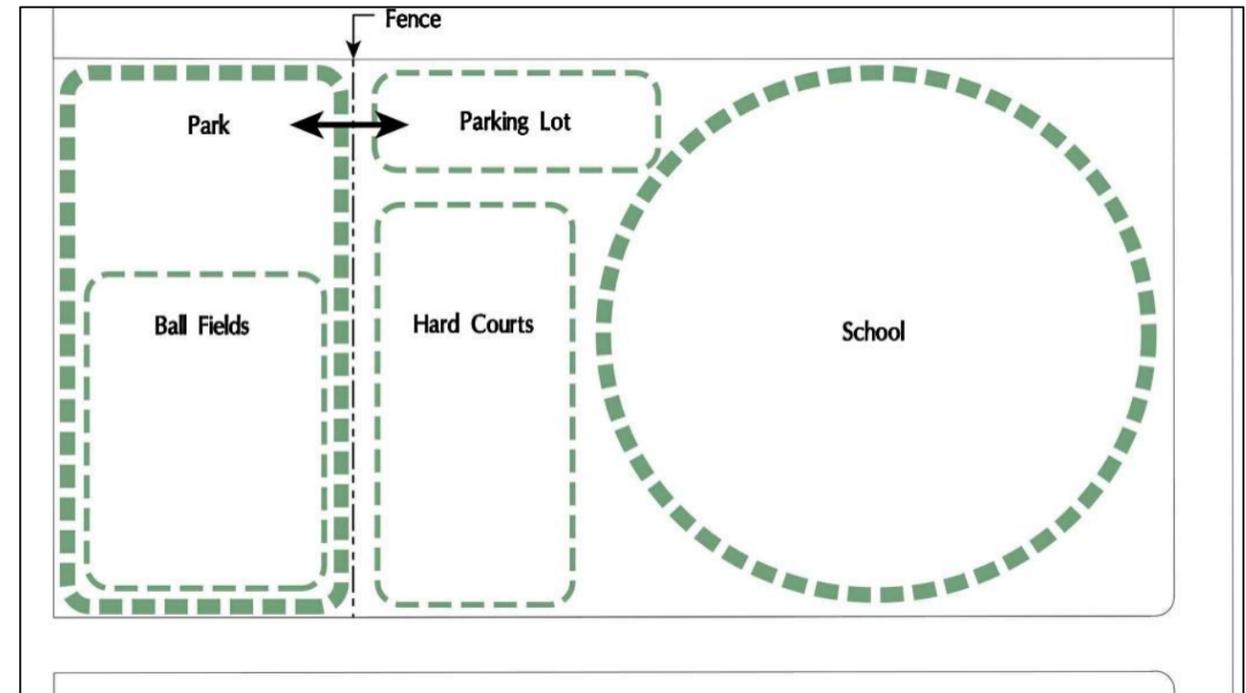


Images of Pocket Parks

6.4 SCHOOLS

6.4.1 Co-location Partnering

Parks located adjacent to planned schools shall be designed such that parking, pedestrian and bicycle access, age-appropriate playground spaces, and sports fields are contiguous with the school property. Refer to diagram below for example layout.



6.4.2 Safe School Routes

Student safety must be considered as the specific designs for school sites are developed. Each proposed school site shall be located where it best fits the community it serves. Safe pedestrian circulation and street crossings are already built into the plan requirements. Alternative transportation modes have also been incorporated into the circulation system. Once a site plan is developed, public transportation needs will be determined and planned into the project. Please refer to Area specific chapters for Safe School Routing Plans.

6.5 STREETSAPES AND ENTRIES

6.5.1 General Guidelines

The theme for the Projects' Streetscapes and Entry Monumentation shall conform to the overall theme for the community, as these will be one of the major identifying features within the development. The diagram shown on this page indicates the level of entry treatment preferred for the location. A concept for a typical entry is shown on this page. This shows the typical elements minimally required for an entry of this classification. The final design may be organized as the designer recommends, as long as the community character is still reflected in its appearance and it meets all safety standards and design requirements contained in this document as well as these companion documents: Specific Plan, Municipal Code or other applicable documents.

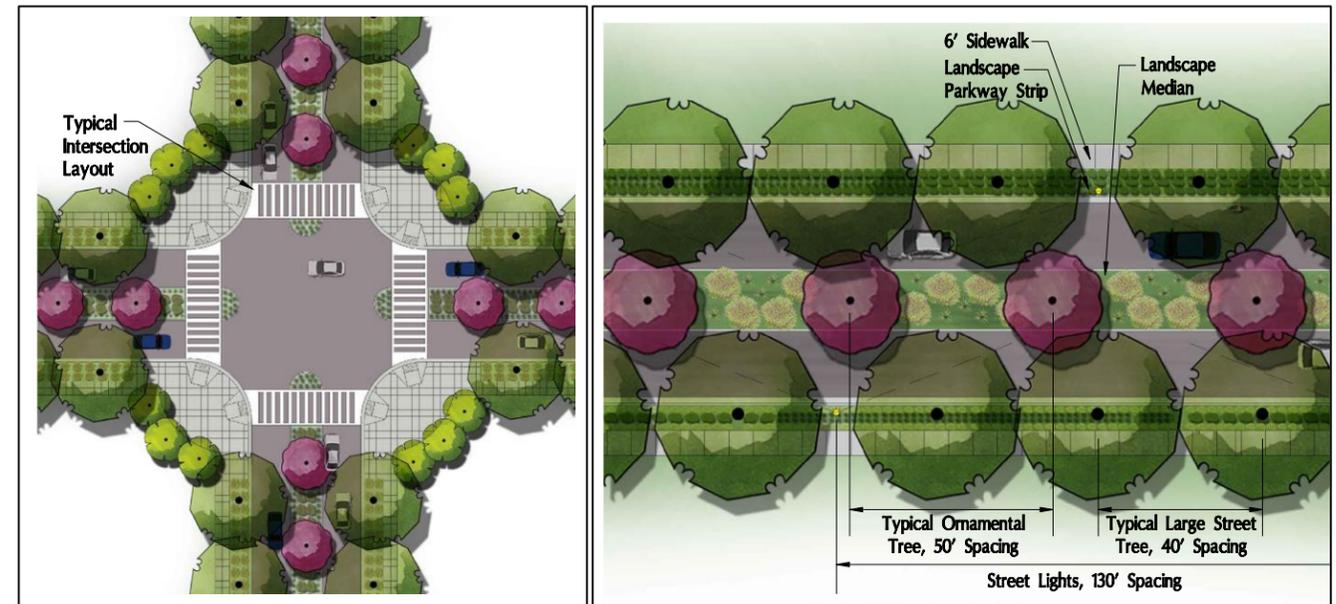
The streetscapes within the Project should have a unified design with an attention to detail that will create an inviting and attractive space for people and vehicles. The public realm should incorporate comfortable and appropriately located street amenities in the spirit of the overall theme of "rustic contemporary".

Distinctive design features are encouraged to be incorporated into major intersections with special pavement provided in crosswalk areas and accentuated with safety elements such as bulb outs, attractive signage, appropriate lighting and utilizing other visually attractive architectural elements and landscape materials. Key entries will be identified in each specific Area Chapter.

6.5.2 Bicycle and Pedestrian Safety

Bicycle safety is important to the circulation design within the plan. Class I bike trails have been included along busy corridors and within open space corridors to provide cyclists opportunities to be separated from vehicles for increased safety. Rachel Avenue shall have a bi-directional cycle track, separated from the vehicular roadway by a 4' wide landscape planter to encourage safer bicycle commuting along this key specific plan roadway. For streets with anticipated signed speeds greater than 35 miles per hour and equal to or less than 45 mph Class II bike lanes shall be designed to be a minimum width of 8' to allow for a shared use with Neighborhood Electric Vehicles (NEVs) per the City of Lincoln NEV Transportation Plan.

Pedestrian safety along sidewalks is created with the placement of an 8' wide landscape planter inclusive of shrubs and trees. The sidewalks are 6' in width providing for ample room for pedestrian travel.



Special Paving at Intersection

Street Tree Placement

6.6 ENTRYWAY MONUMENTATION

6.6.1 Hierarchy of Locations

Four types of entry treatments are proposed for the Project, which correspond to locations within the plan and the adjacent uses. Each could have separate commercial and residential variations. The four classifications are: Major Gateways, Community, Neighborhood and Project Entries. The locations for these different entry types will be identified in each specific Area Chapter.

6.6.2 General Entry Design Guidelines

The concept for entryway design relies on the sites rural character, natural open spaces, and agricultural and manufacturing history. Melding these elements with bold landscape forms derived from the areas existing character, will help establish the community image, to be carried through the Project development. Aside from providing visual landmarks and way-finding reminders, entry features, around and within the community, help create a sense of place for residents and visitors. The entryway system, from large gateways to individual project entries, shall all be developed with a consistent design quality that also an overall style and helps establish the community identity.

- **Major Gateway Guidelines**

Major gateways will be sited at strategic locations at the edges of the Project, created to reveal to visitors that you have arrived at a special place that deserves additional investigation. The design aesthetic, colors, materials, wall treatments and configuration, will begin to establish the overall theme for the community. These design elements will be reflected in the other levels of entry development.

- **Community Entryways**

Like Major Gateways, Community monumentation will continue to recognize the established theme, on a somewhat smaller scale, designating entry into planned areas of similar uses.

- **Neighborhood Entries**

This entry classification will again utilize the established theme while further identifying local developments. This type of entry will most likely be located at major intersections within the Project.

- **Project Entries**

While still adhering to the established community theme, the design of this type of entry feature will allow the developer to implement some of their own signage details into the design. These shall be located immediately outside of the specific development to signify a particular place within the neighborhood.



Rustic style project monumentation with water efficient planting scheme

6.7 OFF STREET PARKING

Certain aspects for accommodating automobiles may be found in other areas of this document. For alternative parking solutions in single-family housing, see the Architectural section. For additional information pertaining to parking facilities within commercial developments, see the Commercial Guideline section. This section is intended to address the design and location of parking lots in multifamily and retail areas.

6.7.1 Locations

- Attempt to place parking areas behind buildings, which will help act as a screen so the cars do not dominate the view from the street.
- Where feasible, break up required parking into smaller conveniently dispersed parking courts.
- Proposed excessive expanses of parking are discouraged and should be reduced in size to avoid dominating the landscape.
- Any parking adjacent to open space or parks must be carefully designed to avoid intrusion into sensitive areas or park uses.
- Parking should be landscaped and screened from adjoining uses and public streets with appropriate materials (see Plant List).

6.7.2 Pedestrian Access

- Larger retail developments should offer convenient, properly spaced pedestrian access routes to assist customers with navigating the parking area while serving to break the lot into smaller units and provide screening.
- Walkways with short and direct access to assigned parking from dwellings shall be provided for multifamily residential projects. The ability to view ones parking spot from the unit is a desirable objective.

6.7.3 Design

- The required number of parking spaces shall conform to City of Lincoln Municipal Code for residential and commercial uses. Federal handicapped standards must be applied.
- Each parking area should be sufficiently landscaped to screen the view of cars from surrounding environs. An attractive planting scheme that conforms to the overall community style is desirable for both residential and commercial projects.
- Tree coverage in parking areas must conform to City of Lincoln parking lot shading requirements.
- Landscape areas near access points must conform to restricted sightline design requirements.
- Long rows of parking must be avoided or separated by planting islands.



Pedestrian walkway helps reduce the size of the parking area

6.8 GENERAL LANDSCAPE CONCEPTS

6.8.1 Community Landscape Concepts

Community landscaping is a significant part of the Project. The proposed Project will maintain the existing natural open space within the developed areas. Drought tolerant trees and shrubs shall be primarily used. The goal of the Landscape Concept is to reinforce the community's quality while responding to the unique conditions surrounding the various land uses. Overall landscape concepts for the community should be in harmony with the existing rural character and enhance the existing preserved native plant communities. Plant species selections with the size, color, and textures as well as hardscape materials, other landscape design materials, landscape lighting and signage will help to unify the proposed Project. Opportunities to unify the community through landscape design occur along community edges, neighborhood edges, building edges, wall and fence treatments, parks and common areas, and through common street planting concepts.

To help achieve consistency of aesthetics and proper blending of the variety of different projects proposed for the Project, the following landscape concepts, with emphasis on planting design, are to be assessed and applied, when practical, throughout the development. These major design fundamentals will be implemented in more precise landscape plans to help reinforce the landscape themes. The following Landscape Concepts will help to reinforce these landscape themes:

- Texture and Color
- Balance and Rhythm
- Landscape Edge Treatments
- Massing, Scale and Proportion
- Native Plant Community preservation
- Attention to detail in transitional areas between different landscape zones and uses

The importance of massing, scale and proportion is rooted in the basic premise of the Project Guidelines. In response, it is necessary to consider these elements in the surrounding landscape. This pattern can be applied to the landscape as follows:

- Selecting plant materials in proportion to the site.
- Using plant materials that complement the scale of the architecture.
- Designing plant groupings appropriate to the surrounding context while still creating variety.

Texture and color are key ingredients for creating visual interest and seasonal impact. Some other opportunities are:

- Evergreen backdrops to deciduous plant materials with seasonal color.
- Combining materials of differing textures and colors for harmony and contrast.
- Combining hardscape materials with plant materials of different textures, (such as stone with ornamental grasses).

Balance and rhythm help to unify spaces. The street plantings should combine both informal and formal groupings of select trees, grasses and shrub masses in order to integrate the community to the site. The goal is to maintain this continuity through:

- Layering of plant materials to soften and integrate with architectural forms.
- Planting of large masses of informal plant groupings in large areas conducive to a naturalized appearance.
- Selecting formalized solutions where space is limited and /or adjacent to architectural edges, as warranted.

- In private landscape zones, builders and homeowners are encouraged to use narrow, spreading and mature, lower height trees in rear and side yard areas to help maintain off-site views and blend with existing edges, where appropriate.

The goal of the landscape design is to reinforce the rural character of the overall development, encourage a diversity of colors and textures and unify the Project. The following criteria suggest specific plant material design concepts to be applied to the soft-scape plantings to achieve this goal:

- Maintain the existing natural areas bordering the proposed development areas
- Utilize plant materials that are native or compatible with existing native species requirements.
- Encourage use of plant materials that are fire-resistant, and are drought tolerant where suitable.
- Protect the existing view sheds, when possible
- Naturally filter potential on-site pollutants through roadside vegetative swales or bio-filtration methods.
- Control erosion and surface water runoff within each developed area
- Layers of planting should be used to soften building masses and integrated architectural forms.
- The landscape shall establish a strong, clear spatial and thematic concept that works with and is responsive to, the site, the existing surrounding environment, and the architecture.
- The landscape shall be developed to enhance the pedestrian experience
- Plant material forms and heights shall respond to the form, scale, and style of the architecture and the Project's intentions.
- All areas disturbed by construction shall be re-planted with shrubs, groundcovers, and/or turf from the recommended Plant List
- Vegetative swales shall be created, where appropriate, to minimize and filter water runoff from roads.
- Care shall be taken to minimize intrusion into the drip-line areas of existing native planting areas, including use of temporary tree protection barriers, where necessary.
- Plant materials for the private landscape zones shall be in harmony with the overall community theme.



Colorful border with a variety of plant heights and texture for visual interest

Trees and shrubs shall be selected for their ability to reinforce the rural character and architectural theme. Ultimate size of the plant materials should be considered to ensure that the neighborhood scale and character are maintained:

- Consistent with Best Practice Xeriscape concepts, new planting areas should be grouped by water usage (Low or Medium water use areas) and should separate irrigation zones to apply water at matched rates for the plant water usage. Temporary irrigation may be needed to establish plant materials. Spray type irrigation are only to be used in limited turf areas, and all other new planting areas shall use low water usage drip irrigation systems. Irrigation systems should be designed to control irrigation and water runoff within their own planting areas. Tensiometers shall be employed, where appropriate, to help control water misuse.
- Builders are encouraged to select plant materials from the recommended Plant List for streetscape and front yard planting zones. Builders may propose alternative plant materials for consideration by the DRC on a case-by-case basis.

Additionally, the following items are required as defined in the Village 5 General Development Plan Design Guidelines

- Builders are required to provide proposed landscape plans for front yards (and alleys where applicable) of all residential lots, including planting design, with proposed plant list, plant quantities and spacing, irrigation design methodology, and positive drainage, for typical single family residential lot conditions.
- Builders are required to provide proposed landscape plans for complete multi-family projects, including hardscape pathways, planting design, with proposed plant list, plant quantities and spacing, irrigation design methodology, and positive drainage for any project.
- Owners of single family homes are required to provide a conceptual landscape plan, including planting design, with proposed plant list, plant quantities and spacing, irrigation design methodology, and positive drainage, for each residential rear yard design.
- All residential and commercial outdoor spaces shall be landscaped and inspected for compliance by the Design Review Committee representative prior to occupancy of any residence, multi-family home or commercial project. All private yard spaces must be installed within one year of occupancy in single-family projects.
- Detailed Landscape plans shall be prepared for proposed club areas, swimming pools and deck areas, outdoor dining areas, public use areas and outdoor recreation areas, and shall include selection of hardscape paving materials, layout plans, landscape lighting plans, paving details, planting plan, plant lists, and irrigation plans with water use calculations.

6.8.2 Common Area Guidelines

Plantings should be balanced to achieve an attractive initial appearance while considering the mature size of plants. Plants shall be spaced per their mature size and growth habits to allow room for the full growth and eliminate excessive pruning and green waste.

Layered landscaping and a mix of deciduous and evergreen trees should be incorporated in the landscape design. Planting design should emphasize massing and form rather than individual or small groupings of shrubs and trees. Landscaping design shall consider maintenance needs and maintenance access, particularly in areas near roadways.

6.8.3 Residential Landscape Guidelines

The following Landscape Concepts will help to reinforce the established landscape theme. This area may include, but is not limited to, planted landscape areas, hardscape patio areas, private pool or spa areas, decks, barbecue, and outdoor dining areas. The goal of the landscape design is to reinforce the character of the Project, encourage a diversity of colors and textures and unify the community. The following criteria suggests specific plant material concepts to be applied to the soft-scape plantings to achieve this goal:

- Layers of planting should be used to soften building masses and integrated architectural forms.
- The landscape shall establish a strong, clear spatial and thematic concept that works with and is responsive to the site and the architecture.
- The landscape shall be developed to consider the pedestrian experience.
- Plant material forms and heights shall respond to the form, scale and style of the architecture and the project's intentions.
- Trees and shrubs shall be chosen for their ability to reinforce the neighborhood character and architectural theme. Ultimate size should be considered to insure that the neighborhood scale is maintained.
- All trees and shrubs shall be selected with sensitivity to climate, water usage and maintenance needs.
- In informal areas, trees shall be planted as informal groves, creating a strong rhythm yet avoiding the formality of evenly spaced trees. Tree sizes should vary in these spaces.
- In formal areas, trees should be planted in an even pattern with consistent spacing to reinforce the formal character. Tree sizes should be consistent in these spaces.
- Plant material selections in private landscape zones shall be in harmony with the overall community theme.
- Builders and designers shall select plant materials from the recommended plant list for streetscape and front yard planting zones. Builders may also propose alternative plant materials for consideration by the DRC.
- Planting selections within private fenced areas are at the discretion of the homeowner, however it is encouraged to use the plant material selections to be in harmony with the species on the recommended plant list. Please see Chapter 3.1 for permitted uses.
- Builders and homeowners are encouraged to be cognizant of their tree selections and their impact on off-site views and neighboring areas.
- Builders are required to provide a landscape concept and planting design for each lot.
- All front yards shall be landscaped upon occupancy of a home. Enclosed rear yard areas must be installed within one year of occupation.
- All front yards shall be landscaped upon occupancy of a home. Enclosed rear yard areas must be installed within one year of occupation.



Preferred landscape design options

6.8.4 Residential Landscape Criteria

Private Property Landscape Zone Overview

The following landscape criteria are provided to enhance the definition of each home site’s private yard area. The primary goal is to protect and maximize individual property values through the implementation of a generous landscape treatment. These criteria must be followed to successfully receive the DRC approvals required by the Design Guidelines.

The home site may consist of multiple landscape zones. The purpose of each of these zones is to maintain a framework of cohesiveness from which the property owner may express their unique tastes and personality, while still adhering to the overall theme and proving transitions between zones. The actual size and configuration of each zone varies depending on type of ownership, the specific property conditions and home size. The following is a description of each zone and the minimum amount of landscape materials that are required.

No fence, wall, hedge, shrub or tree planting shall be placed, permitted or maintained where such improvements would create a line of sight issue at intersections for corner lots or at the intersection of street property lines and driveways, alleys, or pedestrian circulation paths.

An automatic irrigation system of sufficient size and capacity shall be installed to irrigate all landscape zones and turf areas, road right-of-ways and public streetscapes. All development zones shall be irrigated with a separate system.



Zone One: The Streetscape Zone

The Streetscape Development Zone is the area between to the public street and the private (front) yard area. This zone stretches from the property line to a predetermined distance into the property, depending on the development’s specific conditions, and runs parallel to the street the full width of the property. On corner lots, this zone extends down the side of the lot, parallel to the intersecting roadway. Streetscape planting areas shall be fully landscaped with drought tolerant materials and may contain water retention and/or cleansing facilities.

Landscape Requirements:

Street tree spacing shall be 25’ minimum and 50’ maximum in order to provide at least one street tree per residential lot. Care should be taken with regard to the scale of the street scene, landscape goals, and tree species when making street tree selections.

- Understory planting shall consist of selected shrubs and groundcovers from the recommended plant list.
- The overall Project theme shall be considered when creating conceptual landscape plans.
- Pedestrian access shall be accommodated at convenient locations between parkway plantings, where appropriate or necessary.
- Solid walls or fencing are prohibited in the streetscape zone unless approved as part of the individual projects Development Plan. Fence heights are restricted to less than four foot in this zone.



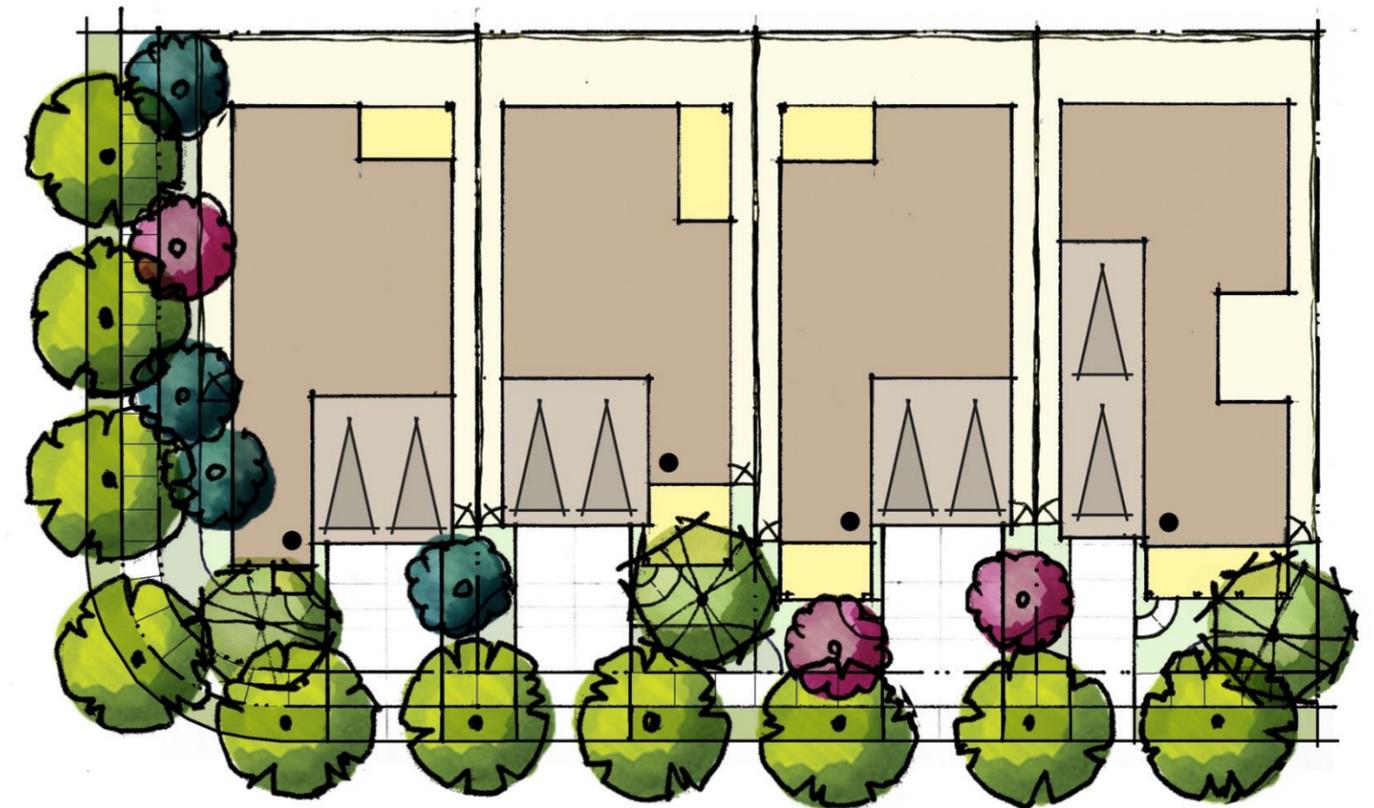
Zone Two: The Front Yard Planting Zone

The Front Yard Zone is the area between the front of the home and the Streetscape Zone. The size of this area varies, depending on the depth of home-site, the lot configuration and the placement of the home on the site. On corner lots, this zone may extend parallel to the street side of the intersecting roadway.

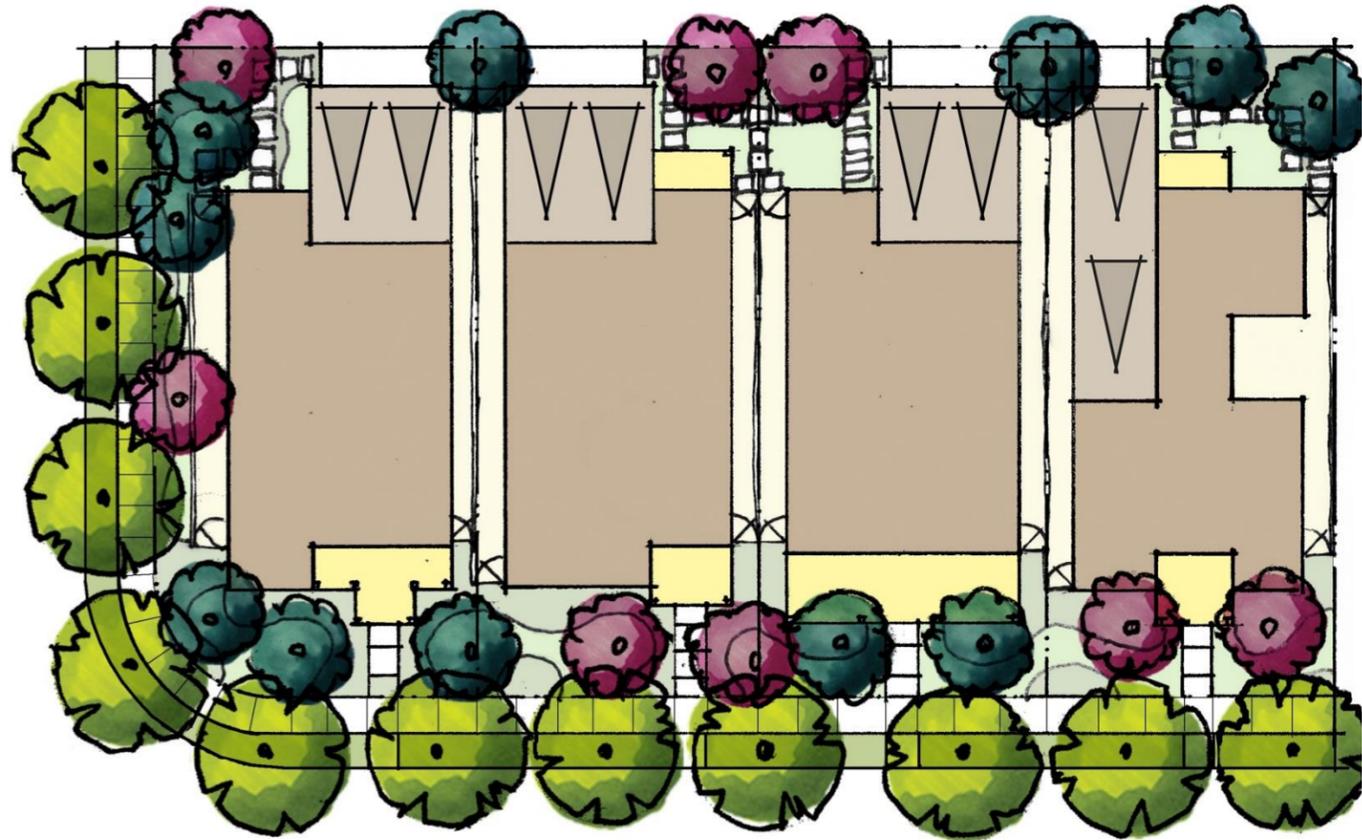
Landscape Requirements:

Depending on sun exposure, it is encouraged to utilize shade trees within the front yard zone, in addition to the street tree arrangement. Trees shall be selected from the recommended plant list.

The use of turf is discouraged but not prohibited. When proposed, the ratio of turf to shrub beds shall be no greater than 3:1, effectively meaning that the landscape area allocated to turf areas shall be no greater than 33%. The DRC may allow variances to this requirement dependent on specific lot conditions or uses.



Typical standard lot layout with trees



Typical alley loaded lot layout with trees

Zone Three: The Private Zone

The Private Zone is, essentially, the rear yard area, under typical conditions, measured from the home to the rear property line. It may include one or more side-yards in many lot configurations. If any area of the back yard meets the criteria for Zone 4, that area of the back yard will not be included in Zone 3.

Landscape Requirements:

- The inclusion of a variety of trees is encouraged within the Private Zone. Trees shall be selected from the recommended plant list.
- Turf areas in Zone 3 are discouraged but where proposed shall consist of no more than 25% of the landscaped area. This guideline may be amended based on the configuration and slope of specific lots. Natural areas are required to be maintained when encroaching from adjacent open space.
- Fencing of private zones shall be consistent with the criteria in these guidelines. Visually permeable fencing materials shall be of tubular steel or aluminum, painted black and meet or exceed minimum specifications.

- “Good Neighbor” privacy fencing may be built from wood or concrete block and may be no greater than six foot in height. The wood must be a variety that resists insects and decay and built to provide equal or alternate facing design. Block must have a textured face such as split faced and be capped on top. The used of appropriately spaced pilasters is encouraged.
- Any privacy fencing adjacent to the public realm shall be either visually open or of reduced height to accommodate automobile sight distance requirements or to provide view opportunities.

Zone Four: The Amenity Zone

This Zone occurs when a home-site is located adjacent to a community amenity. The area will run the full width of the lot and its size is dependent on what is the neighboring specific condition and use is. This area may have restricted uses or specific landscape requirements that will be determined at a later date and become part of the individual lots CC&R’s. The minimum required treatment for this area is as a transitional zone between the home site and the adjacency.

The adjacent area could be described as an Open Space Buffer Area, Linear Park, Landscape Corridor, Project Boundary, Park, or Recreation Facility. The minimum setback from these areas are consistent with setbacks established previously and should be from the property line.

Landscape Requirements:

Plantings that help blend the adjacent environment into the visible private zone, are required. Trees shall be selected from the approved plant list and be compatible with the neighboring plant communities. Each individual homeowner will be responsible for the maintenance of landscaping in their private and amenity zones and be subject to timing requirements set forth in the CC&R’s.



6.8.5 Commercial Landscape Guidelines



Building undulation, signage and plantings create a lively street scene

In this section, there will be a discussion of the areas that will need particular attention when forming design concepts and solutions in the planning process. Particular consideration of interfaces between adjacent land uses will be examined in detail.

Commercial landscape design shall be in accordance with all the concepts so far set forth in this document with regard to the preservation and connectivity to the open space systems, enhancing the built environment with appropriate, attractive materials, provide meeting and gathering areas and to encourage alternate means of mobility.

Pedestrian open space linkages should provide convenient and attractive access to building entries. Entry areas and pathways should be sufficiently lit and protected to ensure user security and comfort. Pedestrian activity is a desirable objective of commercial areas and consideration should be given within the framework to create opportunities for lively pedestrian-oriented open spaces.

Along with the primary function of providing visual and physical access between buildings and sidewalks, it is desirable to include additional locations for outside activities that attract people and encourages

them to linger. Areas for sitting and dining featuring street furniture, art work, kiosks, vending and bike racks are some examples of design elements that should be incorporated into the project.

Well designed landscaping shall compliment all pedestrian use areas. The use of enhanced paving, walls, special materials, lighting, water features, fencing and planters are examples of components that can be employed to help define the special pedestrian spaces. Building facades may be set back to create additional private outdoor activity areas that interface with the public realm. Buildings may be oriented in such a manner as to create additional outdoor spaces.

One fundamental requirement of most projects is the placement of adequate parking facilities; how they conveniently serve the pedestrian, auto and delivery use; and the detailing of landscape shading, screening, wayfinding, orientation and access. The undesirable effects of parking areas can be mitigated through good design and well located landscaping. Reducing impact of parking facilities by separating into smaller components through landscaping and separated access routes is encouraged. Encroachment by vehicles into pedestrian pathways is not allowed and should be prevented by the inclusion of wheel stops or curbs. The screening of autos from public view is mandatory and may be accomplished with the use of planters, short walls, fencing, berms or a combination. Appropriate levels of lighting that provides adequate nighttime visibility, is required. Uniformly distributed glare free lighting increases security while reducing spillage onto adjacent properties. Fixtures should be selected based on their style and situation. The character must conform to the overall theme of the area they are sited.

Plant materials used in commercial locations should be selected with their durability and maintenance requirements in mind. Plants should be chosen for spaces with their mature size being considered. Colors, textures, shape and size shall compliment the adjacent architecture while blending in with the scale and project's design concept. A diversity of plant materials is encouraged to help achieve a more interesting natural appearance and survivability. Formal layouts should avoid a monoculture of materials by incorporating a mix of appropriate plantings in order to avoid a uniform uninspiring appearance or requiring excessive pruning. All plant materials must be selected from this document's provided plant list.

All commercial type of developments, i.e. Business and Professional, Office/ Commercial, Commercial, Village Commercial and Village Mixed Use, shall conform to the requirements discussed within this section of the document. Differences will be analyzed in the following section regarding how the various proposed adjacent land uses interface with the uses and requirements addressed here. Additionally, there will be a breakdown of each landscape zone and its specific needs, similar to how the residential section was addressed.



Landscape buffer separates parking area from adjacent land use



Simple landscape treatments enhance pedestrian walkway

6.8.6 Commercial Landscape Criteria

The following landscape criteria are provided to enhance the definition of each non-residential developments landscape opportunities and constraints. The primary goal is to maximize property value through the implementation of a well-conceived and appropriate landscape treatment. These criteria must be adhered to in order to successfully receive approvals as required in the Design Guidelines and City code.

The purposes of the zones are to maintain a framework of cohesiveness from which the developer and designer may express their unique tastes and personality. At the same time, the landscape plan must still keep with the overall theme and provide transitions between the zones, where applicable.

Each site may consist of multiple landscape zones. The location of each zone shall be determined by interpretation and application of the descriptions contained in this document. The minimum number of required landscape materials would be established as the sufficient quantity to insure full coverage within two growing seasons.

As important as providing screening and shade in parking areas is safety as it applies to clear line of site at intersections and crossings. No wall, fence, tree or shrub or hedge that grows above 24" at maturity, may project into the site distance safety zone. Details are shown in the City's municipal code.

An automatic irrigation system of adequate size and capacity shall be installed to irrigate all landscape zones and limited turf areas. Each zone, road right-of-ways and public streetscapes shall all be irrigated with a separate system. Throughout the project the use of a low flow water efficient sprinklers is encouraged.



Landscaped gathering space outside building entry

Zone One: The Streetscape Zone

The Streetscape Development Zone would include the areas adjacent to the public streets with sidewalks, parkways and utility setbacks. Additional landscape setback may be required to accommodate specific engineering facilities such as run-off retention or cleansing. The zone will run parallel, contiguous to the street and the entire property line. When the site is located at two intersecting roadways, the zone shall continue parallel to the intersecting street and transition into that streets landscape character. Parkway street trees may be used to help satisfy parking lot shading standards. Formal street tree placement is encouraged for public roadways and large internal private collector streets. Attention must be made to provide adequate setback at intersections that will sometimes disrupt the rhythm of the spacing. Street trees should be planted a minimum of 25' and maximum 40' on center with at least 4 trees planted every 100'. Informal layouts of other plantings should be utilized to help blend into a desirable, more natural look. The choice of the right plant materials and their spacing is critical to tenants concerned with sight lines from their signage to the street.

In some cases, the buildings may be placed at the landscape setback line. In these circumstances, sufficient building articulation shall provide landscape opportunities to soften the architecture, allow access and place street furniture, lighting and signage as well as screen any objectionable views.

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use- The streetscape zone in this setting will traditionally occur directly adjacent to the project development zone. Most often, the building landscape zone will react with the street in combination providing pleasant areas for pedestrian use. Plant materials should be chosen for their compatibility with the other zones, shading, and durability in this more urban type setting.

Village Center- The proposed street tree pattern may be interrupted where the project visually opens to the perimeter, inviting entry. It is encouraged to carry some of the landscape concept into the site to help blend and transition the landscape materials and treatment. Street tree patterns may be altered to allow for special entry treatment.

Village Commercial- These large-scale retail/commercial locations are generally associated with vast parking needs and site design will be somewhat directed by it. The surrounding streetscape must allow for various entry locations with special treatment at each. A hierarchy of entry levels shall be developed appropriate to traffic and location. Street trees should be selected and arranged to help with parking lot shading requirements while not obstructing sight lines, lighting or signage. The streetscape will be the initial defining element that will guide users to the center and should be given appropriate emphasis.



Mixed-Use street scene accented by decorative flower baskets and street trees



Streetscape planting at commercial

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES



Landscaped main entry to businesses



Drought tolerant plantings in office's interior courtyard

Village Business/Professional- This type of development will allow for unique corporate campus development, with the special locations available within the planned project. Potential views, rural atmosphere, along with direct accessibility to freeways and airports will make these locations highly desirable. For these reasons we would want to focus on the attributes of the area and create a sufficient setback from the undesirable aspects of the nearby highway. The streetscape zone will be accountable for guiding users to the site with a repetitive pattern of landscape features and signage. More individuality in landscape design would be allowed here to reflect the image the owner wants to accentuate.

Zone Two: The Landscape Setback Zone

This area is generally defined as the landscaped space between the street right-of-way line and a parallel line 15' away (minimum) extending the entire street frontage. In the case where the setback zone abuts parking, this area shall be devoted to screening, buffering and access (where appropriate). Security fencing may be allowed in this zone where suitable, but must conform to all standards covered in the guidelines. Utility easements may be allowed in this zone. When the sidewalk directly abuts the landscape zone, any solid masonry footing or stem walls must be set back a minimum of 3' from the walk to allow for planting space between the front of the wall

and walk. Where the landscape setback zone abuts park or open space areas, care should be taken to provide natural appearing landscape transitions between the two uses. Access to adjacent trails must be provided at proposed locations. Private collector streets serving several lots shall be treated similarly to public streets in that a landscape setback should occur adjacent to the R.O.W. but may be reduced to a 10' minimum. Repetitive street tree arrangements are encouraged for wayfinding and shading needs.

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use- This landscape zone shall be utilized for screening satellite parking lots from surrounding arterials. Where a "main street" style design is proposed, the zone may be used to screen and soften the back of buildings and service areas, where exposed.

Village Center- The setback in this situation should be used to help set the centers style and character. Public access at logical locations shall be periodically provided from surrounding walks. Plant materials should compliment the overall centers established style.

Village Commercial- Promote wayfinding along surrounding roads by creating identifiable entry points. As with the village center the landscape setback surrounding the site will help set the landscape style for the entire project.



Streetscape forms edge of expanded landscape setback



Landscape setback assists in screening parking area

Village Office/Commercial- The zone should be used to support the design elements of various tenants to create one cohesive project. The linear space will surround the project establishing a plant pallet that may be contiguous with interior plantings. Where the zone faces Highway 65, it should be used for screening and buffer. Where facing residential, the landscaping should blend with adjacent landscape concepts, where practical. Appropriate sized materials should be specified to be in scale with the proposed buildings. Setbacks between VOC and VBP land uses may be reduced by 5' each if similar functions occur on both sides of the property line.

Village Business/Professional- logical safe access points serve a variety of potential users. Provide flexibility with the identifying landscape elements proposed for this zone to allow alternatives to express individuality in specific site design while keeping an overall cohesiveness for the project area. On edges abutting rural or open space zones efforts must be made to blend in to the landscape and not create objectionable views from adjacent residences or parks.

Zone Three: The Building Landscape Setback Zone

This area is especially critical in its function in the VMU and VC zones. The general landscape treatment may be similar in both situations but should conform to the setback conditions described in Chapter 3.4 of this document. A 16' minimum landscaped pedestrian zone is required at main entries to building complexes. Trash, loading and service functions will normally occur at the rear or side of buildings. Sufficient screening from public view must be accomplished through the use of berms, walls and/or landscape massing. The minimum setback at rear service areas is twice the building height as measured from the adjacent ROW. When this area faces Highway 65, a minimum setback of 100' is required. The exact definition and location of this zone may vary some with the different project types.

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use- Zero setback conditions are common in this development type where much of the landscape design needs to respond to the building architecture and ground plane. Some planting may be best suited above ground (ex: tree wells, raised planters, hanging baskets, pots). Ground level plantings must allow for generous, safe circulation. It is at the streetscape zone that the interaction with people is most prevalent. It is at this level, with great attention to detail and materials that a high quality location is being established.

Village Center- Similar conditions and treatments will occur here as in the village mixed use classification. The main difference is that a public street may not abut the building landscape zone. A private internal circulation system could provide access and parking for the project. To help establish design continuity, similar landscape treatment should occur in the 16' area directly in front of all buildings.



Secondary entry through landscape setback with employee seating area



Lush environment created for employees is good use of building setback area

Village Commercial- Sufficient setback and screening needs to occur adjacent to the freeway. The proposed interior landscape concept must be compatible with the surrounding street scene while still establishing its own identity.

Village Office/Commercial- The large format, single user arrangement will allow the design of these sites to be dictated by the circulation system and placement of facilities within the roadways. Established setbacks must be respected for each site with ample landscape treatment required where parcels converge. A comprehensive roadway system should make logical convenient connections throughout the site. Pedestrians must be accommodated providing direct access to each destination with separated pedestrian connections occurring at regular intervals.

Village Business/Professional- This additional landscape area varies depending on conditions and adjacencies. Building setbacks are expected to be generous in these planning areas where building heights begin to reach the maximum allowed. The building setback area would be used to enhance and soften the architecture while helping to create the project theme. See page 6-26.



Active central gathering area



Employee break area placed in common area between buildings

Zone Four: The Common Amenities Area

This zone is similar in function and use to zone three with the exception that in zone three, ownership responsibility will be placed with the adjacent frontage property owner. Common amenity areas would typically be larger spaces located in between buildings or in created spaces that function as gathering areas that attract patrons. These public areas would be subject to common ownership and maintenance, shared by all tenants. All design elements should be in concert with the overall centers character, color and details.

Planters, pots, benches, kiosks, sculptures, water features and street furniture are all elements that could contribute to the positive pedestrian experience. Public art installation is appropriate to enhance the public spaces and encourage expression of the community character. Entry features, courtyards and plazas are all ideal locations for the display of public art.

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use- Common amenities are used to draw people and provide a location for activities. When the landscape setback abuts a zero lot-line condition, amenity areas must be planned into the architectural treatment or created specifically for the use. This zone must use more dynamic landscape treatments that will enhance the architecture while providing stimulating spaces for pedestrians, entries, activity nodes, and street furniture.

Village Center- This area of the landscape development will be important for drawing people and should provide them an interesting appealing setting. Design options for a larger central gathering area should be explored within the proposed building arrangement. Active uses such as building entries, restaurants, display windows, bus stops and outdoor eating should front onto the public space.

Village Commercial- Common activity areas in this zone would consist of spaces created directly bordering or in building separations. Any private use area adjacent to a public pedestrian walkway, such as outdoor dining, must be physically separated by the suitable use of open fencing, railing or plant materials in style with the center, no more than 4' high.

Village Office/Commercial- The prospective large format uses here would lend each individual company to provide their individual amenities appropriate to their business type. Central stand alone amenities iconic, sculptural art, attractive landscape forms and architectural focal elements, may add a signifying feature for the developments identification.

Village Business/Professional- Common amenity areas in this use could consist of a landscaped courtyard, employee gathering area, or other uses relating to the users product or needs. Outdoor space between buildings, or within an arrangement of several buildings may be utilized for plazas, seating and landscaping (see sketch 3-8 on page 3-20)

Zone Five: Landscape Buffer Zone

As with the Landscape Setback Zone, the application and intent for this zone may occur in different places on the site, depending on specific conditions in various planning areas. One standard application is where a buffer is deemed necessary by a particular objectionable or unattractive view or condition. In order to accommodate trees and shrubs the minimum clear dimension shall be 10'.

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use- This area will encourage interaction with the street (zero-lot line condition) with additional landscape requirements and as a minimum setback from proposed parking lots and help provide safe pedestrian movement to specific on-site locations.

Village Center- The village centers and mixed-use will have similar conditions as far as required level of detail and use of high quality materials. The landscape treatment should serve to establish the characteristic of the center as much as complimenting the architecture. Helping create a lively, welcoming atmosphere, with attention-grabbing areas for people to congregate, is essential to creating a successful, well used center.



Landscape leads to main entry



Parking lot landscaping serving as a buffer and filtration basin

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES



Landscaped walkway leads to office entry



Landscape setback transitions into open space

Village Commercial- Freeway/auto-oriented developments that should make use of its parking facilities to create some of the initial character for the village. Lushly landscaped entry roads and pedestrian passageways create an ambiance for potential customers. With the objective of breaking up the typical sea of parking in many large commercial operations, opportunities for creative landscape treatments should be explored.

Village Office/Commercial- The large format nature of this type of development lends itself to additional landscape requirements around loading and service areas. Combinations of walls, berms and dense landscaping will reduce sound and distracting views. Special consideration must be taken along edges adjoining rural residential and open space uses. A design with a natural appearing blend of plant materials arranged so the boundaries become invisible is desirable. Trail connections should occur where viable. Heavy evergreen screening should be planned at the highway interface.

Village Business/Professional- Buffers between various users should be in the natural character of the entire project. Connections to open space trails are encouraged where feasible. Any existing native vegetation should be protected and emphasized, enhanced and expanded in any proposed landscape plan. Native plants with their minimal water needs are the most sustainable choice for this rural environment.

Commercial Off Street Parking

Information contained in Section 6.7 will also apply to Commercial, Business/ Professional, Office, Village Commercial and Village Mixed-Use, plan areas.

- Parking aisles intended for multiple use (parking access, delivery, ingress/egress) shall be designed with the proper turning radii to accommodate anticipated vehicles.
- Pedestrian access shall meet or exceed the most recent federal ADA design standards. The required number of handicap spaces shall be evenly distributed near entries.
- Parking, trash and service areas shall be adequately screened and secured with a combination of:
 - Walls- must match bldg. architecture, masonry or concrete construction with brick or stone finish
 - Berms-max. slope 30%
 - Raised Planters- min. 5 gal shrubs, three foot spacing, max.
 - Parking screen shall be between 30"-36" in height



A nice variety of shrubs help beautify and screen a small parking area



Drought tolerant plantings break up and screen parking bays

- Trash and service areas screen walls shall be a min. of 5' in height surrounded by minimum 3' wide planting areas and screened sufficiently to not be visible from any surrounding public spaces.
- Appropriate plant material shall be selected to accomplish the desired effect without requiring excessive pruning or maintenance. The use of turf is discouraged. Where proposed, the area of turf may not exceed 25% of the total.
- A continuous curb or bumper stops shall be included to protect plantings from auto damage.
- Setbacks for buildings shall conform, at a minimum, to the detail shown in chapter 3.4 of this document.
- Public roadway cross sections shall be consistent with the designs shown in the Specific Plan. Minimum landscape setback from the proposed street right-of-way shall be 15'.
- Circulation shall be designed in an efficient and logical manner with attention to hierarchy of roadways, pedestrian movement, convenience, safety and municipal codes.
- Plant materials should be chosen for their mature size, low maintenance, drought tolerance, durability and year round aesthetic interest.

Public/Quasi Public:

While this land use classification can encompass a number of different public facilities, (ex. Government agencies, community centers, utilities, libraries, hospitals, etc.) in Village 5, the three designated areas are classified as Quasi-Public uses. A potential fire station would be an acceptable use with the local fire district using its own specific site and building criteria to be incorporated into the planning and design of that facility. All public facilities shall abide by the criteria and recommendations found in this and related documents including the commercial design guidelines.

Any building proposed within this land use shall abide by the following setbacks:

Front- 25' minimum from property line Side- 10' and 20' minimum from residential Rear- 20' minimum. Building heights may not exceed any adjacent zones maximum height restrictions.



Landscaped pathways into public building

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES



Passive pocket park adjacent to open space area



Low profile office with drought tolerant plantings



Native landscape at entry to public facility



Hardscape with minimal plantings

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES

Park, School and Open Space Uses:

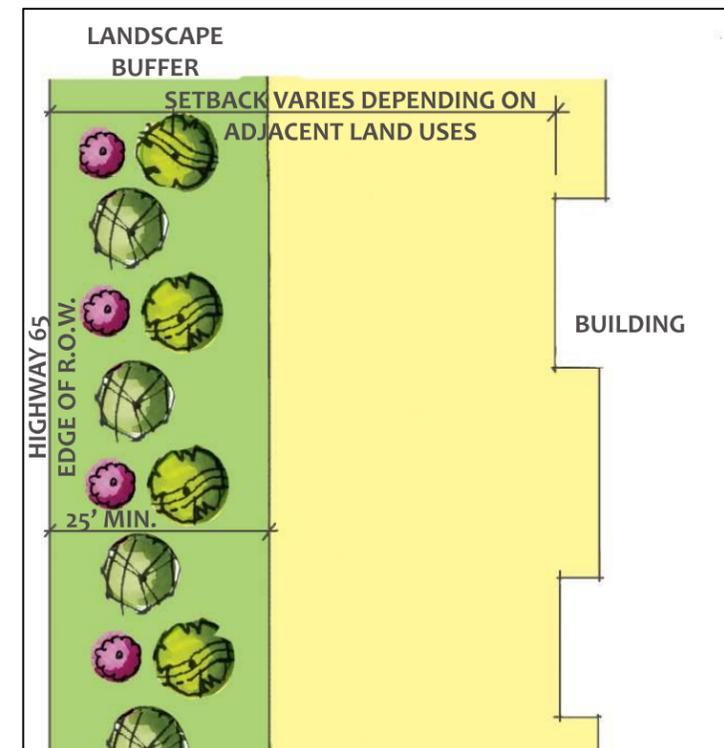
This type of Public/Quasi Public facility is more prevalent in Village 5, as can be observed in the land use plan. Some park facilities are anticipated to be semi-private operations.

All facilities should be compatible with the character of the surrounding area, and that minimal impacts are generated by such factors as traffic, parking, noise, building height or size of improvements.

The number and type of structures allowed in open space areas will be limited to recommendations from the EIR. Structures in parks will be as suggested in the park improvement program by the City of Lincoln Park and Recreation District.



Highway 65 Landscape Corridor:





Recreation amenity within a Community Park

6.9 WATER CONSERVATION

6.9.1 Water Calculations

The irrigation system design shall conform to State of California Assembly Bill 1881/City of Lincoln Water Conservation ordinance for a water conserving landscape. All systems shall be designed with rain-water shut-off. The irrigation design shall be separated into systems based on the planting design/plant palette/planting hydro zones. Maximum allowed and Estimated Water use calculations shall be submitted per the City of Lincoln Water Conservation ordinance.

6.9.2 Reclaimed Water System

Irrigation systems within Village 5 will utilize reclaimed water for irrigating streetscape corridors, parks, open space and linear parkways, as available from City of Lincoln Wastewater and Reclamation Facility (WWTRF). Shrub and ground cover plantings within the various landscapes shall be irrigated using drip irrigation (subsurface or point source). Areas of active turf grass or storm water quality swales shall be irrigated using high efficiency multi-stream rotary type irrigation heads in areas less than 20' wide and large radius rotor type spray heads in areas over 20' wide. The irrigation design shall provide for 100% double coverage of all rotor and spray head systems. All in tract parkway landscape areas shall be irrigated with an automatic irrigation system connected to the homeowner's front yard domestic irrigation system.

6.9.3 Xeriscaping

Principles of Xeriscaping shall be utilized in the design of the irrigation system. Each irrigation system should be designed to deliver appropriate amounts of water to each hydro-zone/plant material. The landscape shall be designed such that the irrigation system can be divided into low, medium and high water delivery zones.

6.10 FIRE PROTECTION MEASURES

- The following Fire Protection Measures are described for demonstrating responsible development practices within sensitive areas. Village 5 does not have jurisdiction over Markham Ravine or Auburn Ravine and will not modify the existing Natural Open Space areas. Village 5 will proceed with responsible development and sensitivity at all development bordering Natural Open Space. To minimize the risk of fire the development will adhere to the following strategies for minimizing fire risk at any Natural Open Space within the Village 5 boundaries.
- The Placer County Conservation Plan educates builders and homeowners for the need to avoid creating plant groupings of understory trees near existing wooded grassland edges and proposed new structures. Fire mitigation measures including limiting understory plant height, sufficient plant group spacing, plant selection, and minimum spacing between plants and buildings and other plantings must be considered.
- New understory plants within a "Defensible Space Zone" should be restricted to groundcovers not exceeding 18" in height and shrub groupings not exceeding 3' in height. Plantings must be maintained to stay consistent with 'fire ladder' prevention.
- Plantings are not permitted within "Non Combustible Zone" adjacent to structures. A vertical clearance is also required next to all structures, affecting the pruning of new and existing trees.
- Use of hardscape areas equal to or greater than 25% of the total landscape area located adjacent to architecture is recommended.
- Homeowners and builders are required to maintain a Defensible Space Zones when the property is located adjacent to Natural Open Space. This shall include tree and shrub pruning with sensitivity to horizontal spacing for new shrub plantings.
- Proposed Landscape Buffers and Linear Park areas must maintain a clear understory with regular pruning to maintain a fire resistant transition into the Natural Open Space.
- Regular maintenance of Open Space edge conditions is required by the appropriate maintenance district to help insure the landscapes ability to inhibit the spread of fires.
- Utilize a variety of methods to create an attractive yet fire resistant landscape. Plant selection, spacing and maintenance all factor into the landscapes ability to resist wildfires.
- Please see Chapter 7.10 for additional details at specific transitions.

6.11 GENERAL HARDSCAPE CRITERIA

6.11.1 Appropriate Use of Enhanced Paving

Thematic hardscape features shall occur at the community and neighborhood level. Finish and materials shall compliment the surroundings in both color and texture. Examples of enhanced paving materials may include, but are not limited to, colored concrete, stamped concrete, sandblast finish, colored stamped asphalt, pavers, score joints, or aggregate finish. Using paving materials with a Solar Reflective Index (SRI) greater than 29 is required.

6.11.2 Location and Durability

Enhanced paving shall be located at key intersections and at-grade trail crossings to provide a demarcation of place and heighten the awareness of the interface between vehicular and pedestrian traffic. See decorative paving examples below. The location of proposed decorative pavement locations can be found in each specific Area Chapter.

6.11.3 Decorative Paving

Decorative paving may include, but is not limited to colored, stamped or a combination of materials to enhance and assist in identifying pedestrian walkways or other features worthy of specialty paving.



Enhanced Intersection with Decorative Paving

6.11.4 Permeable Paving

Consider the use of permeable paving materials within parking lots to promote infiltration and reduce storm water run-off. Materials may include, but are not limited to, pavers, permeable color concrete, and permeable asphalt. See photos below. Where utilized, permeable paving subgrade preparation shall be specified by a geotechnical engineer to allow for adequate storage and percolation. Vertical concrete edge constraints shall be used to eliminate water intrusion into adjacent improvements.



6.11.5 Trails and Paths

Trails shall be constructed out of Portland cement non-colored concrete with a medium-broom finish perpendicular to the direction of travel and stabilized decomposed granite shoulders, or a similar type of all-weather surface.



6.12 WALLS AND FENCING

Fencing shall be selected to compliment the Community Identity, the homes architectural style and overall character of the street and access ways. The following guidelines should be used to help develop the fencing choices for specific areas:

- Sound Walls will be required as determined by the EIR and subsequent sound attenuation studies. The desired aesthetics for the wall should complement the overall style and quality of the Project’s other qualities.
- The requirements discussed in the Private Zone shall be followed. Visually permeable fencing within the Private Zone may be set on a masonry base no more than 18” in height. Masonry specification must be consistent with the architectural requirements. All metal fencing directly abutting Open Space Preserves must be of consistent material from top to bottom to try and maintain as much invisibility as possible.
- Visually Permeable fence locations are indicated in the concept diagrams within each specific Area Chapter.
- No fencing or walls shall be taller than 6’ unless required for sound control. Any fencing projecting into the public realm of Zone 2 shall not exceed 4’ and the transition should occur where the private and public zones meet. The design, style and materials to be used in developing the proper fencing should match the proposed design and style for the neighborhood and community. The materials shall be selected to reflect the rural atmosphere described earlier. The quality of the chosen materials should be apparent.
- Specific locations within the development may require sound attenuation and thus require sound wall construction. The locations will be determined based on grade and design requirements. Minimizing community walls is encouraged however when walls cannot be avoided, attractive wall designs will be required. Walls should incorporate a minimum of stone or brick pilasters spaced at 50’-0” o.c. with split-face or stucco walls in between as a minimum. Styles should compliment the community theming as selected by the builder. The required sound study will indicate the necessary heights and specific location for these types of walls, which will take into consideration any elevation differences, ambient sound and construction techniques.
- When fencing is located adjacent to Open Space, Parks, Landscape Corridors and Buffer zones, open, transparent fencing is required to allow visual access and promote safety. Six foot tall, black, tubular metal fencing is the suggested standard material for these situations.
- Rear and side yard fencing shall not exceed six foot in height and may be constructed of solid wood, concrete block, metal or a combination of the two materials. The intent is to provide some privacy for the homes’ outdoor living space as well as screening neighboring homes from each other.
- Front yard and side yards on corner lots shall not exceed four foot in height in front of the home and shall provide a minimum of 50% transparency from a point established in the Architectural

Design Guidelines. Transparent fencing may be set upon a solid base, up to two foot high, to help further establish ownership boundary. Specific wall and fencing locations will be identified in each specific Area Chapter.



The use of brick is encouraged to reflect upon the history of the area



Examples of solid sound and community walls

Combination wall at Multi-family



Examples of post and cable fences at open space (provide openings every 750' for emergency vehicle access)

6.13 CONSTRUCTION TECHNIQUES AND MATERIALS

Materials within the open space shall be consistent with the natural environment and consider the on-going maintenance needs. Site furnishings shall be permanent in-ground mount with finish materials such as recycled plastic, concrete or powder coated steel. Colors shall be neutral and consistent with the surroundings. Hardscape surfaces shall be concrete or stabilized decomposed granite. Edge restraint shall be concrete bands or steel edging. Images are representative of style and materials only.

Examples of permissible fencing types at various locations



Examples of good neighbor fences (interior and corner lot conditions)



6.14 LIGHTING

Exterior lighting must conform to all City of Lincoln, Department of Public Works standard to meet minimum foot-candle distribution that ensures a sufficient level of illumination for public areas for safe, night time orientation.

A lighting diagram denoting lighting levels at all site areas shall be provided prior to final approvals. Information pertaining to the uniformity ratio, average, minimum and maximum maintained, as well as pole height ranges shall additionally be listed.

Fixtures must be adequately spaced to provide the minimum illumination without interference from streetscape landscaping with proper shielding to prevent spillage onto adjacent properties.

All fixtures shall be an attractive design consistent with the surrounding style and complementary to the project theme. The images shown on this page are within the spirit of the Project’s historically rural styles. Standard heights should be in scale with the surrounding uses while still meeting minimum lighting requirements.

It is encouraged that properly placed fixtures may be utilized in combination with regulatory, way-finding and creative embellishment to reduces clutter at intersections and other major nodes. When appropriate, bollard lights may be utilized along pedestrian ways. Style shall match the street light fixtures. Lighting specification and locations will be identified in each specific Area Chapter.



Examples of desired site furniture standards for Village 5

All exterior furniture in public and quasi-public spaces must be approved by the City prior to installation. All exterior restaurant and café furniture/equipment must be approved by the DRC only. The owner/operator is responsible for the maintenance and quality appearance of their exterior furniture and equipment.



Examples of desired light standards for Village 5



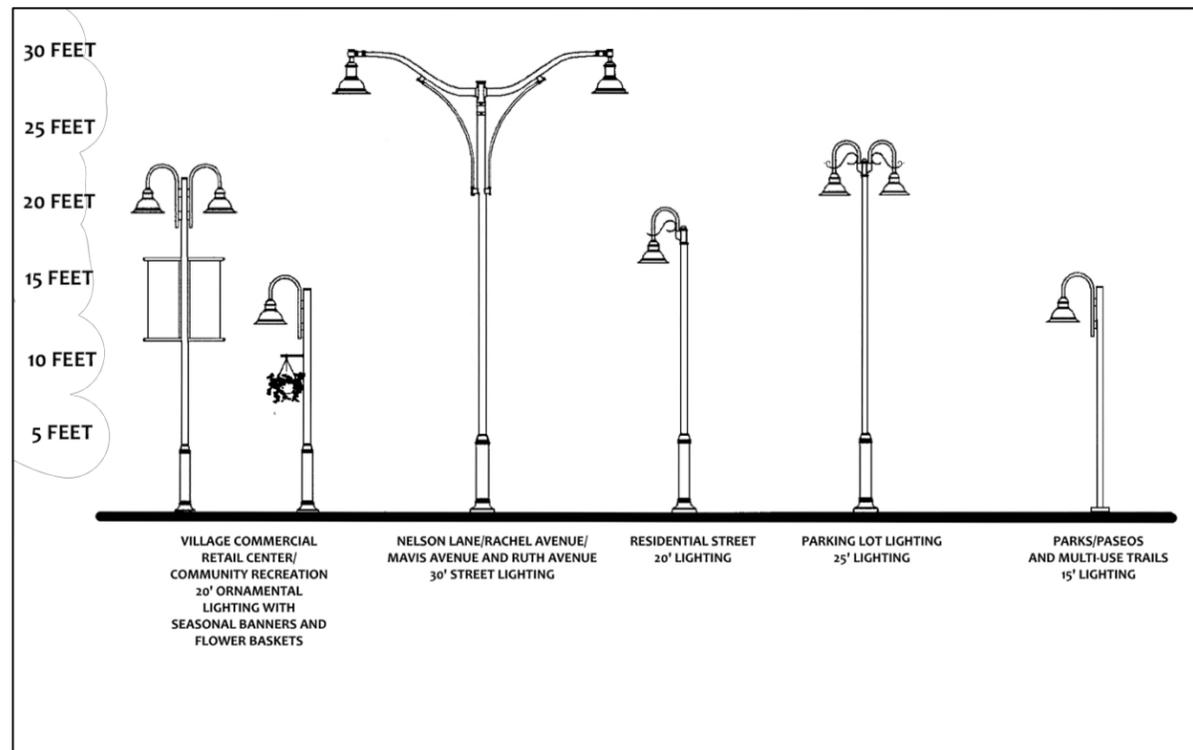
Examples of attractive street light combinations with flower baskets or banner

6.15 SIGNAGE

A sign program that reflects the established theme for the Project shall be established for all residential areas, business and industrial parks and commercial developments.

- The character and scale of the signage should respond to and be suitable for the surrounding uses.
- All signage shall be consistent with the overall development and appropriately orient users with clear identification of the associated building.
- Signage location, height, illumination, size and font shall meet all fire and city code regulations.
- Multiple sign needs may be incorporated into one coordinated pole format in order to reduce surplus streetscape elements and create a more orderly appearance.
- Signs must be durable, vandal resistant and legible.

Open Space Signage locations will be identified in each specific Area Chapter.



Light Design Standards for Village 5





**Open Space
Wetland Preserve**

No dogs, motorized vehicles, bicycles,
dumping or other
disturbances of protected wetland
habitats.

**Please respect and
help preserve our
open spaces!**

TRESPASSERS WILL BE
PROSECUTED AND HELD LIABLE FOR ANY
DAMAGES
CALIFORNIA PENAL CODE
SECTION 602.8



6.16 COMMUNITY ARTWORK

Artwork can be an integral part of any community. Through the use of sculptures, fountains, vertical icons and appropriate landscape the quality and culture of a region can be enhanced. Artwork can be located in parks, pedestrian plazas, in front of business parks or shopping centers, located in roundabouts or at key focal points to provide visual interest.

Artwork should be...

- appropriate for the outdoors through the selection of materials and finishes.
- scaled properly for the space in which it is featured.
- appropriately lit for evening presentations.
- of a sturdy design to withstand the rigors of the environment over time.
- installed securely to prevent any instability, damage or hazard to the public.
- enhancements to the character of the overall community design.
- commissioned by local or regional artists.
- reviewed by the DRC for approval.





6.17 PLANT PALETTES

The following plant palettes are comprehensive for all locations, divided into sections containing trees, shrubs or groundcovers and vines. The chart indicates if it is native and/or a drought tolerant species. The use and placement of plant materials should be in accordance with these guidelines with sensitivity and adherence to view-sheds, line of sight relative to safety standards at intersections or other areas requiring unobstructed views. Planting selections should take into account mature heights relative to their placement adjacent to signage so as to insure that signage will always be visible.

Trees shall be placed a minimum of 10' away from any private driveway. Trees that are planted within a turf area should be planted with a root barrier to encourage deep root growth and mitigate unwelcome surface roots.



Master Residential Plant List for Village 5

Trees

Acacia baileyana	Bailey Acacia	D
Acacia baileyana 'Purpurea'	Purple Leaf Acacia	D
Acer buergerianum	Trident Maple	
Acer macrophyllum	Big Leaf Maple	SN
Acer platanoides "Crimson King"	Black Maple	
Acer rubrum	Red Maple	D
Aesculus californica	California Buckeye	N D
Arbutus menziesii	Madrone	N
Arbutus unedo	Strawberry Tree	
Betula utilis	Himalayan Birch	
Calocedrus decurrens	Incense Cedar	N
Cedrus deodara	Deodar Cedar	N D
Ceratonia siliqua	Carob tree	
Cercocarpus betuloides	Island Mahogany	N D
Cornus nuttallii	Pacific Dogwood	D
Crataegus phaenopyrum	Hawthorn	
Cupressus sempervirens	Italian Cypress	D
Fagus sylvatica	Beech	
Fraxinus dipetala	Flowering Ash	N
Fraxinus oxycarpa 'Raywood'	Raywood Ash	
Ginkgo biloba "Autumn Gold"	Maidenhair Tree	
Hymenosporum flavum	Sweetshade, Wedding Tree	
Juglans californica	Black Walnut	N D
Koelreuteria paniculata	Goldenrain Tree	D
Lagerstroemia indica	Crape Myrtle	D
Liquidambar styraciflua	American Sweetgum	D
Liriodendron tulipifera	Tulip Tree	
Magnolia grandiflora Little Gem	Dwarf Southern Magnolia	D
Magnolia soulangeana	Saucer Magnolia	
Magnolia stellata	Star Magnolia	
Malus spp.	Crabapple	SN D
Nyssa sylvatica	Sour Gum	D
Olea Europaea	Olive	D
Pinus edulis	Pinon Pine	N D
Pinus ponderosa	Ponderosa Pine	SN D
Pinus sylvestris 'Fastigiata'	Dwarf Scotch pine	
Pistacia chinensis	Chinese Pistache	D
Platanus x acerifolia	London Plane Sycamore	
Platanus racemosa	Western Sycamore	N D
Populus fremontii	Fremont Cottonwood	N
Populus tremuloides	Quaking Aspen	
Prunus cerasifera 'atropurpurea'	Purple Leaf Plum	
Prunus virginia	Western Chokecherry	
Pyrus calleryana	Flowering Pear	

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Quercus chrysolepis	Canyon Live Oak	N D	Daphne odora 'Aureomarginata'	Winter Daphne	
Quercus douglasii	Blue Oak	SN D	Dietes vegeta	Fortnight Lily	D
Quercus kelloggii	California Black Oak	N D	Diiplocus longifolius	Monkey Flower	
Quercus lobata	Valley Oak	SN D	Dodonaea spp.	Hop Bush	D
Quercus palustris	Pin Oak	D	Eleagnus spp.	Silverberry, Russian Olive	D
Quercus rubra	Red Oak	N D	Erica spp.	Heath (heat tolerant varieties)	
Quercus suber	Cork Oak	D	Eriobotrya japonica	Loquat	D
Quercus wislizeni	Interior Live Oak	N D	Eriodictyon californicum	Yerba Santa	N D
Salix lasiolepis	Arroyo Willow	N	Eriogonum umbellatum	Sulfur Flower	D
Sequoiadendron giganteum	Sequoia	N D	Escallonia spp.	Escallonia	
Sequoia sempervirens	California redwood	N	Euonymus japonica	Evergreen Euonymus	
Tristania laurina	NCN		Feijoa sellowiana	Pineapple Guava	D
Umbellularia californica	California Bay	N D	Forsythia intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	
Zelkova serrata	Sawleaf Zelkova	D	Fremontedendron californicum	Flannel Bush	N D
			Grevillea 'Noellii'	NCN	D
Shrubs, Small Trees			Heteromeles arbutifolia	Toyon	S N D
			Hydrangea spp.	Hydrangea	D
Abelia grandiflora	Glossy Abelia		Ilex opaca	American Holly	D
Acer palmatum	Japanese Maple	D	Juniperus chinensis var. sargentii	Chinese juniper	D
Achillea tomentosa	Wolly Yarrow	N D	Kniphofia uvaria	Red Hot Poker	D
Agapanthus africanus	Lily of the Nile	D	Lavandula spp	Lavender	D
Aquilegia spp.	Columbine	N D	Leptospermum spp.	Tea Tree	D
Arctostaphylos spp.	Manzanita	N D	Lessingia filaginifolia	California Silver Carpet	N D
Artemisa caucasica	Silver Spreader	N D	Leucophyllum spp.	Silver Leaf	D
Aspidistra elatior	Cast Iron Plant	D	Limonium perezii	Statice	D
Ballota pseudodictamnus	False Dittany	D	Mahonia aquifolium	Oregon Grape	N D
Berberis spp.	Barberry	N D	Miscanthus sinensis	Cenizo	
Berberis thunbergii Atropurpurea	Red Leaf Barberry		Myrica californicum	Pacific Wax Myrtle	N D
Bergenia crassifolia	Pigsqueak		Myrtus communis	Myrtle	
Buddleja alternifolia	Fountain Butterfly Bush		Nandina domestica	Heavenly Bamboo	
Buddleja davidii	Butterfly Bush	D	Osmanthus fortunei	Tea Olive	D
Buxus spp.	Boxwood		Pelargonium hortortum	Geranium	
Callistemon spp.	Bottlebrush	D	Philadelphus lewisii	Western Mock Orange	N
Calycanthus occidentalis	Western Spicebush		Pittosporum tobira	Mock Orange, Wheelers Dwf.	D
Carpinteria californica	Bush Anemone	SN D	Pinus mugo mugo	Mugho Pine	D
Ceanothus spp.	Wild Lilac		Plumbago auriculata	Cape Plumbago	D
Centranthus ruber	Jupiter's Beard		Podocarpus spp.	Yew, Fern Pine	D
Cercis occidentalis	Western Redbud	N D	Prunus ilicifolia	Holly Leaved Cherry	N D
Chaenomeles spp.	Flowering Quince		Prunus lyonii	Catalina Cherry	N D
Chamaecyparis obtuse 'Gracilis'	False Cypress		Punica granatum	Pomegranate	D
Chionanthus retusa	Chinese Fringe Plant		Pyracantha spp.	Firethorn	D
Cistus spp.	Rockrose	D	Rapholepis indica	Indian Hawthorne	D
Coleonema pulchrum	Breath of Heaven		Rhamnus californica	Coffeeberry	N D
Coreopsis auriculata	NCN		Rhus integrifolia	Lemonade Berry	N D
Cornus stolonifera	Red Twig Dogwood		Rhus lancea	African Sumac	N D
Cotinus coggygria	Smoke tree	D	Rhus ovata	Sugar Bush	N D
Cotoneaster spp.	Cotoneaster	D	Rhus viburnifolium	Evergreen Currant	N D
Crassula argentea	Jade Plant	D	Ribes spp.	Currant Gooseberry	N D

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES

Traachelospermum jasminoides	Star Jasmine	
Trifolium fragiferum	O'Connor's Legume	
Tulbaghia violacea	Society garlic	
Verbena rigida	Verbena	
Vinca minor	Dwarf Running Myrtle	
Zauschneria californica	California Fuchia	N D

N- Native SN- Sierra Nevada Native CA- California Native D- Drought Tolerant

Master Commercial Plant List for Village 5 Trees

Acacia aneura	Mulga	x	
Acer buergerianum	Trident Maple		
Acer platanoides "Crimson King"	Black Maple		
Acer rubrum	Red Maple		D
Arbutus 'marina'	Pink Madrone		D
Arbutus unedo	Strawberry Tree		
Betula utilis	Himalayan Birch		
Calocedrus decurrens	Incense Cedar		N
Cedrus deodara	Deodar Cedar		N D
Citrus var.spp.	Citrus		
Ceratonia siliqua	Carob tree		
Cercocarpus betuloides	Island Mahogany		N D
Chilopsis linearis	Desert Willow	x	D
Cornus nuttallii	Pacific Dogwood		D
Crataegus phaenopyrum	Hawthorn		
Cupressus sempervirens	Italian Cypress		D
Elaeocarpus decipiens	Japanese Blueberry Tree	x	
Fagus sylvatica	Beech		
Fraxinus dipetala	Flowering Ash		N
Fraxinus oxycarpa 'Raywood'	Raywood Ash		
Ginkgo biloba "Autumn Gold"	Maidenhair Tree		D
Hymenosporum flavum	Sweetshade, Wedding Tree		
Koelreuteria paniculata	Goldenrain Tree		D
Lagerstroemia indica	Crape Myrtle		D
Liquidambar styraciflua	American Sweetgum		D
Liriodendron tulipifera	Tulip Tree		
Magnolia grandiflora Little Gem	Dwarf Southern Magnolia		D
Magnolia soulangeana	Saucer Magnolia		
Magnolia stellata	Star Magnolia		
Malus spp.	Crabapple		SN D
Nyssa sylvatica	Tupelo		D
Olea Europaea	Olive		D
Phoenix canariensis	Canary Island Date Palm	x	
Pinus sylvestris 'Fastigiata'	Dwarf Scotch pine		
Pistacia chinensis	Chinese Pistache		D
Platanus x acerifolia	London Plane Sycamore		
Populus tremuloides	Quaking Aspen		
Prunus cerasifera 'atropurpurea'	Purple Leaf Plum		
Prunus virginia	Western Chokecherry		

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES

Cyclamen hederifolium	Ivy Leaf Cyclamen			Rhus integrifolia	Lemonade Berry	N D
Digitalis spp.	Foxglove			Rhus lancea	African Sumac	N D
Duchesnea indica	Mock Strawberry		D	Rhus ovata	Sugar Bush	N D
Dymondia margaretae	Mini-Gazania		D	Rhus viburnifolium	Evergreen Currant	N D
Echeveria Imbricata	Hen and Chicks		D	Ribes spp.	Currant Gooseberry	N D
Echium fastuosum	Pride of Madeira			Romneya coulteri	Matilija Poppy	D
Elymus arenarius	Lyme Grass			Rosa floribunda	Bush Roses	
Epilobium canum	California Fuchsia		N	Rosmarinus officianalis	Tuscan Blue Rosemary	D
Eriogeron karvinskianus	Fleabane		N D	Salvia spp.	Sage (Cold tolerant varieties)	N D
Eriophyllum confertiflorum	Golden Yarrow			Sambucus mexicana	Blue Elderberry	N D
Eschscholzia californica	California Poppy		N	Santolina chamaicyparissus	Grey Lavender	
Euonymus radicans	Common Winter Creeper		D	Sarcococca spp.	Sweet Box	
Festuca spp.	Fescue		N D	Sisyrinchium bellum	Blue-Eyed Grass	
Gaillardia grandiflora	Blanket Flower			Spiraea spp	Spiraea	D
Gelsemium sempervirens	Carolina Jessamine			Syringa spp.	Lilac	
Helleborus argutifolius	Corsican Hellebore		x	Teucrium fruticans	Bush Germander	D
Hemerocallis spp.	Day Lilly		D	Westringia rosmarinifolius	Westringia	
Heuchera spp.	Coral Bells			Woodwardia fimbriata	Chain Fern	D
Hunnemannia fumariifolia	Mexican Tulip Poppy			Xylosma congestum	Xylosma	x D
Iris douglasiana	Pacific Coast Iris		D	Zantedeschia spp.	Calla Lily	D
Lantana montevidensis	Trailing Lantana		D			
Lirope spp.	Lily Turf		D			
Lonicera interrupta	Chaparral Honeysuckle		D			
Lupinus	Lupine					
Mahonia repens	Creeping Mahonia		D			
Mimulus aurantiacus	Sticky Monkey Flower		N			
Mirabilis jalapa	Four O'clock		D			
Muhlenbergia rigens	Deer Grass		N D			
Muhlenbergia capillaries	Pink Muhly Grass		D			
Myoporum parvifolium	Pink Myoporum		x			
Myrtus communis 'compacta'	Dwarf Myrtle		N D			
Narcissus spp.	Daffodil					
Nepeta fascenii	Catmint		D			
Nephrolepis cordifolia	Southern Sword Fern					
Oenothera berlandieri	Mexican Evening Primrose		D			
Origanum vulgare	Oregano		D			
Pachysandra terminalis	Japanese Spurge					
Pelargonium peltatum	Ivy Geranium					
Penstemon heterophyllus purdyi	Blue Bedder Penstemon		CA-N D			
Phlox subulata	Moss Pink					
Plumbago auriculata	Cape Plumbago					
Rhododendron occidentale	Western Azalea		N D			

Vines and Ground Covers

Achillea millefolium	Yarrow	N D
Ajuga reptans	Carpet Bugle	D
Aquilegia formosa	Western Columbine	N SN D
Arctostaphylos	Emerald Carpet Manzanita	N CA D
Aristolochia californica	Pipe Vine	D
Asclepias speciosa	Showy Milkweed	D
Aster chilensis	Aster	N CA
Baccharis pilularis	Dwarf Coyote Bush	N CA D
Berberis thunbergii	Japanese Barberry	
Bletilla striata	Chinese Ground Orchid	
Bouteloua gracilis	Bunching Grass	D
Bulbine frutescens	Cape Balsam	D
Calibrachoa sp.	Million Bells x	
Campsis radicans	Trumpet Vine	
Carax spp.	Sedge	
Ceanothus gloriosus	Point Reyes Ceanothus	N
Cerastium tomentosum	Snow-In Summer	
Cistus spp.	Rock Rose	N D
Coreopsis spp.	Coreopsis	N D

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES

Rosa floribunda	Floribunda Rose		
Rosmarinus officianalis 'prostratus'	Dwarf Rosemary		D
Russelia equisetiformis	Coral Fountain		
Salvia spp.	Sage		D
Santolina chamaecyparissus	Lavender Cotton		
Saponaria lempergii	Max Frei hybrid		N
Scilla tubergeniana	Squill		
Sedum brevifolium	Stonecrop		
Sisyrinchium bellum	Blue-Eyed Grass		N D
Solanum jasminoides	Potato Vine		D
Stachys byzantina	Lambs Ears		D
Sternbergia lutea	Yellow Autumn Crocus		
Stipa pulchra	Purple Needle Grass		N D
Stipa tenuissima	Mexican Feather Grass		
Symphoricarpos mollis	Spreading Snowberry		
Tecomaria capensis	Cape Honeysuckle		D
Teucrium chamaedrys 'Prostratum'	Germander		
Thymus praecox articus	Creeping Thyme		
Trachelospermum jasminoides	Star Jasmine		
Trifolium fragiferum	O'Connor's Legume		
Tulbaghia violacea	Society garlic		
Verbena rigida	Verbena		
Vinca minor	Dwarf Running Myrtle		
Wisteria sinensis	Chinese Wisteria	x	
Zauschneria californica	California Fuchsia		N D

N- Native SN- Sierra Nevada Native CA- California Native D- Drought Tolerant

CHAPTER 7: Area A1 and A2 Planning Level Detail

7.1 OVERVIEW

Purpose

The purpose of this section is to describe and clarify how each site area is to be used and how the planning, architecture and landscape design will cohesively complement one another. This Area specific section describes and illustrates concepts to insure that the quality and character of each neighborhood development is meeting with the vision intended. The Planning Level Detail addresses the street network, bike paths, pedestrian trails and the overall connectivity between the various land uses. The framework is based on the development standards found in Chapter 3 and the spirit of the vision is defined by the residential, commercial and landscape design guidelines found in Chapters 4, 5 and 6 respectively.

Executing the Vision

The Village 5 Specific Plan clearly describes the vision and principles that will make up the foundation for this development. The desired features of strong connectivity, efficient development patterns, a variety of development offerings, and transportation choices all in a diverse, high quality in all aspects to insure a healthy and valued community for generations. This Chapter defines and illustrates in greater detail community elements including: development patterns, the mobility network, parks and open space amenities, neighborhood areas and features, streetscape designs, monumentation, lighting, signage and landscape transitions. Each element includes specific criteria to be followed for this area of development.

Details

All power and utilities within Village 5 will be constructed underground.

Organization

This section is organized by detailing each element of the vision, as noted above, and providing specific details and examples for execution.

Illustrative Land Use Summary for Planning Area A1 and A2

Areas A1 and A2 land use is consistent with the Village 5 Specific Plan zoning designations. The enclosed table summarizes the various uses, acreage and total units anticipated, however the final lot layouts are still being developed thus final unit counts may vary. Please see Table B-1 in the Specific Plan Appendix B for additional detail. Please see Area Land Use Plan on the following page.

Land Use		Acreage	Units
Residential			
VCE	Country Estates	224.5	1384.0
VLDR	Low Density Residential	179.4	937.0
VMDR	Medium Density Residential	50.1	96.0
VLDR	Community Recreation	6.3	0.0
VLDR	Senior Recreation	5.4	0.0
Subtotal		465.7	2417.0
Commercial			
VCOMM	Village Commercial	79.5	
VC	Village Center	26.4	
Subtotal		105.9	
Public			
ES	Elementary School	12.0	
PQP	Public/Quasi-Public	3.9	
ROW	Major Roadways	74.6	
Subtotal		90.5	
Open Space/Parks			
VRP	Village Regional Park	71.2	
VCP	Village Community Park	16.0	
VNP	Village Neighborhood Park(s)	13.4	
VLP	Village Linear Park(s)	14.0	
VPP	Village Pocket Park(s)	5.1	
VOSN	Village Open Space Natural	17.3	
Subtotal		137.0	
TOTAL		799.1	2417.0

CHAPTER 7: AREA A1 AND A2 PLANNING LEVEL DETAIL

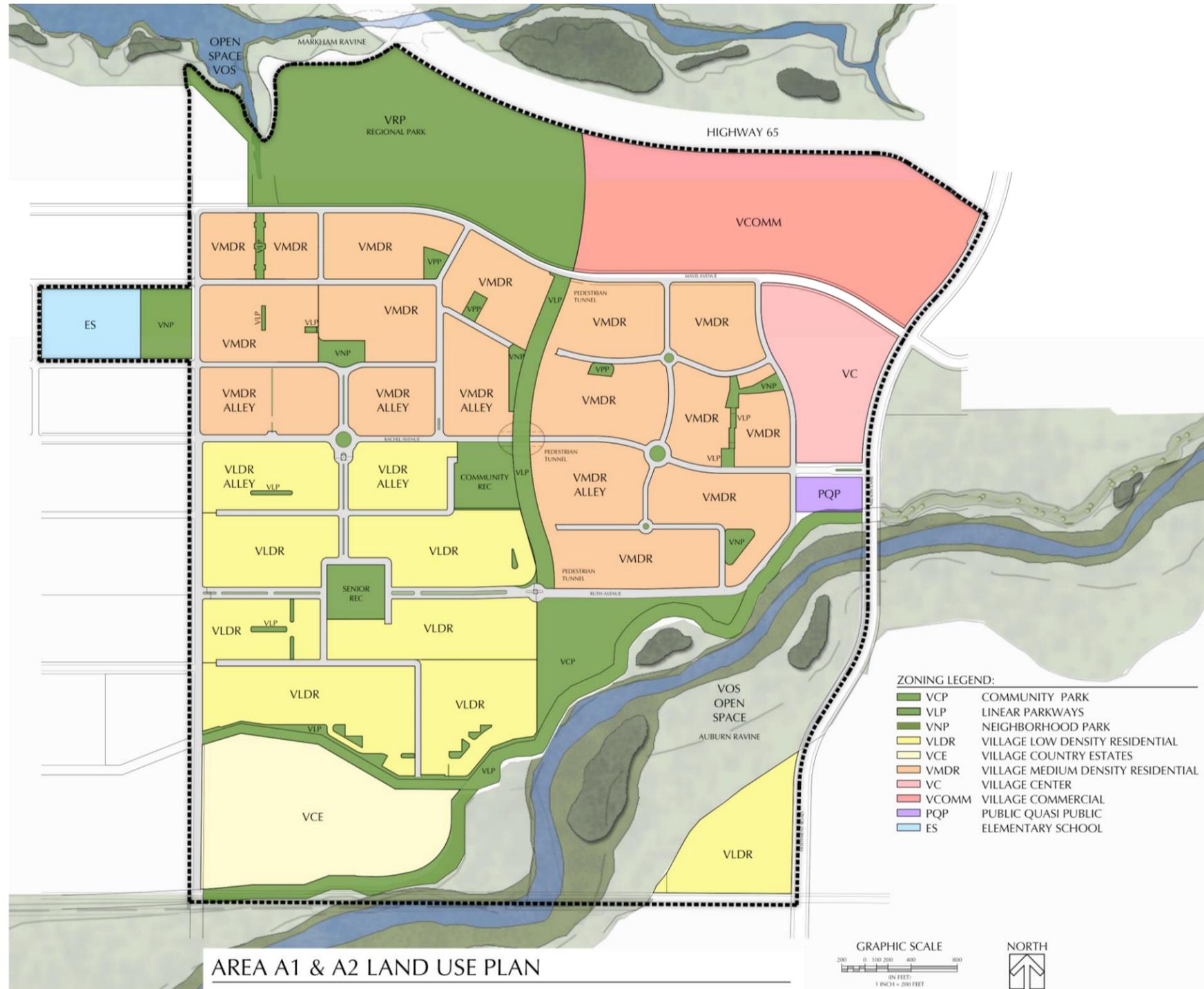


Exhibit 7.1

7.2 COMMUNITY DESIGN FEATURES

Development Pattern Design Principles

- Create a cohesive development consisting of individual neighborhoods with distinct product types linked together via paths, parks and roads.
- Consider each neighborhood for its unique site features or amenities as applicable.
- Design each neighborhood within proximity to a variety of park and recreation opportunities.
- Higher density solutions shall present themselves closest to Village Commercial and/or Recreation amenities.
- Design each neighborhoods circulation with a simple grid while being sensitive to existing natural features, detention or created amenities.
- Insure that adjacent neighborhood have positive vehicular and pedestrian links at multiple points for easy accessibility.
- Design appropriate buffers and connections, such as single loaded streets, and parks, between development and open space areas for desirable viewing and easy access to trails.
- Create visual access through the design of roads, parks and paths to open space amenities to encourage
- Create strong, safe pedestrian links throughout the development to encourage walkability and alternative transportation options to minimize vehicular trips to recreational amenities or village shopping.
- Incorporate shorter residential blocks via street breaks, paseos, or parks to allow for accessible interaction within or between neighborhoods.
- Utilize "Complete Streets": A complete street is a safe, accessible, and convenient street for all users regardless of transportation mode, age, or physical ability. Complete streets adequately provide for bicyclists, pedestrians, transit riders, and motorists. Complete streets promote healthy communities and reductions in traffic congestion by offering viable alternatives to driving.

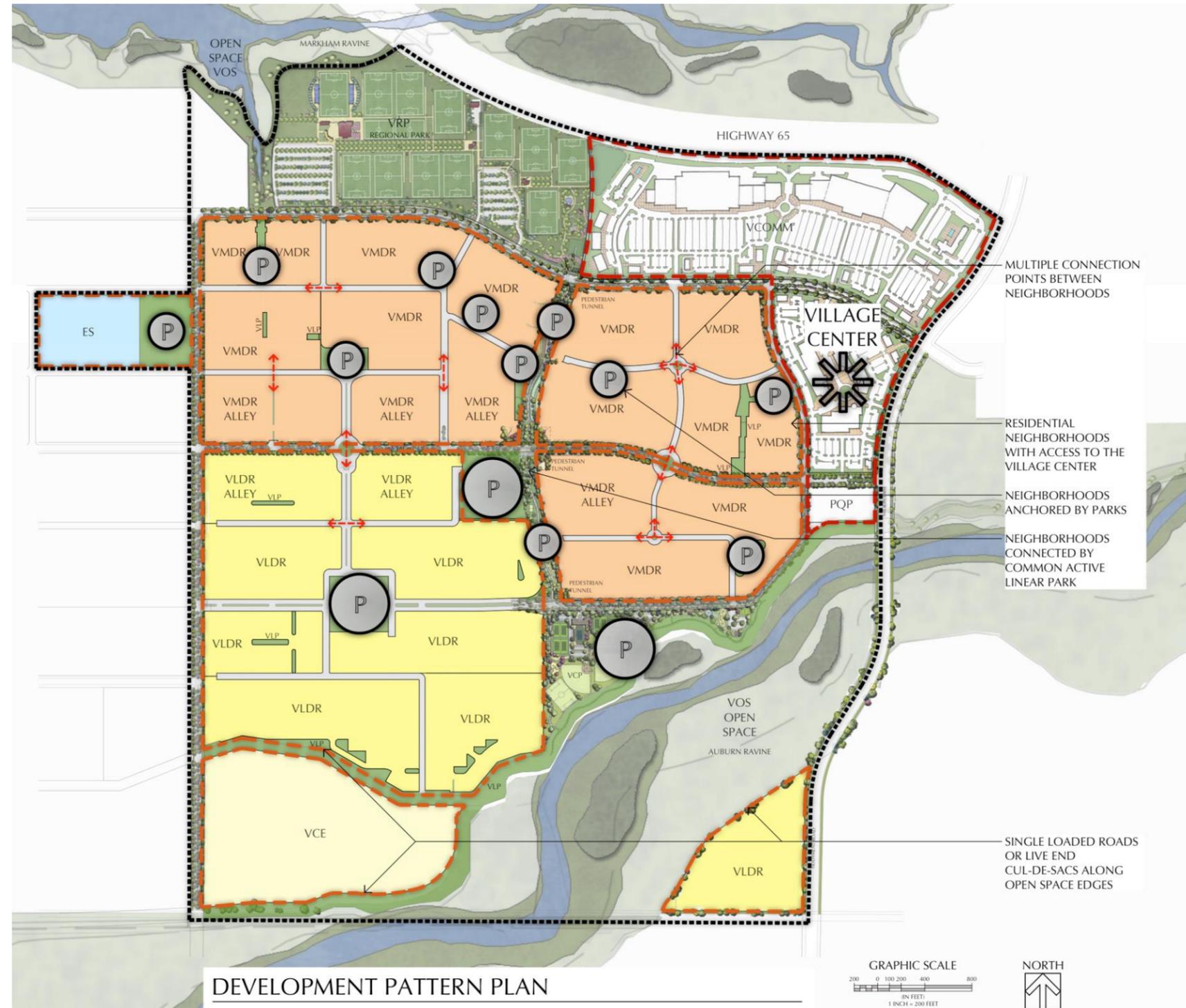


Exhibit 7.2

Parks and Open Space Design Principles

- Create contiguous “green” parkways both in east/west and north/south directions for unlimited access.
- Place parks and paseos evenly throughout and with both visual and physical access from primary parkways.
- Create destination parks within each neighborhood for gathering and participating in a variety of activities both passive and active.
- When possible locate parks, open space features, or recreation amenities near entries to be used as a focal point and for easy way finding for out of area visitors.
- Every effort should be made to evenly disperse parks and open space throughout for a soft, green, pleasing experience while living or visiting Village 5.
- See page 7-1 of this document for designated park acreage allocations.



Exhibit 7.3

7.3 NEIGHBORHOOD DESIGN INTENT

Rachel Avenue is the heart and spirit of Village 5. Incorporating Village Commercial at both ends, and a wide variety of residential opportunities in between. This tree lined gateway is designed with a large center median, two vehicular lanes, a Class I cycle track on the north, and separated walkways on both sides (no parking) thus defining it as a primary connection both physically and aesthetically Rachel will capture the iconic rural spirit of traditional Lincoln while bringing highly articulated architectural designs that embrace today's styles. Rachel will consist of predominately alley loaded homes with vehicular access at the rear, while offering a variety of lot widths and alternatively some side facing residents too. By featuring front doors and porches at the street a sense of community is established. This key link has three primary focal points including two roundabouts, and a bridge. The roundabouts define the primary entrances into each of the neighborhoods to the north and south, while the bridge gives long linear views in each direction ultimately connecting the village community park on the south with the village regional park at the north. This area's neighborhoods are centered on the "Main Street" theme of Rachel Avenue.

Notes:

- All street names will be submitted and finalized during the tentative map process.



Exhibit 7.4

Village Center/Village Commercial

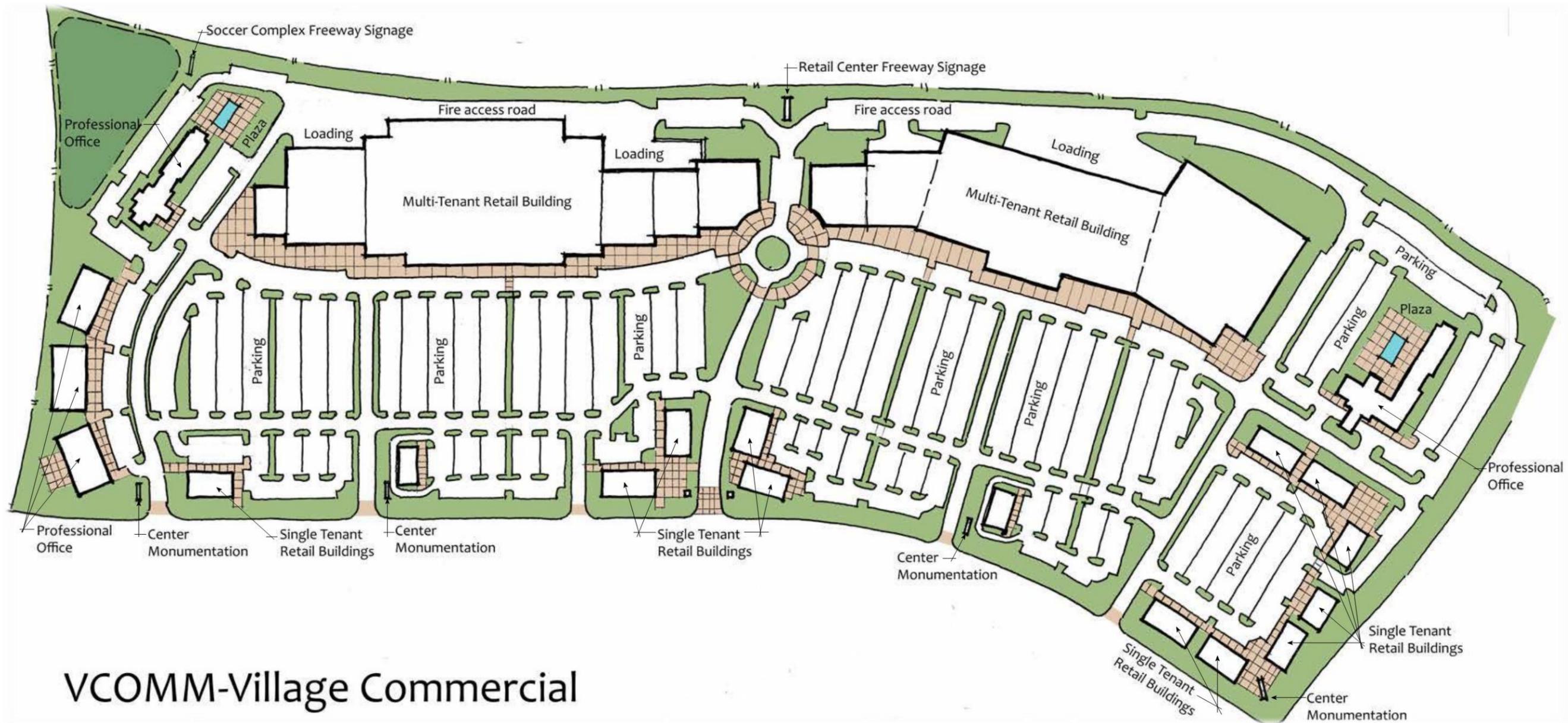
The Village Center/Village Commercial Design Principles and features are as follows:

- The Village Center can be described as approximately 26.40 acres South of Mavis Avenue and East of Nelson Lane and the Village Commercial is approximately 79.50 acres located South of Highway 65, North of Mavis Avenue and East of Nelson Lane.
- The primary entrances are off of Mavis Avenue for the Village Commercial and off of Mavis Avenue and Ruth Avenue for the Village Center.
- Additional access is available off of Rachel Avenue, Nelson Lane and the residential collector to the east of the Village Center.
- The development pattern for the Village Center consists of an inner grouping of stores with parking around and the Village Commercial property places the buildings closest to Highway 65 with parking and smaller pad buildings along Mavis Avenue, Nelson Lane and adjacent to the Regional Park.
- These centers provide a variety of needs while maintaining direct connectivity and close access for residents.
- Any Buildings facing HWY 65 or internal roadways shall maintain four sided architecture consistent with the front of the building.
- All loading docks and trash enclosures will be screened appropriately with landscape, decorative walls or other treatments in order to maintain a visually pleasing façade from any vantage point.
- Additional commercial features can be found within the Commercial Design Guidelines.



VILLAGE CENTER / VILLAGE COMMERCIAL





VCOMM-Village Commercial

- This Village Commercial Center features two major anchor tenants such as grocery or retail, two secondary retail or restaurant tenants and multiple minor retail.
- Pad spaces are available for minor retail, financial institutions or single tenants.
- Pad spaces are also available for Professional Offices or Medical Buildings.
- All uses are inter-connected for both pedestrian, bicycle and vehicular circulation and ample landscape for a soft pleasing experience

- The Village Center East is a pedestrian lifestyle destination focusing on



VC-Village Center

Neighborhood I

The Neighborhood I design principles and features are as follows:

- Neighborhood I boundaries can be described as approximately 111.5 acres south of Mavis Avenue, North of Rachel Avenue and bound by the north/south Linear Park to the east and a north/south connector road to the west.
- The primary entrance is off of Rachel Avenue at the west roundabout and features a neighborhood park at the terminus axis.
- Additional accesses are available with four off of Mavis, two off of the north/south connector and one additional entrance off of Rachel.
- The development pattern consists of an inner connected grid with some angles and additional opportunities for traffic circles.
- This neighborhood consists of multiple park and paseo sites of varying sizes and features while creating connectivity and close access for residents.
- The combination of alley loaded product, clusters and parks create a very engaging perimeter that minimizes community walls.
- The school site is flanked by two entrances into the neighborhood to allow for easy ingress and egress for the elementary school and the opportunity for safe walking access for children.



NEIGHBORHOOD I



Neighborhood II

The Neighborhood II design principles and features are as follows:

- Neighborhood II boundaries can be described as approximately 63.8 acres south of Mavis Avenue, North of Rachel Avenue and bound by the north/south Linear Park to the west and Village Commercial to the west.
- The primary entrance is off of Rachel Avenue at the east roundabout and connects all the way through to Mavis.
- Additional accesses are available with two off of Mavis, four off of the north/south connector across from the Village Commercial and one additional entrance off of Rachel.
- The development pattern consists of a combination of inner connected loop roads for an organic feel with additional opportunities for traffic circles.
- This neighborhood consists of multiple park and paseo sites of varying sizes and features while creating connectivity and close access for residents.
- The combination of alley loaded product, side loaded clusters and parks create a very engaging perimeter that minimizes community walls.



NEIGHBORHOOD II



Neighborhood III

The Neighborhood III design principles and features are as follows:

- Neighborhood III boundaries can be described as approximately 49.2 acres south of Rachel Avenue, North of Ruth Avenue and bound by the north/south Linear Park to the west and predominately open space to the west.
- The primary entrance is off of Rachel Avenue at the east roundabout and connects all the way through to Ruth.
- Additional accesses are available with four off of Ruth, and two additional entrances off of Rachel.
- The development pattern consists of a combination of inner connected loop roads and a grid with additional opportunities for traffic circles.
- This neighborhood consists of multiple park and paseo sites of varying sizes and features while creating connectivity and close access for residents.
- The combination of alley loaded product, side loaded clusters and parks create a very engaging perimeter that minimizes community walls.



NEIGHBORHOOD III



Neighborhood IV

The Neighborhood IV design principles and features are as follows:

- Neighborhood IV boundaries can be described as approximately 159 acres south of Rachel Avenue, North of the Auburn Ravine linear park and bound by the north/south Linear Park and Village Community Park to the east and the north/south connector road to the west.
- This neighborhood is currently designated as an aged restricted development and will be gated on all sides.
- The two primary entrances are 1) at the south end of Ruth Avenue and 2) off of Rachel at the west roundabout.
- An additional access is available off of the north/south connector road on the western boundary.
- All three entrances are focused on the centrally located seniors clubhouse amenity.
- The development pattern consists of a grid road system with numerous connections and short blocks ideal for walkability.
- This neighborhood consists of multiple smaller parks ideal for short breaks.
- This community includes alley loaded homes at Rachel on the north boundary to support the “Main Street” spirit of Rachel, and open iron fencing at the south open space boundary, however the balance of the community will feature community walls for security purposes.



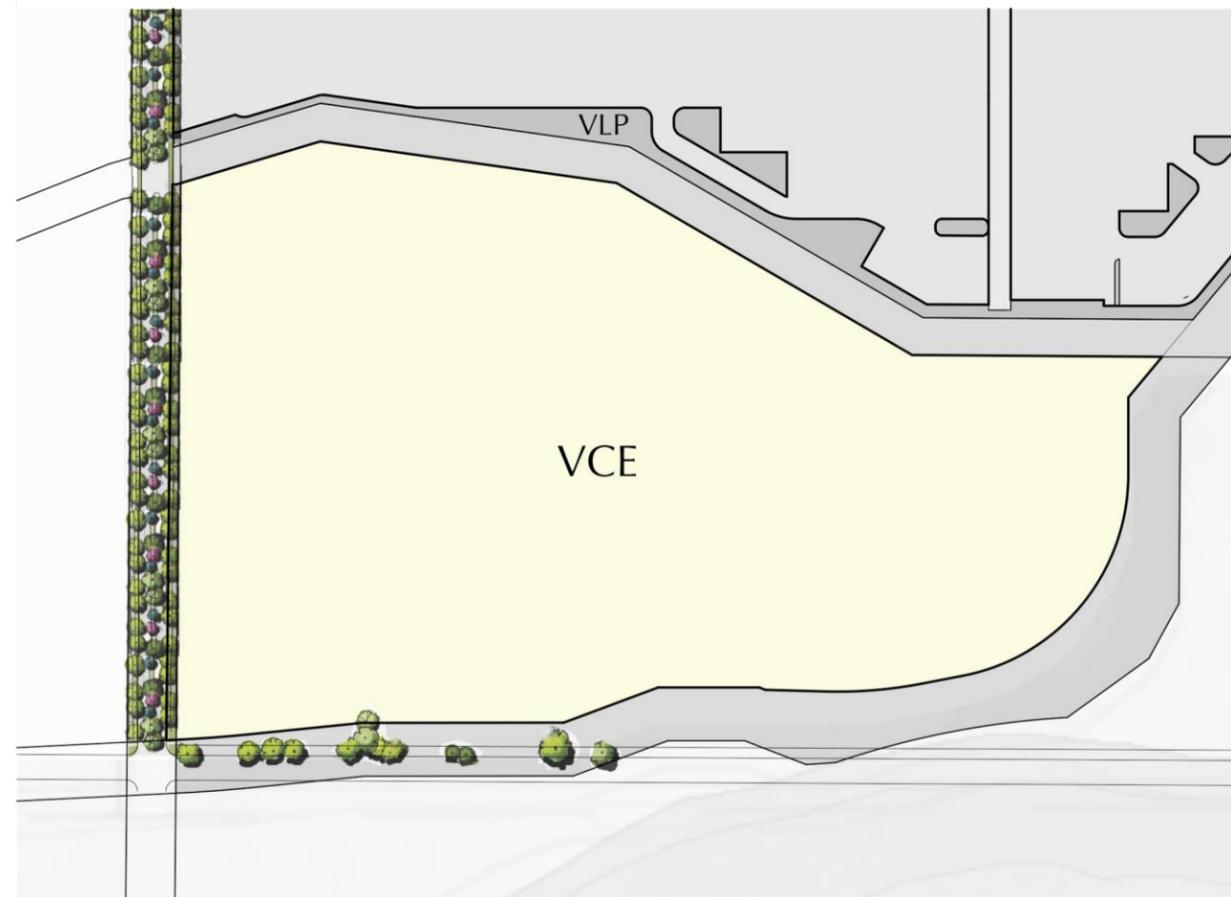
NEIGHBORHOOD IV



Neighborhood V

The Neighborhood V design principles and features are as follows:

- Neighborhood V boundaries can be described as approximately 50.7 acres south of Neighborhood IV, North of Auburn Ravine open space and bound by the north/south Linear Park to the west and predominately open space to the west.
- The primary entrances are off of the north/south connector road to the west.
- The development pattern consists of organic loop roads with ample connections for easy mobility.
- This neighborhood consists of large estate lots. All lots backing to open space will feature an open view fence.
- This neighborhood will have a neighborhood park for use by the residents.
- Ample access points shall be made to both the Auburn Ravine open space trails to the south and the linear park to the north.



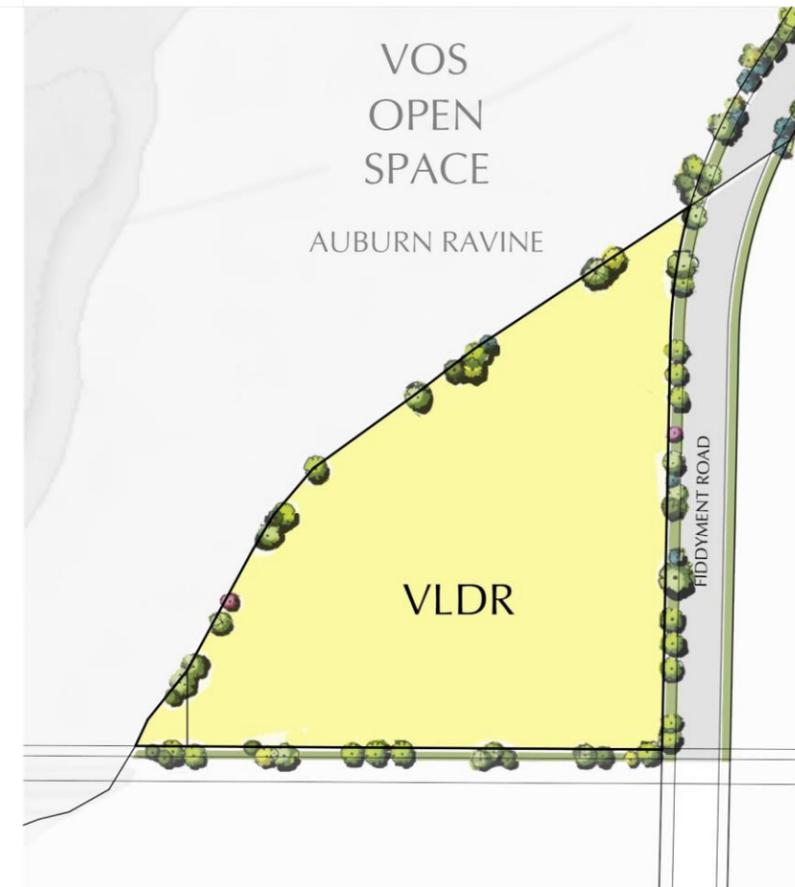
NEIGHBORHOOD V

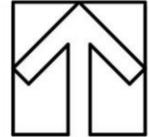


Neighborhood VI

The Neighborhood VI design principles and features are as follows:

- Neighborhood VI boundaries can be described as approximately 20.8 acres south of Auburn Ravine open space, North of Moore Road and bound Fiddymment Road to the west and Auburn Ravine open space to the west.
- The primary entrances are off of Fiddymment Road and Moore Road.
- The development pattern consists of organic loop roads with ample connections for easy mobility.
- This neighborhood consists of low density residential. All lots backing to open space will feature an open view fence.
- This neighborhood will have a neighborhood park for use by the residents.
- Ample access points shall be made to both the Auburn Ravine open space trails to the north.



NEIGHBORHOOD VI 

7.4 MOBILITY PLAN

Mobility Pattern Design Principles

- Provide a “Main Street” (Rachel Avenue) experience at the center of the community to support vehicular, bicycle and pedestrian traffic at the heart of the Planning Area that will continue in future Development Areas. This street should provide access to all neighborhoods. It shall have alley-loaded homes with porches and style characteristics consistent with the residential design guidelines found in Chapter 4.
- Provide traffic circles at appropriate intervals for identification to main entrances, and traffic calming for speed reduction and increased safety.
- Incorporate street networks that possess multi-directional connectivity for easy flow and alternative routes. Minimize long circuitous streets.
- Provide both vehicular and separate pedestrian paseos or links to arterial roadways for a permeable interface within the community.
- Provide a comprehensive trail system that supports pedestrian and bicycle paths for quality connectivity options.
- Insure that all connections provide logical and functional placement for optimal mobility throughout the community.

Vehicular Roadways

Utilize “Complete Streets”: A complete street is a safe, accessible, and convenient street for all users regardless of transportation mode, age, or physical ability. Complete streets adequately provide for bicyclists, pedestrians, transit riders, and motorists. Complete streets promote healthy communities and reductions in traffic congestion by offering viable alternatives to driving. The well-designed roadway system presented in Village 5 allow for multiple routes and numerous options for transportation. In addition to the main arterials, collectors and residential streets Village 5 includes a Cycle Track, Class 1 and Class 2 trail systems, through out the development allowing for alternate means of mobility. These alternate modes encourage pedestrian and bicycle trips in lieu of the vehicle for Village activities. Areas A1 and A2 build upon the Village 5 roadway system established in Chapter 5 of the Specific Plan. The roadway sections include landscape designs consistent with the theme of Village 5 established in the Landscape Guidelines, found in Chapter 6 of this GDP. See Section 7.6 for specific street tree designs.

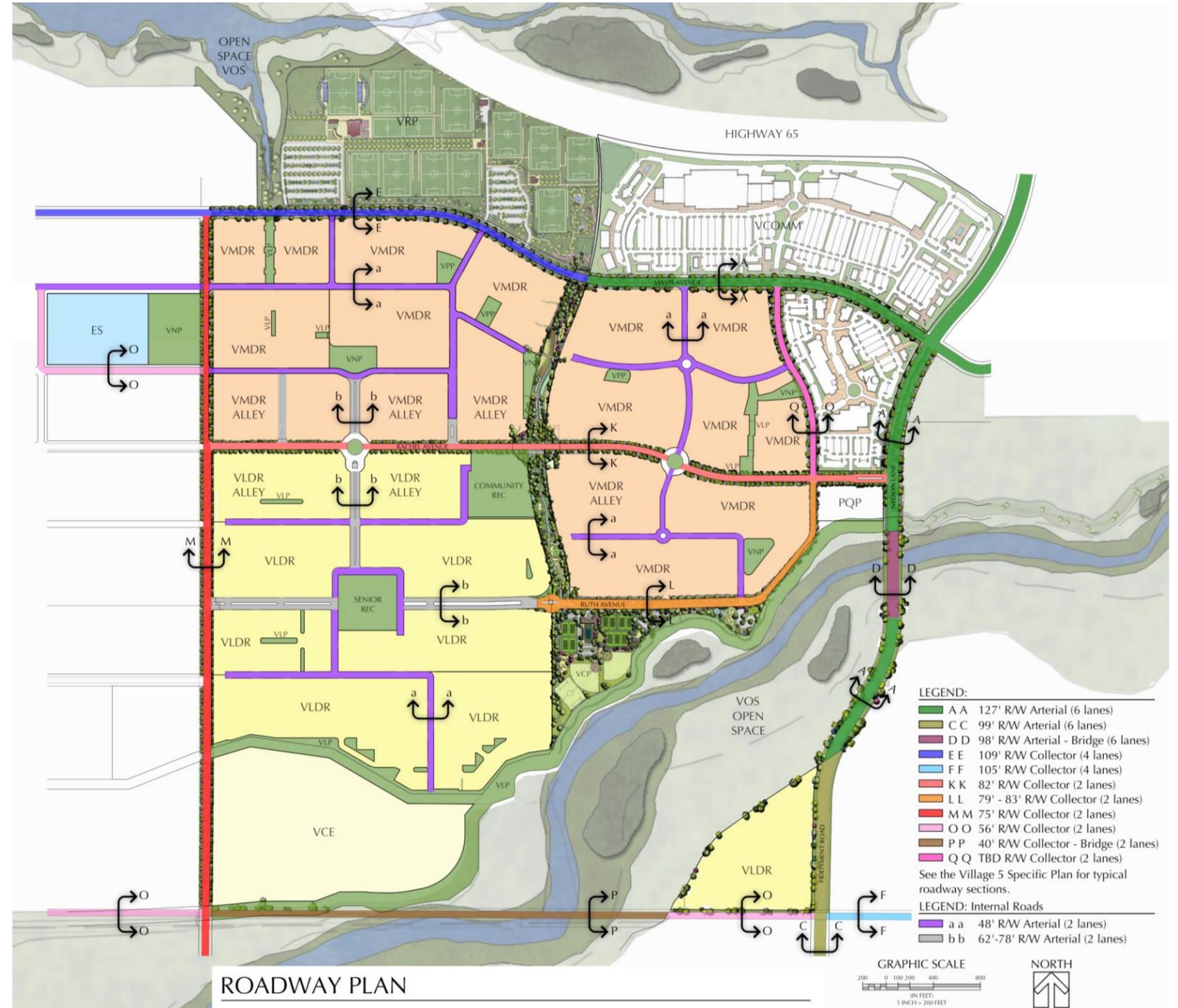
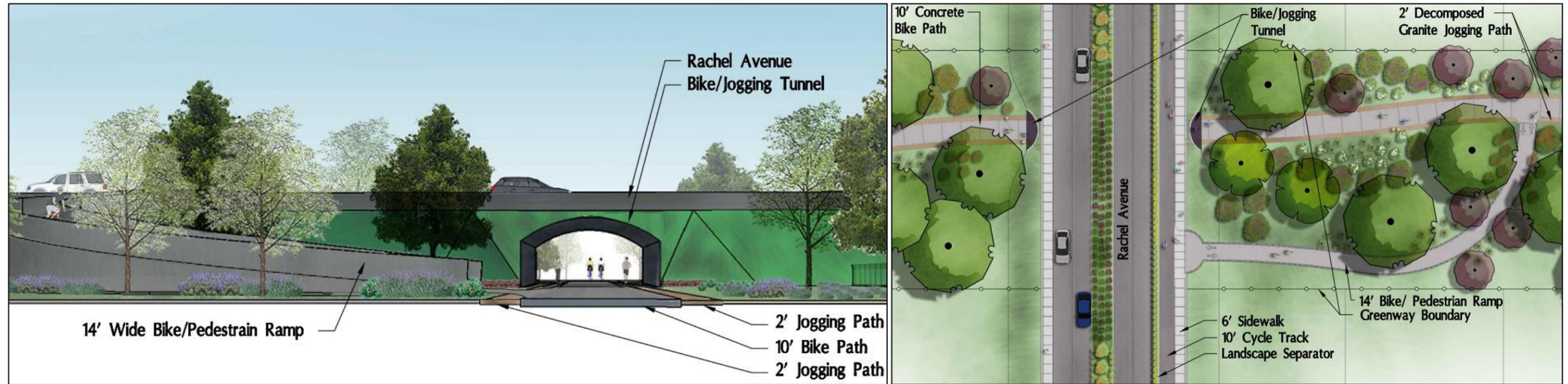


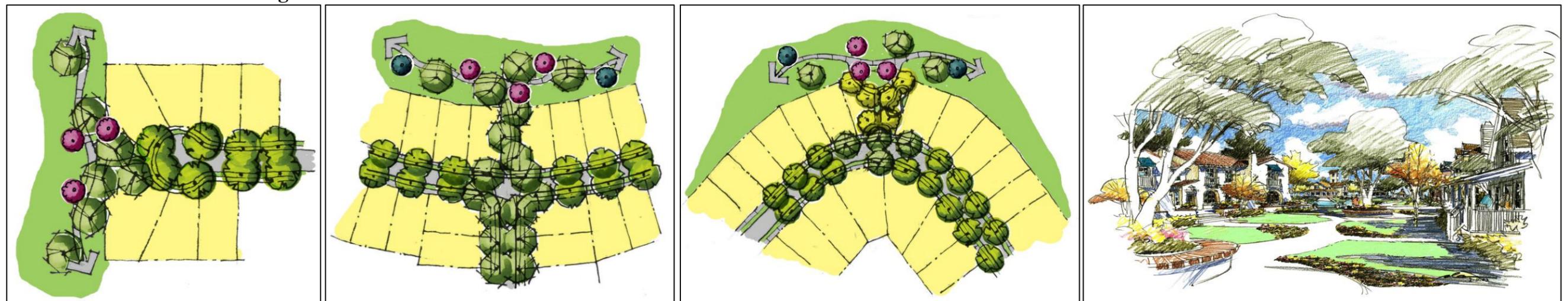
Exhibit 7.5



Paseos and Connective Trails

Paseos and Connective Trails can be placed in a variety of locations so as to provide access between or through various neighborhoods. These spaces can be narrower, allowing for walking access with entrances to homes feeding off of them or much wider, semi-active park like spaces. Either type can be beneficial for allowing access between land uses, school travel routes or community amenities. These connective links can be found between lots, at ends of cul-de-sacs or within cluster home product types. The value of these spaces is given directly back to the residents through convenience and providing aesthetically pleasing spaces on a more intimate scale.

Paseo and Connective Trail Vignettes



7.5 PARKS AND RECREATION OPPORTUNITIES

Village 5 – Areas A1 and A2 feature Recreation Facilities, extensive Park Facilities and access to Open Space Trails that are inner connected in a way that everyone within these Areas have quality outdoor amenities. All parks are accessible via walking or bicycle but parking is available. 137 acres are dedicated to park and recreation amenities while an additional 168 acres of open space and its trail system is also available.

- The trail system within the A1 and A2 Planning Area will consist, at a minimum, of 1 mile of trails for every 2500 people.
- Community Recreation Facilities, and Multi-family facilities shall incorporate swimming pools as a portion of their recreational amenity. There shall be a minimum of one pool for every 10,000 residents.



Exhibit 7.7

CHAPTER 7: AREA A1 AND A2 PLANNING LEVEL DETAIL

Regional Park Design

This 71.2-acre Regional Park features a Soccer Facility with twelve lighted fields, ample on-site services, and parking. Located at the northern boundary, off of Mavis Avenue, just south of Highway 65, this park acts as a buffer to the freeway and connects to the north/south linear park via the Mavis Avenue tunnel. A playground and access to Markham Ravine open space trails are an added benefit.



Community Park Design (Baseball)

This 16-acre park located at the southern edge is accessible via Ruth Avenue and its pedestrian undercrossing. The extended list of features includes a three baseball fields, a soccer field, two playgrounds, a water play park, a gazebos and picnic areas all with access to trails and a view of Auburn Ravine.



Community Park at Auburn Ravine

Linear Park Design

A linear park of this caliber creates community connectivity while providing an active park setting for adjacent residents. This 9.9-acre site is the key link between Markham Ravine at the north and Auburn Ravine at the south.



Northern end of Linear Park

Southern end of Linear Park

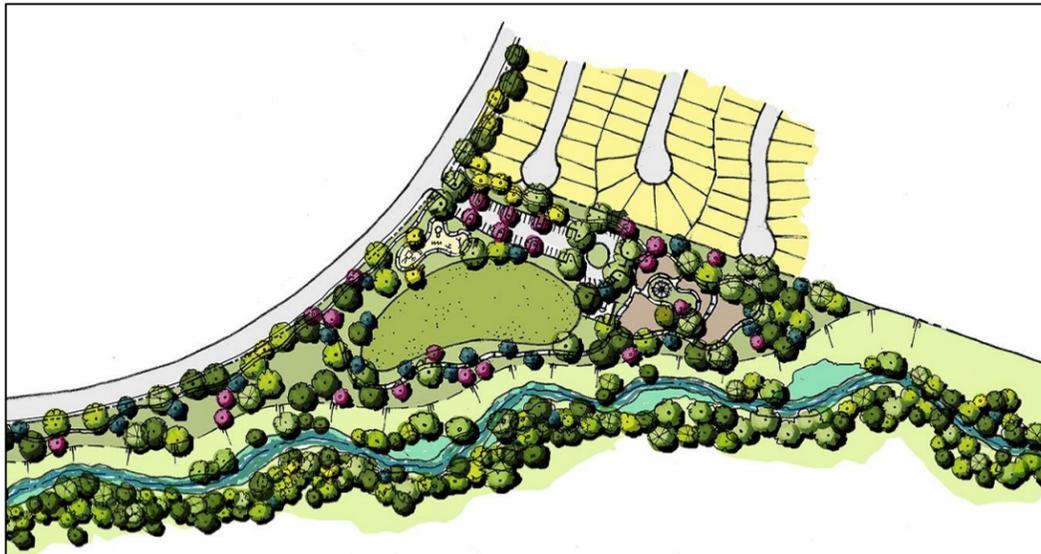
Neighborhood Park Concept Design

Neighborhood parks provide a variety of potential activities including ball fields, basketball, and playgrounds with basic facilities. These vary in size from 2 acres up to 5 acres.



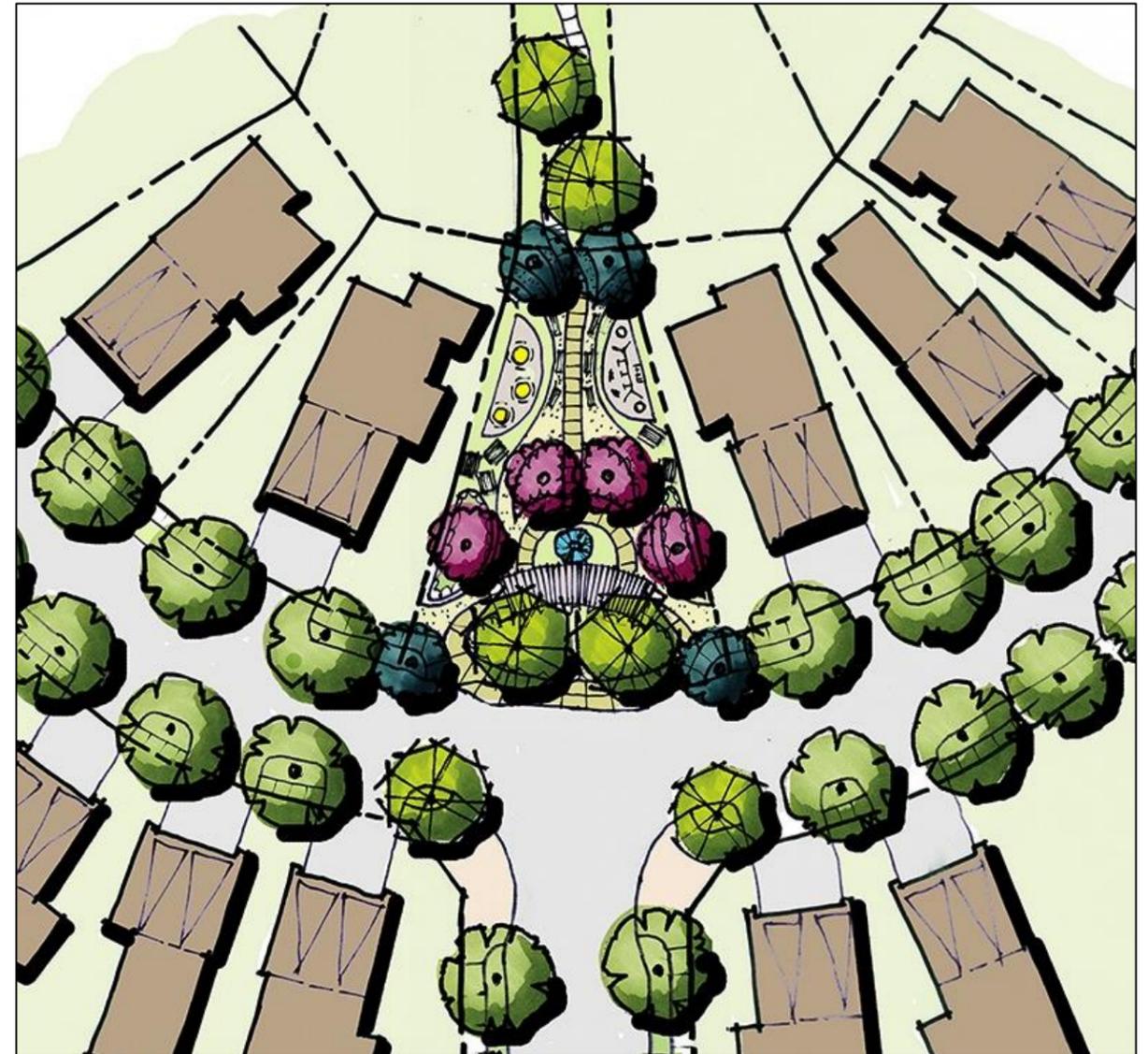
Linear Park at Open Space Concept Design

These connective parks may feature a variety of amenities including dog parks, playgrounds, and picnic areas. Ranging in size from .5 acres to 2.0 acres these spaces provide an integrating layer between open spaces and residents.



Pocket Park Concept Design

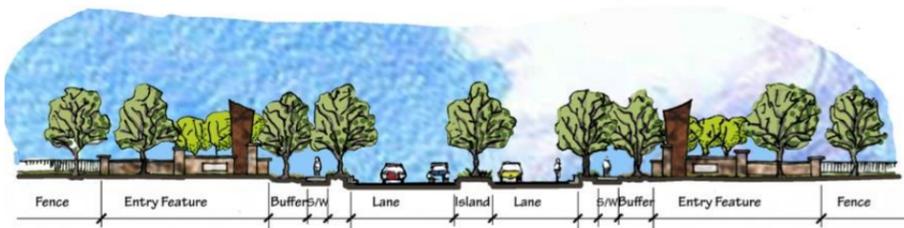
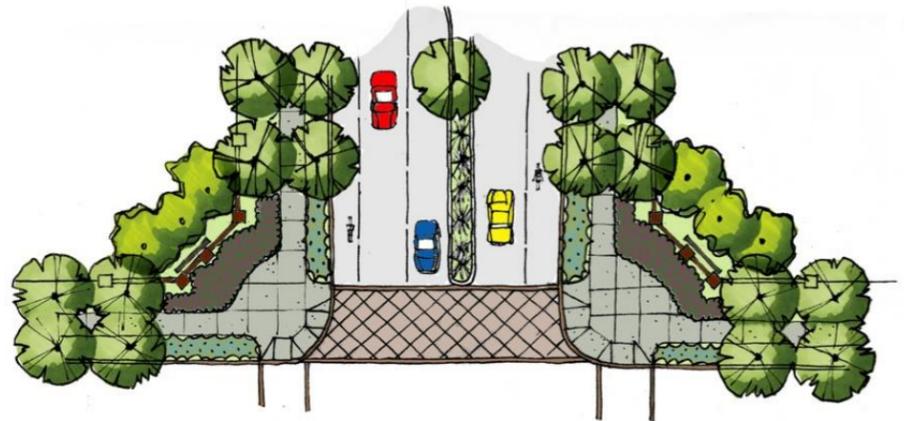
At roughly .5 acres these pocket parks provide easy access to play structures and mini destinations for meeting neighbors. Pocket Parks can be utilized as focal points at street termini and as links to other trail systems within the community.



7.6 STREETScape DESIGN

Master Street Tree Plan

The Street Tree selections and layouts have been inspired by the both the existing site influences and to carry the vision and theming of the community throughout the Area. A variety of scale and color are incorporated to build a handsome canopy over time while splashing seasonal color into the palette. At primary arterials (Nelson Lane) and collectors (Rachel, Mavis, Ruth Avenues and The North/South Collector) you would be expected to find a more formal presentation while along the more rural roads (Moore Road) you will find a palate consistent with the natural/existing materials and spaced less frequently for creating the proper setting and transition into the natural agricultural setting at the outer boundaries. The signature street in Area A1 and A2 is Rachel Avenue and thus has a distinct palate to highlight its special features. These features include the Cycle Track, Round-A-Bouts and front facing residents. This street will evoke the 'Main Street' feel busy with pedestrians, bicyclists and vehicles, each safely separated from one another. Within each village there will be a variety of residential collector streets, secondary residential streets and residential alleyways. These areas have considered the various conditions and have offered a variety of options to suit the available space depending on the product density type. All of the plants listed here are also encouraged to extend into the various parks and their parking lots as appropriate.

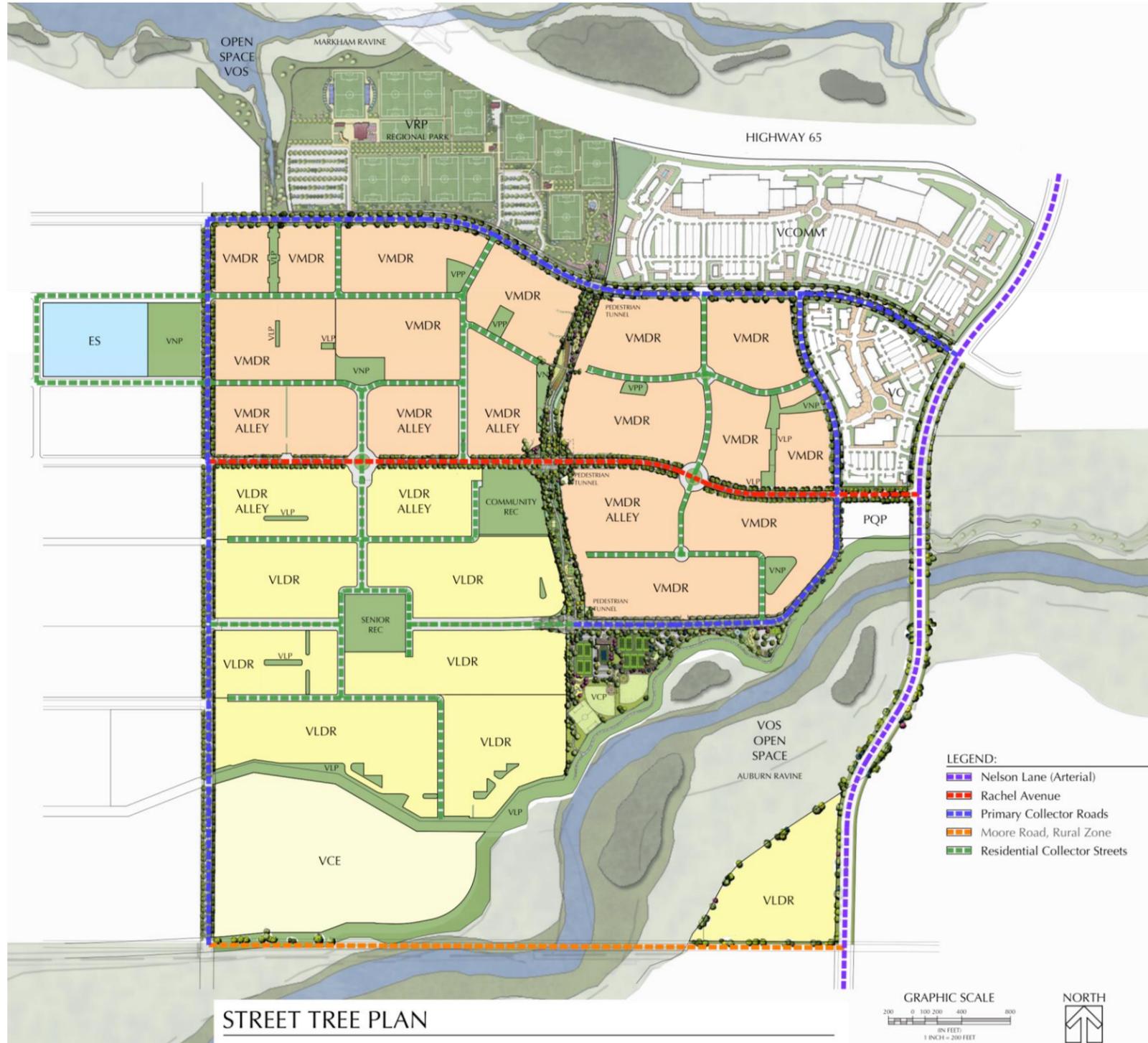


Primary Community Entries

Master Street Tree Palette

STREET (S)	LOCATION	PRIMARY TREE	ALTERNATIVES
Nelson Lane (Arterial)	Primary Street Trees	Quercus suber	Quercus douglasii
		Cork Oak	Blue Oak
	Secondary Tree Groupings	Populus tremuloides	Hymenosporum flavum
		Quaking Aspen	Sweetshade, Wedding Tree
	Primary Median Tree	Pyrus calleryana	Liquidambar styraciflua
Rachel Avenue	Primary Street Tree	Platanus x acerifolia	Acer rubrum "Flame Glow"
		London Plane Sycamore	Red Maple
	Secondary Tree Groupings	Betula utilis	Fraxinus oxycarpa 'Raywood'
		Himalayan Birch	Raywood Ash
	Primary Median Tree/ Roundabouts	Liriodendron tulipifera	Umbellularia californica
Bike Track Buffer	Accent Trees	Arbutus unedo	American Sweetgum
		Strawberry Tree	Lagerstroemia indica
			Crape Myrtle
	screen	Heteromeles arbutifolia	Dodonaea spp.
	low shrubs	Tayon	Hop Bush
Primary Collector Roads	Primary Street Trees	Pistacia chinensis	Koeleruteria paniculata
		Chinese Pistache	Goldenrain Tree
	Secondary Tree Groupings	Arbutus menziesii	Rhus lancea
		Madrone	African Sumac
	Primary Median Tree	Ginkgo biloba "Autumn Gold"	Fagus sylvatica
Ruth Avenue, Mavis Avenue, N/S Collector,	Accent Trees	Maidenhair Tree	Beech
		Crataegus phaenopyrum	Cornus nuttallii
		Hawthorn	Pacific Dogwood
	Roadside Shadetrees	Quercus lobata	Quercus chrysolepis
	Understory Species	Valley Oak	Canyon Live Oak
Moore Road, Rural Zone	Accents	Ceanothus spp.	Grevillea 'Noellii'
		Wild Lilac	NCN
		Cercis occidentalis	Arbutus menziesii
		Western Redbud	Madrone
	Residential Collector Streets	Primary Street Tree	Quercus kelloggii
Residential Collector Streets		California Black Oak	Sawleaf Zelkova
	Secondary Tree Groupings	Acer buergerianum	Ceratonia siliqua
		Trident Maple	Carob tree
	Primary Median Tree	Tristania laurina	Podocarpus spp.
	Accent Trees	NCN	Yew, Fern Pine
Secondary Residential Streets	Primary Street Tree	Westringia rosmarinifolia	Olea Europaea
		Westringia	Olive
	Secondary Tree Groupings	Acer rubrum	Nyssa sylvatica
		Red Maple	Sour Gum
	Accent Trees	Rhus ovata	Feljoa spp.
Residential Alleyways	Secondary Tree Groupings	Sugar Bush	Pineapple Guava
		Syringa spp.	Acacia baileyana Purpurea
	Primary Street Tree	Lilac	Purple Leaf Acacia
	Secondary Plant Groupings	Magnolia grandiflora Little Gem	Acer palmatum
	Accent Trees	Dwarf Southern Magnolia	Japanese Maple
Highway 65 Landscape Corridor	Secondary Plant Groupings	Buddleja alternifolia	Teucrium fruticans
		Fountain Butterfly Bush	Bush Germander
	Accent Trees	Magnolia stellata	Cotinus coggygria
		Star Magnolia	Smoke tree
	Dominant Tree Species	Red Maple	Chinese Pistache
		Acer rubrum "Flame Glow"	Pistacia chinensis
		White Alder	Flowering Pear
		Ainus rhombifolia	Pyrus calleryana
		California redwood	Canyon Live Oak
		Sequoia sempervirens	Quercus chrysolepis
Highway 65 Landscape Corridor	Ground Covering	Maidenhair Tree	
		Ginkgo biloba "Autumn Gold"	
		Manzanita	Point Reyes Ceanothus
		Arctostaphylos spp.	Ceanotus gloriosus
		Trailing Lantana	California Poppy
	Lantana montevidensis	Eschscholzia californica	

CHAPTER 7: AREA A1 AND A2 PLANNING LEVEL DETAIL

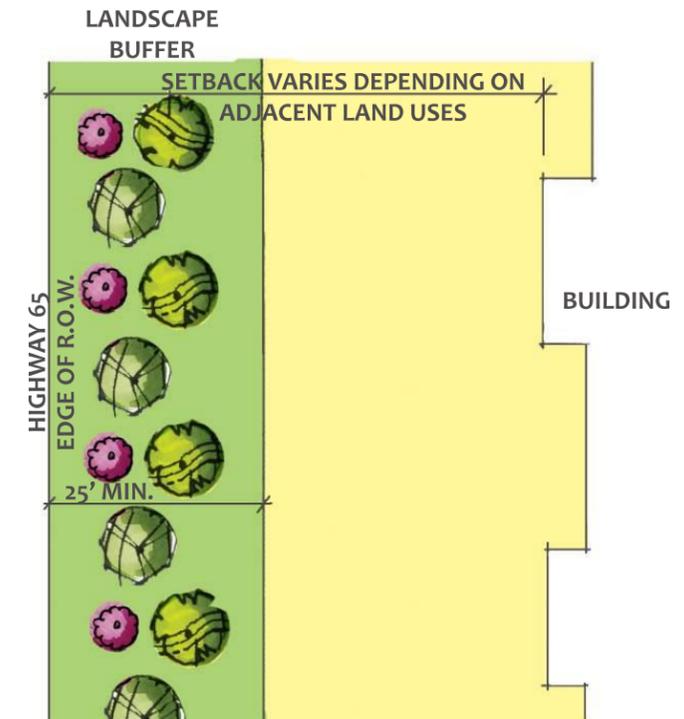


STREET TREE PLAN

Exhibit 7.9

Notes:

- Additional locations such as parks, buffers and shopping centers shall utilize the Master Commercial Plant List for Village 5 located in Chapter 6 of this document beginning on page 6-34.
- Please see landscape section Commercial Highway Buffer in Chapter 6 located on page 6-25 and below.
- A minimum setback of 86'-0" to 200'-0" is required between the right of way and the edge of building at Highway 65, depending on the adjacent land use. This setback may contain access roads, parking, and the landscape buffer. Within the landscape buffer Shopping Center Signage may be erected, see city ordinance for maximum height of any sign.
- Enhanced and textured paving are to be incorporated at key intersections, please see Chapter 6 of this document beginning on page 6-27 for these textured and colored examples.



Commercial Highway Landscape Corridor

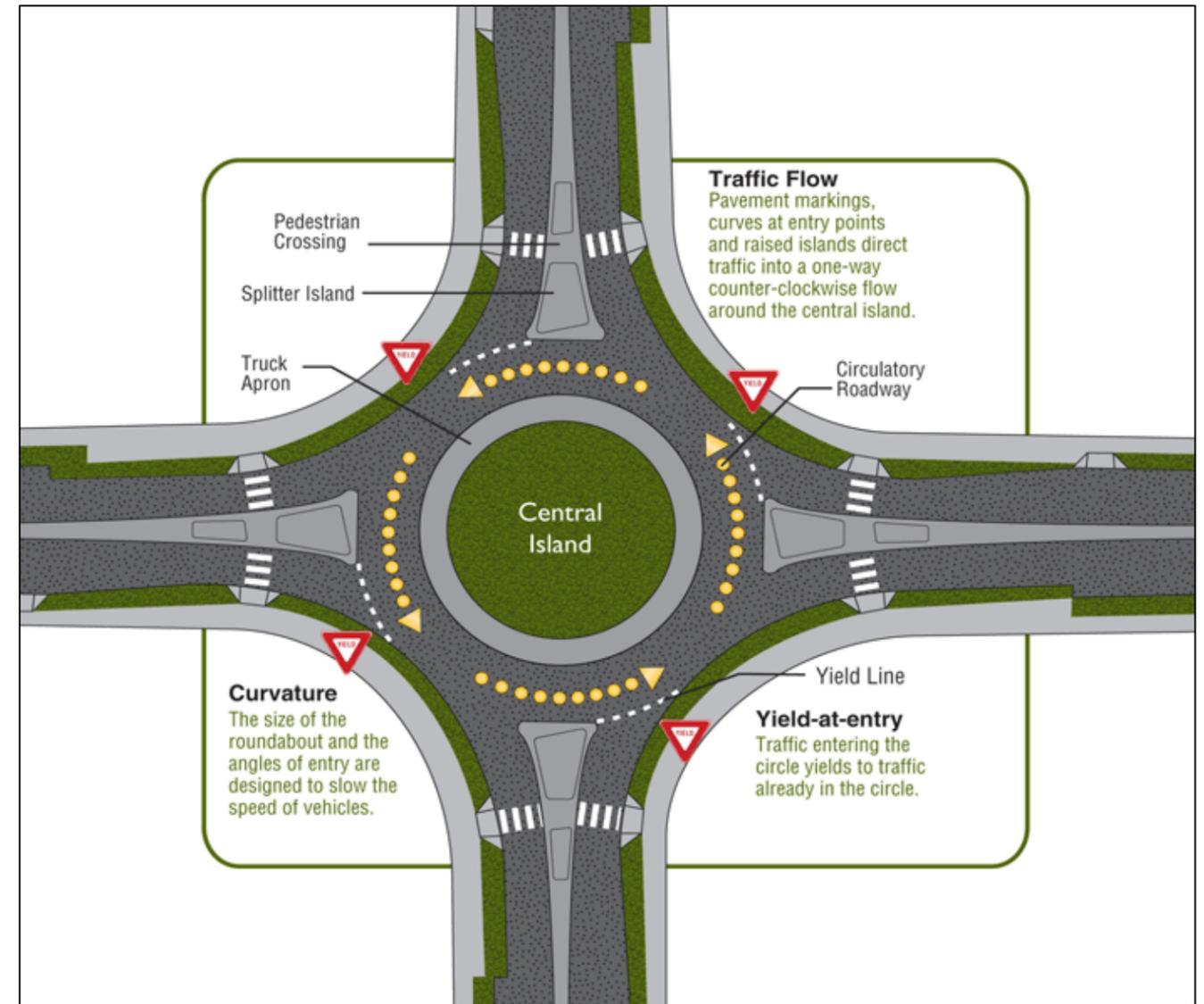
Roundabouts



Round-a-bout with decorative low wall and plantings



Round-a-bout with raised curb and plantings



Typical round-a-bout dimensions to be based on traffic study and city standards.

7.7 COMMUNITY SIGNAGE

Monumentation and neighborhood entry features shall be designed, at the tentative map phase, to embrace the characteristics of the vision and established quality standard for the Community. Substantial materials rooted from the area are desirable to highlight the cultural history of Lincoln. The various features should complement one another and be harmonious while maintaining hierarchical distinction. Landscaping shall be thoughtfully considered so as to enhance these community features and never block them.

- **PRIMARY GATEWAY MONUMENTATION**

Located at the intersection of Nelson Lane and Rachel Avenue, this grand feature will be the Gateway to Village 5 Area A1 and A2, and will be the largest scale monument feature. The focus directs residents and visitors along the signature street of the Village, which will immediately capture their attention in its feel and function.

- **SECONDARY COMMUNITY MONUMENTATION**

These intersections are located at Nelson Lane and Mavis Avenue and additionally at the intersection of the North/South Collector and Mavis Avenue. This secondary feature still draws significant importance and attention to the planning area and helps guide and set the tone for the community theme. This will be a step down in size but will have a strong vertical presence.

- **NEIGHBORHOOD MONUMENTATION**

Located at key entrances these features announce the arrival of each neighborhood while continuing the theming established. This monumentation will be scaled down to proportionately transition into the neighborhood scale.

- **FEATURE MONUMENTATION**

These special monuments are for the purposes of identifying each of the community amenities and feature elements. All Parks, and Recreation Facilities will have monuments, but these will be the smallest in the hierarchy.

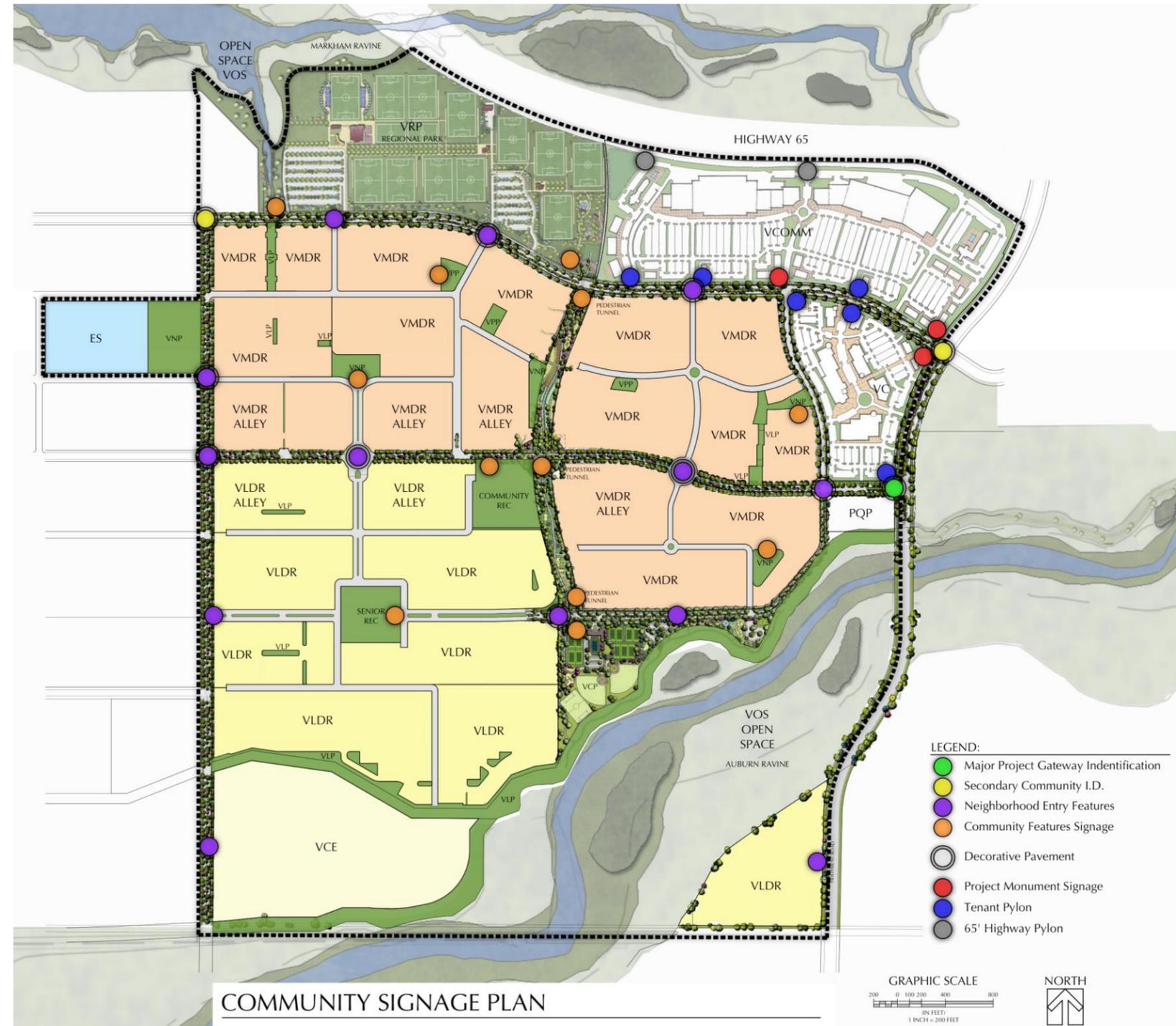
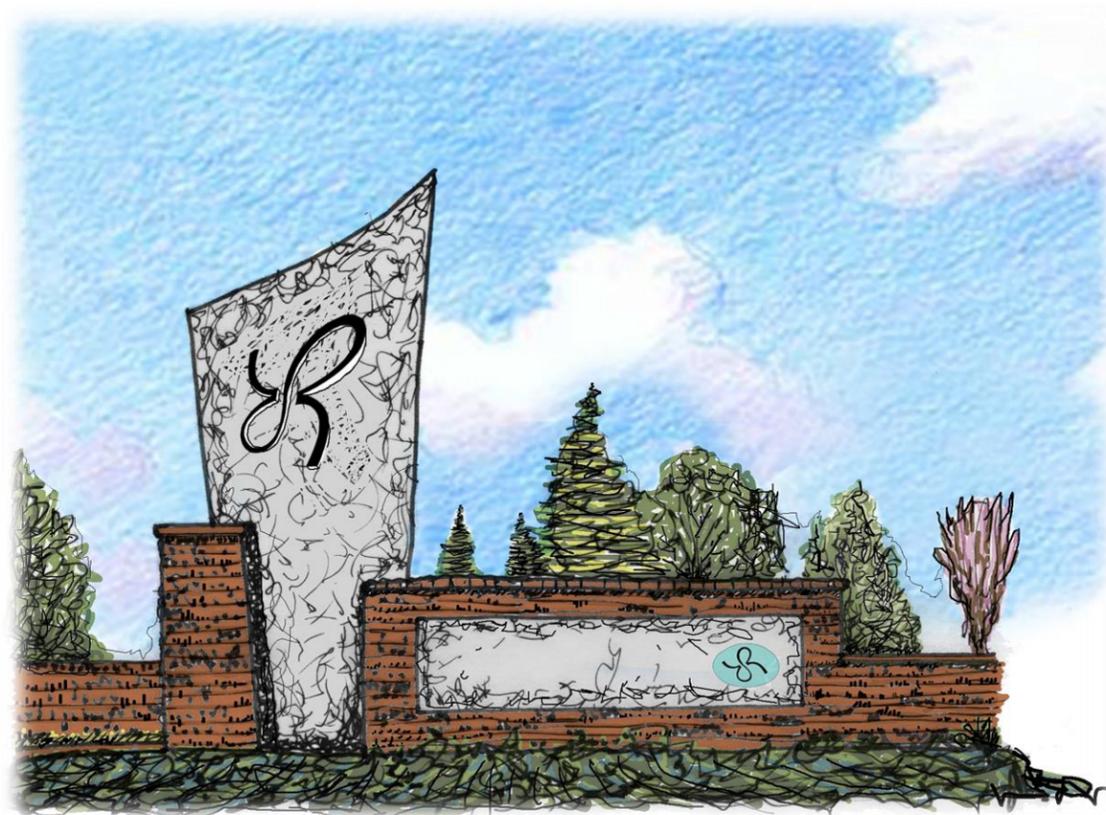


Exhibit 7.10
Village 5 GDP | 7-27

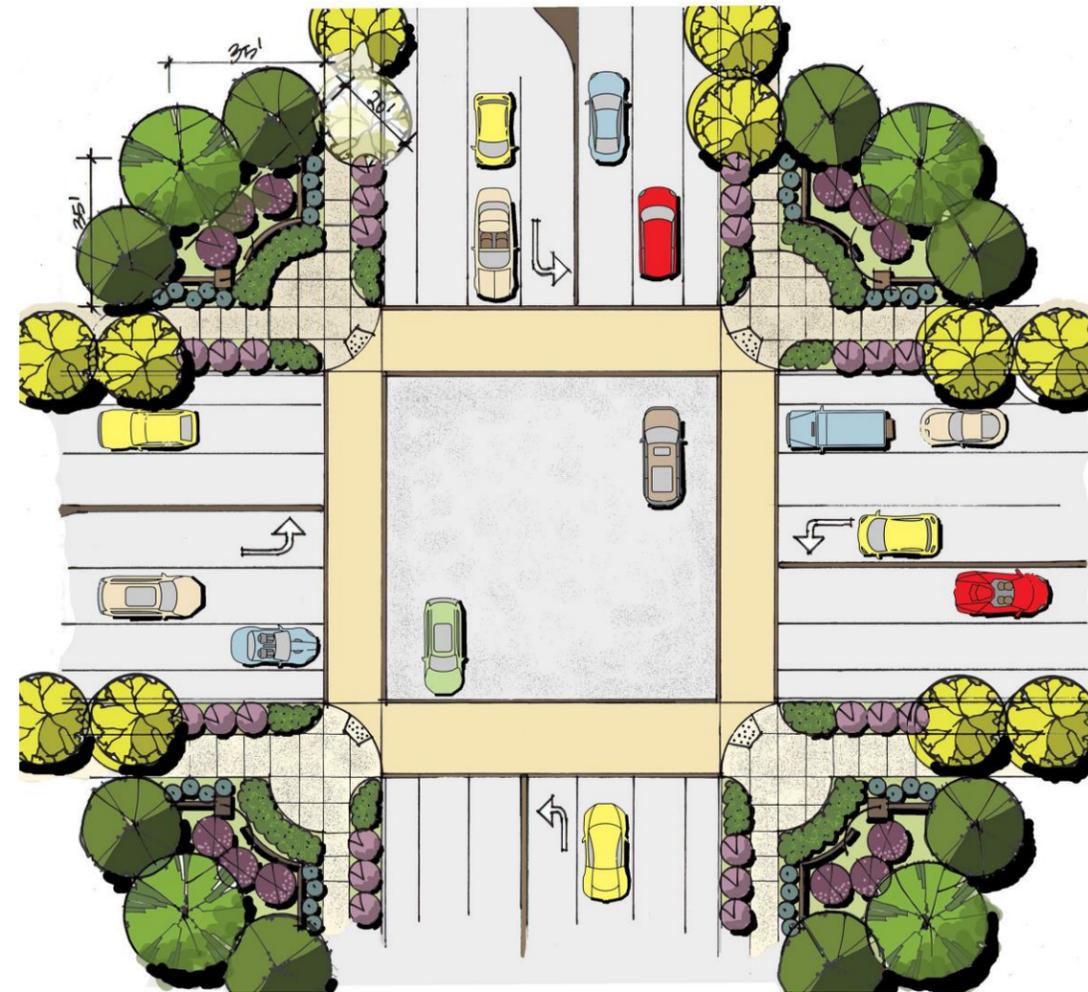
Secondary Community Monumentation

The Secondary Community Monumentation shall be scaled down from the Gateway and continue to establish the essence of the Area design theme. The scale of these monuments shall still be impressive and clearly visible identifiers as to the fact that they are in Village 5. The desire is to reinforce the history by utilizing materials indicative of the area, including brick from local industry and steel elements as a way to celebrate the railroad influence and importance on this geographical area.



Secondary Community Monumentation Concept

The secondary monumentation intersection is scaled appropriately with a back drop of dominant trees and accent trees. The foreground encompasses low shrubs and groundcover accented by traditional shrubs in a variety of colors and textures. Cross walks shall be enhanced with color and or texture.



Secondary Community Intersection Concept

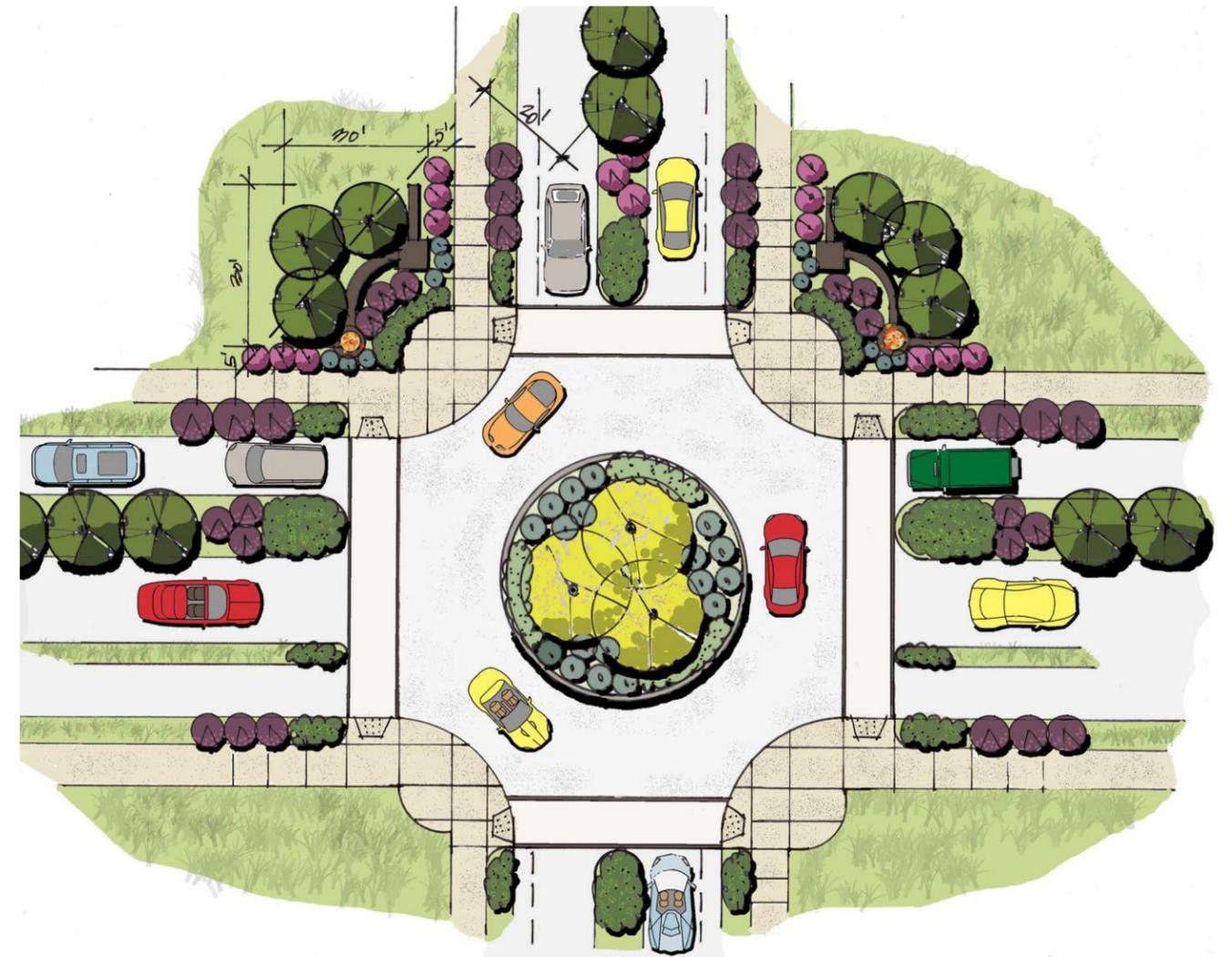
Neighborhood Monumentation

Neighborhood Monumentation is now coming down in size to a human scale while maintaining lettering sizes adequate for reading easily and prominently. The primary pilaster shall not exceed 7' in height and the light fixture would be at approximately 5' with the lower wall at approximately 3'. The clear influence of Gladding Mc Bean's heritage is evident in the use of clay pottery as planter elements and the accents of brick and bronze lettering.



Neighborhood Community Monumentation Concept

Neighborhood Monumentation intersections are enhanced with ornamental trees and a variety of colorful shrubs, annual flowers and ground cover scaled to match the entry feature shown. Cross walks shall be identified by traditional striped lanes.



Feature Monumentation

Feature Monumentation shall be located at key Area features, including parks and recreation facilities. The scale shall step down once again with the tallest pilasters being no more than 5' in height with featured planters on top and ample room for the signage.

Notes:

- All Monumentation features will be located, identified and dimensioned on the tentative map, clearly showing all adjacent right-of-ways, and paving as applicable.
- See page 7-24 for plan and section of a typical Primary Community Entry.
- All sign and monumentation elements will be in accordance with the current City of Lincoln Sign Ordinance.



Feature Monumentation Concept

Open Space Signage

Open Space Signage shall be placed so as to appropriately inform pedestrians and trail users about the rules and regulations for using and respecting the natural open space amenities afforded to them. Appropriate signage as required by the local agencies (similar to those shown) shall be provided at trail-heads and along the trail network as required.

Trail Head Signage



Open Space Signage

Open Space
Wetland Preserve

No dogs, motorized vehicles, bicycles,
dumping or other
disturbances in protected wetland
habitats.

**Please respect and
help preserve our
open spaces!**

TRESPASSERS WILL BE
PROSECUTED AND HELD LIABLE FOR ANY
DAMAGES
CALIFORNIA PENAL CODE
SECTION 602.8

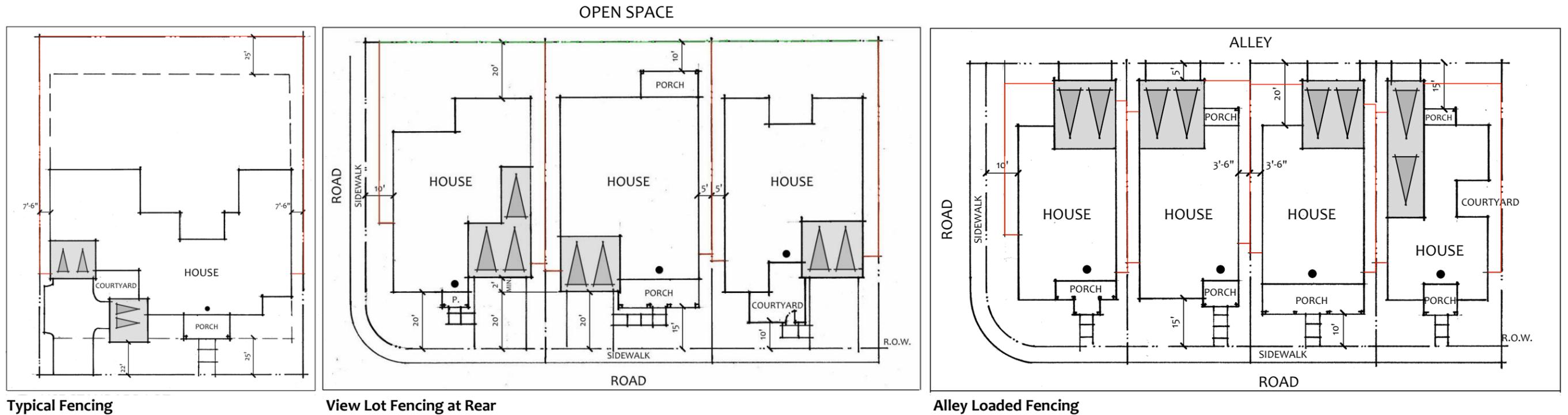


Exhibit 7.11

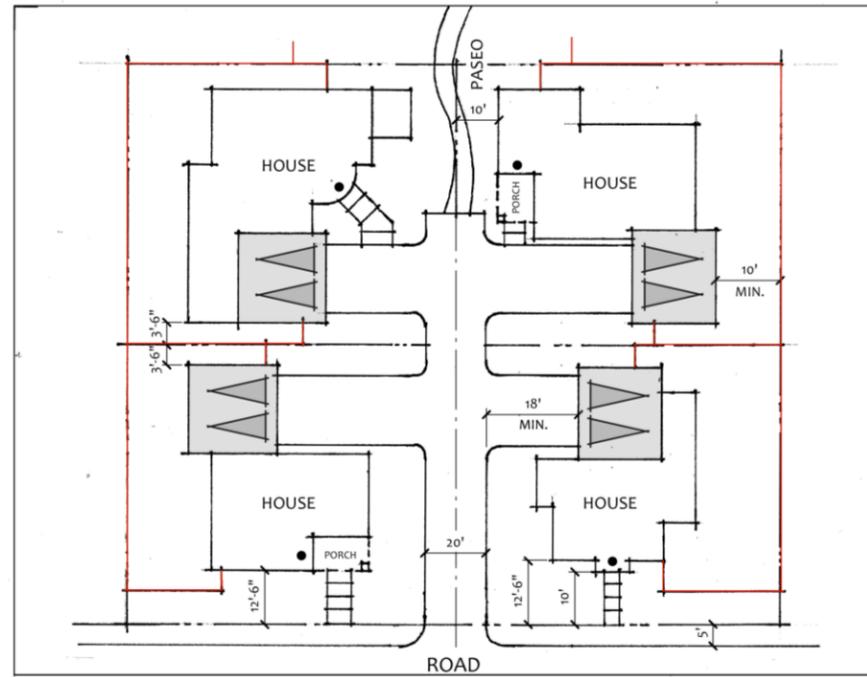
CHAPTER 7: AREA A1 AND A2 PLANNING LEVEL DETAIL

Residential Yard Fencing Guidelines

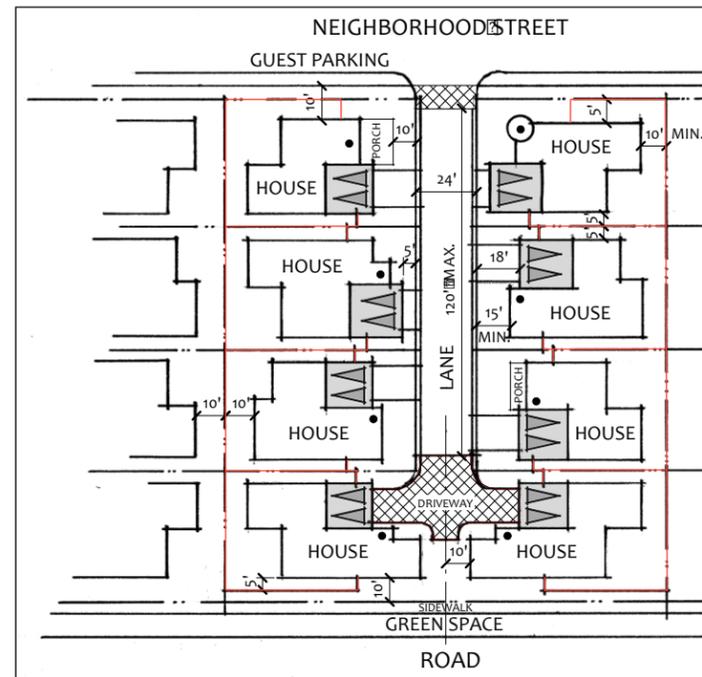
- Provide traditional good neighbor fencing at residences as shown with a red line.
- Provide open view fencing at rear yards that face open space as shown with a green line.
- Provide courtyard patio walls at high-density residential solutions as shown with a blue line.
- See examples below



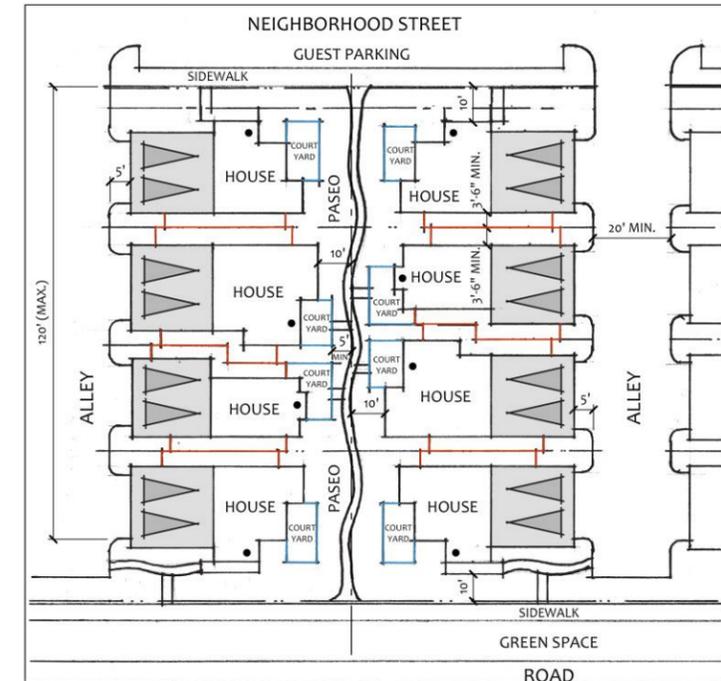
CHAPTER 7: AREA A1 AND A2 PLANNING LEVEL DETAIL



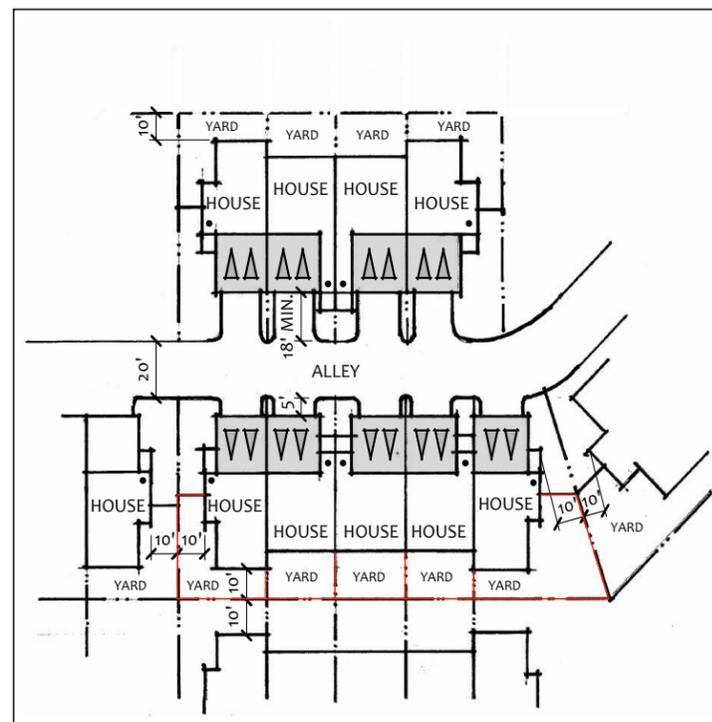
Typical Fencing at Cluster Homes



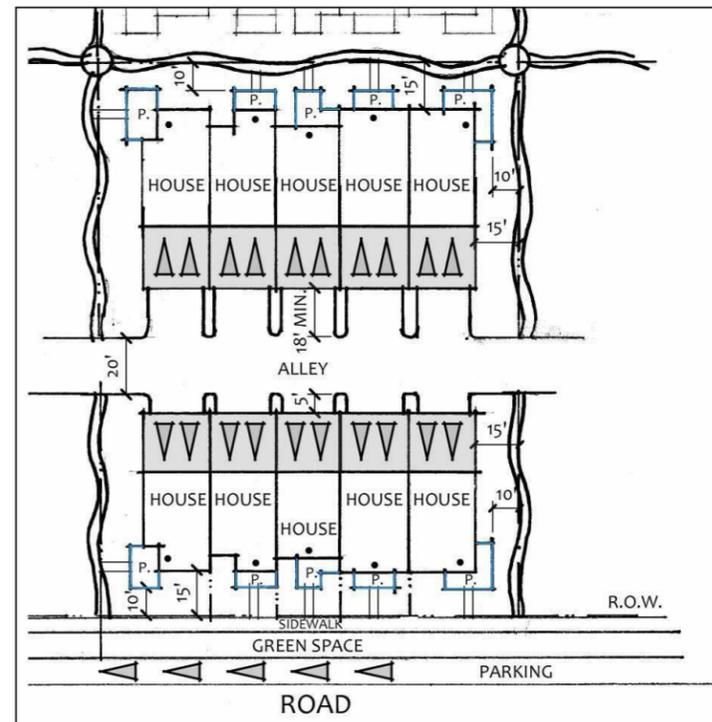
Typical Fencing Layout at Small Lots



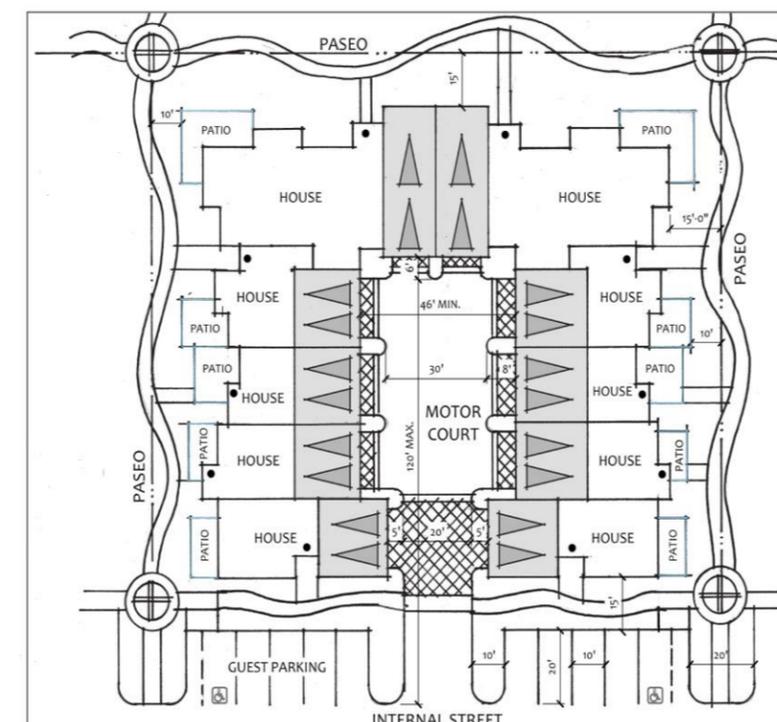
Fencing and Courtyard Layouts for Paseo Homes



Typical Fencing at Front Loaded Townhomes



Courtyard Patio Layouts at Rear Loaded Townhome



Courtyard Patio layouts at Condominiums

7.9 STREET LIGHTING

Street Lighting

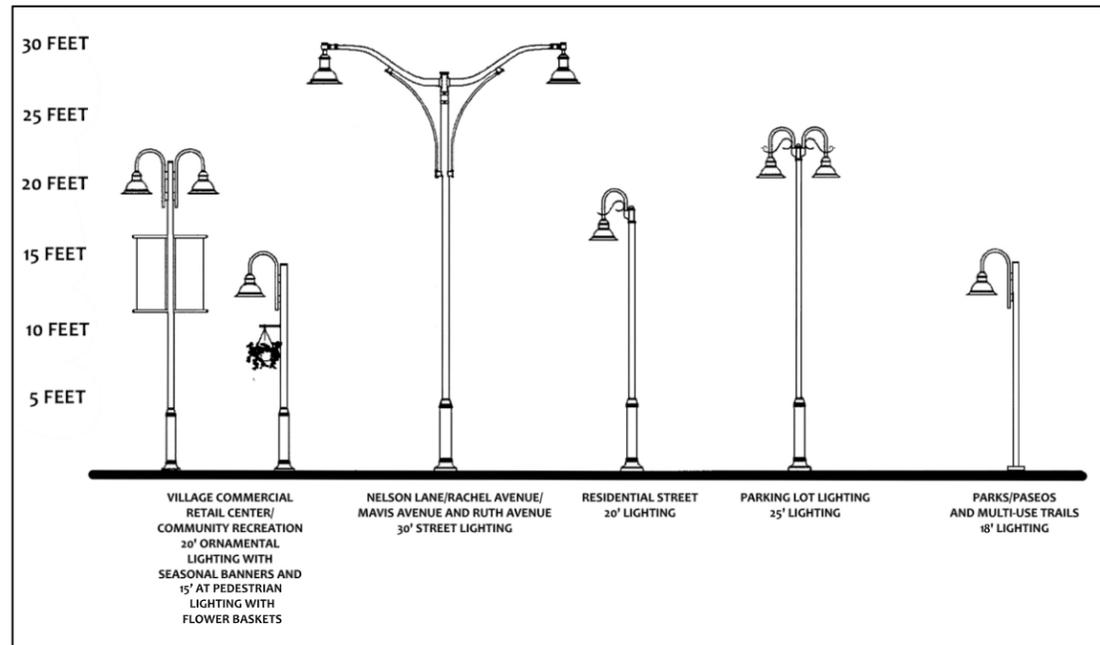
Lighting is an essential element for any development. The most important element is for safety and secondarily aesthetic. An additional goal for this projects lighting is to provide attractive lighting with minimal contribution to light pollution. Each area will have different lighting needs. The Village Center will demand higher levels of light, while natural areas will require lower light levels.

- Lighting shall be thematic (see diagram on following page) with a rural feel to reflect the historic essence in the overall design.
- Fixtures shall be scaled appropriately for their specific location. Larger roadways will demand taller, dual fixtures and internal residential roads will be lower and have single fixtures and wider intervals as noted in our fixture diagram.
- Standard illumination requirements on roadways shall apply so that drivers can clearly see all road alignments, traffic control signage and any potential obstacles. Higher light levels are expected at any intersection or for unique interchanges.
- Street lighting shall conform to the City of Lincoln’s standards for roadway illumination for public streets.
- Spacing of all fixtures will be determined based on the type of street, or area use to insure a safety.
- Walkways, paseos and other pathways with public access shall be lit to provide safe passage, and minimize shadows. Bollard lighting may be utilized or extra lighting at steps, ramps or other potential obstacles that would benefit from additional lighting.
- Parking and vehicular areas should be consistent with the adjacent street fixtures and meet the City of Lincoln’s requirements for parking areas.
- The addition of decorative features such as seasonal banners along Mavis Avenue and flower baskets shall be incorporated along Rachel Avenue. Both elements will be utilized as appropriate at the Village Center.
- See below for proposed light standards and Chapter 6 for additional examples of lighting imagery.



Exhibit 7.13
Village 5 GDP | 7-36

Street Lighting Concept Designs and Designations



Proposed Lighting Standards

7.10 LANDSCAPE EDGES AT TRANSITIONS

Site Design and Landscape Design go hand in hand with creating a cohesive community. These design features shall be selected and located based on land uses and regional impacts such as wildlife habitats, riparian edges, views, and other local considerations such as soils, wind and water availability. Landscape transitions between formal and natural spaces shall be handled sensitively. Plant selections adjacent to open spaces shall be selected for minimizing fire risk by limiting understory plant heights, providing sufficient plant spacing, and plant selection.

Landscape Buffers to Open Space

- Landscape buffers between formal development and natural open space shall consist of native, drought tolerant species selected to create a gentle transition that is both attractive and cohesive.
- The native plantings shall be taken into account at each location to reinforce the existing adjacent aesthetic.
- The preservation of existing plant materials supplemented with new complimentary vegetation is the preferred model.

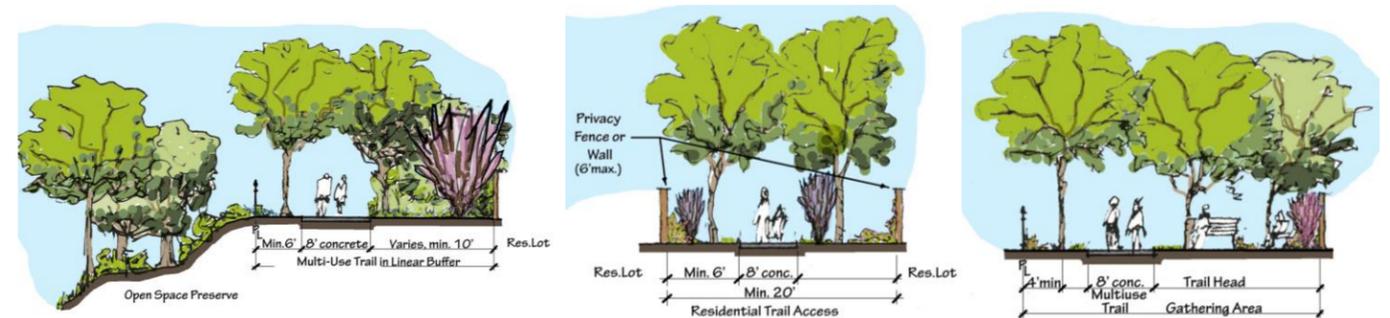
Landscape Edges Parks to Open Space

- It is common to find created active spaces, such as parks adjacent to open space. These opportunities are similar to buffers, however present additional influences to be considered.
- It is important to insure that the Open Space Trail System defines the edge between a formal park and the natural open space preserve. This trail defines the edge and minimizes conflicts.
- Parks can maintain a formal or informal design and are not limited in use, however it is advisable to consider the placement of physical structures so as not to negatively impact views or wild life or natural vegetation.

Landscape Section Vignettes



Section at Linear Park (at grade condition)



Sections at transitions between trails and open space, residential and open space and parks and open space.