

ORDINANCE NO. U-590-23

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, AMENDING TITLE 16 OF THE MURRIETA MUNICIPAL CODE TO REVISE THE CITY'S DEVELOPMENT CODE, TO IMPLEMENT MULTI-FAMILY RESIDENTIAL AND MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS

WHEREAS, California Government Code section 36937(b) authorizes the City Council to adopt, as an urgency measure, an interim ordinance for the immediate preservation of the public peace, health or safety; and

WHEREAS, in 2017, the California Legislature approved and the Governor signed into law Senate Bill 35 ("SB 35"), effective January 1, 2018, which among other things, allowed for by-right approval of housing developments only subject to objective standards; and

WHEREAS, SB 35 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects; and

WHEREAS, SB 35 took effect January 1, 2018, and preempted any conflicting city ordinance; and

WHEREAS, in 2022, the California Legislature approved and the Governor signed into law Assembly Bill 2011 ("AB 2011"), which among other things, allows for by-right approval of housing developments only subject to objective standards in zones that allow for office, retail, and parking primary uses, such as in the City's Commercial, Office, and Innovation zones; and

WHEREAS, AB 2011 allows local agencies to adopt objective design and development standards for Multi-Family Residential projects in zones that allow for office, retail, and parking uses; and

WHEREAS, AB 2011 takes effect July 1, 2023, and preempts any conflicting city ordinance; and

WHEREAS, the City desires to amend its local regulatory scheme to comply with and implement the Government Code, in part, specifically subject to SB 35 and AB 2011, and to appropriately regulate projects under State law; and

WHEREAS, there is a current and immediate threat to the public health, safety, or welfare based on the passage of AB 2011 because the City currently lacks adequate local objective standards to regulate projects governed by AB 2011, meaning that if the City does not immediately adopt appropriate objective standards for Multi-Family Residential and Mixed-Use Residential development projects that are consistent with AB 2011, then as of July 1, 2023, the City's review of such projects would be limited to application of the few objective standards that currently exist in the City of Murrieta Municipal Code (including Title 16, The Development Code), and which did not anticipate Multi-Family and Mixed-Use residential developments in commercial, office and innovation zoning districts as contemplated by AB 2011, and thus the Municipal Code lacks the objective standards necessary to protect and preserve the local community; and

WHEREAS, the approval of Multi-Family Residential and Mixed-Use Residential development projects in various zoning districts based solely on the default standards currently in the City’s Municipal Code, without appropriate regulations governing project design, site planning, building massing, height, setback, landscape, building type, architectural review, and similar criteria, would threaten the character of existing neighborhoods, and negatively impact property values, personal privacy, and fire safety. These threats to public safety, health, and welfare justify adoption of this ordinance as an urgency ordinance to be effective prior to July 1, 2023; and

WHEREAS, as part of the implementation of the City’s Housing Element Update the City prepared this Development Code Amendment to implement Multi-Family Residential and Mixed Use Residential Objective Design Standards consistent with the policy program for these standards; and

WHEREAS, on June 22, 2022, and April 12, 2023, the City of Murrieta Planning Commission held public workshops on the City’s initial approach to the Objective Design Standards, and as the Standards were released for public review, providing suggested revisions and comments regarding the Standards; and

WHEREAS, on May 2, 2023, the City Council of the City of Murrieta considered the proposed Development Code Amendment, at which was presented the staff report and evidence in the record to support the findings required by the Murrieta Development Code Section 16.13; and

WHEREAS, to protect public safety, health, and welfare, the City Council may adopt this ordinance as an urgency measure in accordance with the City of Murrieta Municipal Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Murrieta does ordain as follows:

SECTION 1. RECITALS

The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. FINDINGS

Based upon the substantial evidence presented to the City Council on May 2, 2023, including written and oral staff reports and public and applicant written and oral testimony, and in accordance with Murrieta Development Code Chapter 16.58, the City Council of the City of Murrieta approves the Multi-Family Residential and Mixed-Use Residential Objective Design Standards Development Code Amendment in accordance with the following findings pursuant to Development Code Section 16.58.080:

Findings and Recommended Approval for Development Code Amendments:

- a. The proposed amendment ensures and maintains internal consistency with all of the objectives, policies, general plan land uses, programs and actions of all elements of the general plan;

FACTS: The Development Code is the primary tool for implementing the General Plan, providing regulating standards, identification of permitted uses, and other regulations that support the proper implementation of the General Plan Land Use Element. This Development Code Amendment updates and amends sections 16.xx and 16.xx8, in order to implement Multi-Family Residential and Mixed-Use Residential Objective Design Standards throughout the City's Development Code. The Objective Design Standards is an implementation measure of the City's proposed Housing Element Update and maintain consistency between the Housing Element and the Land Use Element as a measure to be applied to Multi-Family and Mixed-Use Residential development projects in any zone in the City.

- b. The proposed amendment would not be detrimental to the public convenience, health, safety or general welfare of the city;

FACTS: The General Plan will promote the health, safety, and welfare of the City through the listed goals and policies included within each element, the proposed project includes Multi-Family Residential and Mixed-Use Residential Objective Design Standards consistent with the Housing Element goals to develop and implement these standards. There are not considered to be any impacts to the environment from the project, therefore it would not be detrimental to the public convenience, health, safety, or general welfare of the city.

- c. The proposed amendment is internally consistent with other applicable provisions of the development code.

FACTS: The proposed amendment has been integrated into the Code and aligns with the Multi-Family Land Use Designation and others, in order to allow various types of multi-family projects in the City that could be proposed in any zone. The existing zones in the Development Code include the appropriate uses and standards required for each zone, which allow for multi-family residential and mixed-use residential uses with additional detail provided for specific types of projects in the Objective Design Standards consistent with the existing provisions in the Development Code. The amendment has been drafted to integrate and implement the Objective Design Standards with the Development Code and thereby, is internally consistent.

- d. The proposed amendment is in compliance with the provision of the California Environmental Quality Act (CEQA).

FACTS: The project has been evaluated pursuant to CEQA. The proposed action is exempt from the California Environmental Quality Act (CEQA) as this meets the required actions of CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning because it involves direction to staff to adopt and implement Design Standards, which will not cause significant environmental impact and implements a uniformly applied development policy or standard that is consistent with the General Plan Housing Element policy to further regulate multi-

family residential development. This determination is predicated on Section 15004 of the guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. The project(s) for which the Design Guidelines are utilized or are intended for may require the preparation of an environmental document as part of their project(s) review in accordance with State CEQA Guidelines. Therefore the project of adopting objective design standards is exempt under the CEQA Guidelines as the project would not cause a significant effect on the environment. Staff and recommends that the City Council find that the project is exempt from CEQA, accept the NOE, and direct staff to record and file the document under CEQA and the CEQA Guidelines (14 California Code of Regulations [CCR] Section 1500 et seq.).

SECTION 3. URGENCY FINDINGS

- A. Since the City does not currently have complete objective development standards for Multi-Family Residential and Mixed-Use Residential development, the City is allowed only to ministerially permit such development applications in accordance with the minimal standards set forth in the Development Code and state and local building codes.
- B. The reliance on such minimal standards without the adoption of permitted local City regulations would enable the ministerial allowance of Multi-Family projects that may be detrimental to surrounding properties.
- C. The expeditious adoption of objective development standards for Multi-Family Residential and Mixed-Use Residential development through this Urgency Ordinance would ensure both compliance with State laws and the implementation of local health and safety standards addressing health and safety concerns created by Multi-Family Residential and Mixed-Use Residential development.

SECTION 4. MUNICIPAL CODE AMENDMENT

The First paragraph of Section 16.08.040 of Title 16 of the Development Code of the Murrieta Municipal Code is hereby amended to read as follows:

“16.08.040 Multi-family Residential Design Standards.

The following standards and design features and the City’s Multi-Family Residential and Mixed-Use Objective Design Standards, as adopted by ordinance or resolution of the City Council and incorporated as part of this section by reference, are provided to ensure a level of quality that must be compiled with or satisfied in all multi-family residential developments. Standards are mandatory requirements for all multi-family residential developments. Design features are provided to allow flexibility by providing options for implementing specific standards. In order to meet a certain standard, one or a combination of design features shall be incorporated into the project’s design. In some instances, there will be no design feature(s) identified for a particular standard and this will be noted. In the event of a conflict between a standard or feature set forth below and a standard or feature set forth in the City’s adopted Multi-Family Residential and Mixed-Use Objective Design Standards, the most recently adopted revision shall control.”

SECTION 5. ADOPTION OF OBJECTIVE DESIGN STANDARDS

The City hereby adopts Multi-Family Residential and Mixed-Use Residential Objective Design Standards, attached hereto as Exhibit A, for 45 days unless this Ordinance is extended or until such time that the Ordinance is replaced by a Resolution of the City Council but in any event no later than December 31, 2023, whichever occurs first.

SECTION 6. EFFECTIVE DATE

This ordinance takes effect immediately upon its adoption by a 4/5ths vote of the City Council.

SECTION 7. SEVERABILITY.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this ordinance are declared to be severable.

SECTION 8. NOTICE OF ADOPTION.

Within fifteen (15) days after the adoption of the ordinance, the City Clerk shall publish a summary of the ordinance with the names of the council members voting for and against the ordinance.

SECTION 8. CEQA EXEMPTION.

The City Council hereby directs staff to prepare, execute, and file with the Riverside County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

ADOPTED by the City Council, signed by the Mayor, and attested by the City Clerk this 2nd day of May, 2023.



Lisa DeForest, Mayor

ATTEST:



Cristal McDonald, City Clerk



APPROVED AS TO FORM:

Tiffany Israel
Tiffany J. Israel, City Attorney

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

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Ordinance No. U590-23 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 2nd day of May, 2023, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

- AYES: Warren, Levell, Holliday, Stone, DeForest
- NOES: None
- ABSENT: None
- ABSTAIN: None

Cristal McDonald
Cristal McDonald, City Clerk

I, Cristal McDonald, City Clerk of the City of Murrieta, California further certify that Ordinance No. U590-23 was duly published according to law and the order of the City Council of said City and the same was so published in *Press Enterprise*, a newspaper of general circulation on the following date(s):

Adopted Ordinance: May 12, 2023.

In witness whereof, I have hereunto subscribed my name this 7th day of June, 2023.

Cristal McDonald
Cristal McDonald, City Clerk

[Exhibit A- Multi-Family Residential and Mixed-Use Residential Objective Design Standards]



MULTI-FAMILY RESIDENTIAL & MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS

CITY OF MURRIETA | CA
DRAFT, APRIL 2023



ACKNOWLEDGMENT

Prepared for:



Prepared by:



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1.0

PURPOSE

1.1 Introduction

1.2 Purpose

1.3 Who Is This Document For?

1.4 Where Do the Guidelines Apply?

1.5 How to Use This Document?

1.6 User Guide

1.1 INTRODUCTION

Development and design Standards regulate development intensity, style, size, and orientation. Objective Design Standards are measurable, verifiable, and quantifiable. They provide for a predictable and equitable path to housing approvals in an effort to streamline and support community consistent housing design.

1.2 PURPOSE

The city developed objective design standards (ODS) to support and guide the development of housing and affordable housing in Murrieta. As the state continues to experience a housing crisis and the availability of housing is a key issue, transparency and objectivity are both tools that can streamline and support the development of new housing. Additionally, the city must comply with state legislation (SB 35 and 330), which requires jurisdictions to review new multi-family and mixed-use residential housing projects ministerially or “over-the-counter,” guided by objective design and development standards. These new laws prevent cities from denying approvals for certain multifamily housing projects based on discretionary design guidelines. Additionally, ODS set standards that can improve the quality of design.

This document provides the required standards for housing development and complies with Senate Bill (SB) 35 and SB 330. The goal of this document is to provide clear and useful recommendations for the design, construction, review, and approval of residential and mixed-use development in Murrieta. Through this document, applicants and developers, as well as city staff, have a clear understanding of the City’s minimum design expectations. ODS are written as minimum standards for site and structure design but also offer various recommendations and guidelines for quality and character. Projects must also comply with all applicable building permit requirements, zoning code requirements and development standards as outlined.

SB 35

- A streamlined approval process for housing projects with a specified amount of affordable housing.
- Applies to jurisdictions that haven’t made enough progress in meeting their RHNA.
- Applications must be for infill sites and comply with existing GP or zoning provisions.
- Can only apply objective zoning, subdivision, or design review standards to determine consistency.
- <https://www.hcd.ca.gov/policy-research/docs/sb-35-guidelines-update-final.pdf>

1.2.1 COMMUNITY INPUT

To inform and engage the public, the City released a survey regarding architectural styles and development preferences. The survey was available from November 2022 through February 2023 and garnered 56 responses. A mix of people from the community participated in the survey, including renters, homeowners, developers, and business owners.

Participants identified Spanish Colonial Revival, Craftsman, and Farmhouse as highly favorable architectural styles and noted that American Mercantile reflected historic properties of the community and best fits in the downtown and commercial areas. Participants also highlighted shared open space, trees, and bike and pedestrian pathways as priorities in development. The feedback received from the survey informed the development of these guidelines.

1.3 WHO IS THIS DOCUMENT FOR?

Developers

The document will provide clear direction for renovation and new construction. The checklist will serve as an information tool that will link the property owner and the designer/developer; it will also clarify the aspects of quality design.

Property Owners

The document will provide property owners with a clear understanding of the design elements that are desired for development projects in the City of Murrieta. This document will work in conjunction with the General Plan and Murrieta Development Code and will provide a clear set of expectations and responsibilities.

City Staff

City staff will use the guidelines in assisting applicants and their representatives with project processing. The document and checklist will serve as the basis for evaluating proposals for quality of design.

Review Bodies and Decision Makers

The document will provide the City of Murrieta Planning Commission, City Council, and other reviewing bodies with a basis for evaluating an application’s quality of design.



(7)

Objective Design Standards “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

- GOVERNMENT CODE SECTIONS 65913.4 AND 66300(A)

1.4 WHERE DO THE GUIDELINES APPLY?

The ODS document provides guidance and standards for housing developments, which can be built in the following areas (as shown in Figure 1):

- Multi-family Residential districts (MF-1, MF-2, MF-3, and MF-4)
- Commercial, Office and Innovations districts through SB6 and AB2011 (given all criteria are met)
- The Downtown Murrieta Specific Plan
- The Transit Oriented Development (TOD) Overlay zone

A housing development project includes (1) a multi-family residential project with two or more units, or (2) a mixed-use development that includes housing. These standards apply citywide but shall not apply to a project if it is otherwise prohibited by State law.

Downtown Specific Plan

The City of Murrieta Downtown Specific Plan (DTSP) was adopted in March 2017. The Specific Plan focuses on creating a vibrant cultural center to serve the community in housing and economic needs. The Specific Plan area is located one-half mile west of Interstate 15 and is bordered by Kalmia Street to the north, Ivy Street to the south, Hayes Avenue to the west, and Jefferson Avenue to the east. The area covers approximately 320 gross acres.

The DTSP considers existing architecture in the city, historical precedence, and future growth to create a plan that both respects Murrieta's heritage and engages new opportunities. The specific plan provides guidance for future development and land use decisions in the downtown area, and improves the area's physical and economic environment. The vision for the downtown area is a place where the community can gather, live, and work and that can serve as place of community pride. The ODS guide will work in collaboration with the DTSP to provide guidance and standards in order to achieve such

goals and create housing that is consistent with community character and the city's standards.

Transit Oriented Development Overlay

The Transit Oriented Development (TOD) Overlay zone focuses on supporting more housing opportunity near economic centers and transportation. The Overlay has been applied to approximately 78 acres and encompasses land on either side of Interstate 15 (I-15). The area is bounded by Los Alamos Road to the north, Jefferson Avenue to the west, Vista Murrieta and Hancock to the east, and Guava and Murrieta Hot Springs Road to the south. This area is also uniquely situated adjacent to the convergence of two freeways (I-15 and I-215) and along the route of the proposed High-Speed Rail.

The TOD zone creates more housing opportunity in a unique center of the city where existing commercial centers intersect with potential future transit. The overlay allows for housing at 30 dwelling units per acre with development standards for a variety of multifamily and moved housing. Future residential in this area can create a lively center for people who live and work in Murrieta or live in Murrieta and commute to the Temecula, San Diego, or Orange County area for work. Guidelines and standards to direct development are a key component to creating a dynamic, beautiful, and functioning area.

Multi-family Residential

Multi-family residential housing provides both ownership and rental opportunities to a variety of households. Single family homes can be unaffordable to portions of the population; so, families, young couples and those looking to transition into the housing market or college students and young professionals will rent or purchase smaller multi-family units. Additionally, affordable housing is commonly produced as multi-family housing.

Multi-family residential housing should be functional, accessible, and well designed. New state laws (SB9, SB6, AB2011) expand housing access in California and allow multifamily housing in both residential zones and commercial zones (With the appropriate standards and

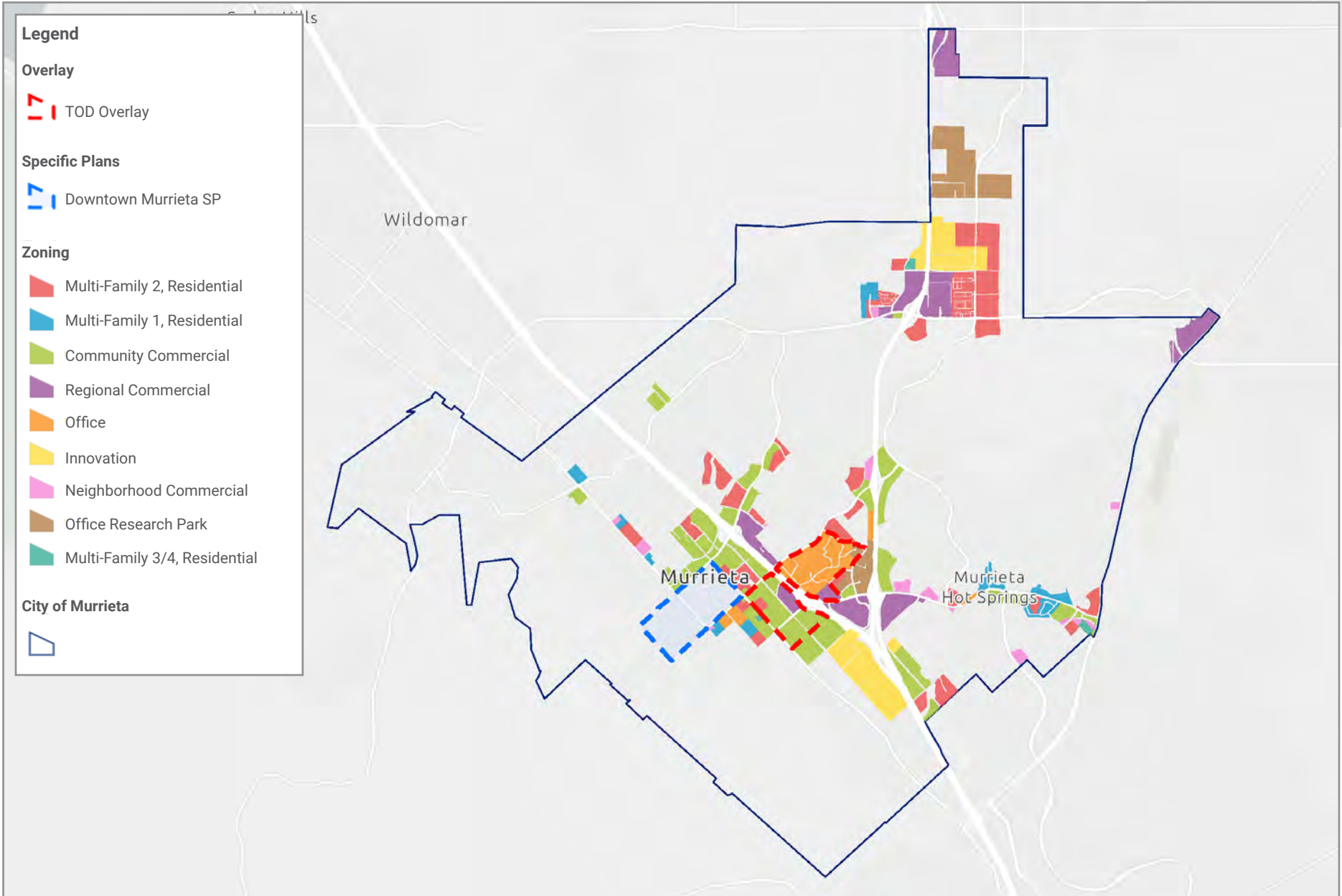
conditions met). The ODS document will streamline and standardize the approach to housing in Murrieta to ensure quality design and development, while meeting the requirements of state laws.

Innovation, Commercial and Office

AB 2011, the Affordable Housing and High Road Jobs Act of 2022, and SB 6, the Middle-Class Housing Act of 2022, are intended to permit residential development on sites currently zoned and designated for commercial or retail uses. Both bills were signed into law in 2022, effective July 2023.

- AB 2011: This bill creates a CEQA-exempt, ministerial approval process for multifamily housing developments on sites within a zone where office, retail or parking is the principally permitted use. The law provides different qualifying criteria for 100-percent affordable projects, and mixed-income projects located in "commercial corridors." AB 2011 also requires projects to pay prevailing wages to construction workers, among other labor standards.
- SB 6: A project proposed under SB 6 may be either a 100-percent residential project or a mixed-use project where at least 50 percent of the square footage is dedicated to residential uses. SB 6 projects are not exempt from CEQA but need not provide any affordable housing. SB 6 also requires projects to pay prevailing wages and utilized a "skilled and trained workforce."

FIGURE 1. OBJECTIVE DESIGN STANDARDS APPLICABLE AREAS



Multi-Family Residential 1 District (MF-1)

The MF-1 zoning district is applied to parcels appropriate for low density multi-family subdivisions which may include stacked flats or townhouse development, with ample amounts of open space, including required commonly maintained recreational and open space facilities. Air space, or postage stamp subdivisions providing individual ownership are allowed. The allowable density range is from 10.1 to fifteen (15) units per acre. Clustering of units to provide aggregate open space is encouraged, with commonly maintained open space, and on-site recreation facilities.

Multi-Family Residential 2 District (MF-2)

The MF-2 zoning district is applied to parcels appropriate for high density multi-family development, in which attached or detached dwelling units may be air-space condominiums, or rented as apartments under single ownership. Senior housing, congregate care or group facilities are allowed, with commonly maintained recreational facilities and open space required. The allowable density range is from 15.1 to eighteen (18) units per acre.

Multi-Family Residential 3 District (MF-3)

The MF-3 zoning district is applied to parcels appropriate for medium-high density multi-family development, in which attached dwelling units, senior housing and assisted living facilities are allowed with commonly maintained recreational facilities and open space required. The allowable density range is eighteen 18.1 to 29 units per acre.

Multi-Family Residential 4 District (MF-4)

The MF-4 zoning district is applied to parcels appropriate for higher density multi-family development, in which attached dwelling units, senior housing and assisted living facilities are allowed with commonly maintained recreational facilities and open space required. The allowable density range is a minimum of 30 units per acre.

Downtown Specific Plan (SP-8):

The Downtown Murrieta Specific Plan provides guidance for future development of the Downtown area. The Specific Plan is the primary document to guide land use decisions, improve the area's physical and economic environment, and establish the City's goals and expectations for Downtown development. The allowable density range for multifamily development is 18 to 30 units per acre and up to 24 for mixed use.

Transit Oriented Development (TOD) Overlay

The TOD Overlay District allows a mixture of residential and non-residential development in close proximity to transit to encourage mixed land uses for enhanced transit and pedestrian activity. This designation is applied to parcels in the designated TOD area, shown on the map. The overlay intends to stimulate economic development and reinvestment, create a pedestrian-oriented mix of uses, facilitate well-designed new mixed-use development and encourage the development of a unique zone character through a streetscape that provides attractive features. Residential projects may be developed at a minimum of 30 dwelling units per acre.



Neighborhood Commercial District (NC)

The NC zone is applied to areas appropriate for convenience shopping, including individual retail and service uses and small destination centers on sites generally three to ten acres in size. Appropriate buffering between adjacent residential designations is required.

Regional Commercial District (RC)

The RC zone is applied to areas appropriate for major regional centers containing several major anchor tenants, including, but not limited to, financial, hotel, motel, restaurant, smaller retail, theater, and accessory uses, with landscaping, parking access, and signs designed and provided in common.

Office District (O)

The Office zoning district is applied to areas appropriate primarily for office uses with commercial uses (financial, hotel, personal services, restaurant, etc.) oriented to serve the customers and employees of the office uses, and limited community services to serve the residents of the city.

Community Commercial District (CC)

The CC zone is applied to areas appropriate to serve the daily shopping needs of the community, including destination centers, supermarkets, and smaller, single-lot, commercial activities. Financial, office and restaurant activities are also allowed. Appropriate buffering between adjacent residential designations is required.

Innovation District (I)

The Innovation District is applied to areas primarily for business and medical offices, corporate headquarters, medical services, business campuses with associated research and development facilities, education, technological advancement, makers labs such as people using digital tools to design new products, and craftsman products such as furniture and window design/construction. A limited amount of commercial uses are allowed within the Innovation Zoning District.

Office Research Park District (ORP)

The ORP zoning district is applied to areas appropriate primarily for office, medical, business campuses with associate research and development facilities. Commercial uses (financial, hotel, retail, personal service, and restaurant, etc.) are intended as accessory or support uses for the employees and customers of the office, business, and medical uses with their associate and research and development operations.

1.5 HOW TO USE THIS DOCUMENT?

The document includes the following:

- **General Standards:** These apply to all residential and mixed-use projects regardless of density, location, or style
- **Standards by Building Types:** These apply based on project height and building types. For example, if a new mixed-use podium project is proposed at five (5) stories, standards from page 35 to 39 will apply.
- **Architectural Styles:** These apply based on chosen architectural style for the proposed project. This section includes both minimum design standards as well as recommended and optional designs.
- **Checklist:** The checklist is a summary of all applicable standards based on location, project intensity and architectural style. The checklist should be used prior to submittal to ensure all required standards are met and understood by the applicant.

1.6 USER GUIDE

Step 1: Review the General Design Standards (Chapter 2 – Part A and B)

For new development to be appropriate and conducive to the surrounding environment, mass and scale shall respect adjacent building context and uses. The General Building Design Standards establish requirements on these issues. Chapter 2 also provides standards and guidance for site planning and appropriate project layout. Standards related to mixed-use development and entries and doorbells are also established here. These standards apply to all projects, regardless of the architectural style that is utilized for project design.

Step 2: Review the Design Standards by Building Types (Chapter 3)

While most multi-family residential development falls within the two (2) to four (4) story range in Murrieta, the development code allows residential development up to 100 feet in multifamily zones and up to 150 feet in the TOD zone. To create variety of scale and design, different building types shall adhere to the supplemental standards set forth in this chapter.

Step 3: Review the Architectural Style Standards (Chapter 4)

The design and detailing of buildings are paramount to a quality environment, and the City of Murrieta is committed to authentic expressions of architectural style. Architectural design elements and materials shall be consistent throughout the project, recognizing that a building is 3-dimensional and must be well designed on all sides. Detailing, choice of materials, window and door choices shall reinforce the overall project design. To provide guidance on architectural styles, the standards offer a menu of architectural traditions individual buildings may be designed in. The styles are as follows:

- Mission - Spanish Colonial Revival
- Craftsman
- American Mercantile
- Tuscan
- Modern
- Farmhouse

Within each style description, various elements related to roof forms, windows, decorative details, and other topics are enumerated. The Architectural Style Standards require certain elements, while other decorative elements may be selected from a menu of options. To encourage variety in design, projects proposed with more than 15 buildings must utilize more than one architectural style. However, styles may not be mixed within a single building.

While architectural styles provide design and visual diversity in many areas of the city, they can also emphasize the historic and cultural significance of areas. For this reason, architectural styles are required or limited to the specific zones detailed in Table 1.1.

Step 4: Review the Murrieta Development Code and Complete the ODS Checklist (Chapter 5)

All developments must comply with the standards of the Murrieta Municipal Code Title 16 (Zoning), and any applicable Specific Plan.

To summarize requirements, this document includes a checklist of the standards as they relate to product type and location. The checklist should be reviewed and completed prior to project submittal to ensure all requirements are met and all guidelines have been considered.

Step 5: Consult with the Community Development Department (Planning)

It is highly recommended for prospective applicants to meet with planning staff and obtain and become familiar with the application and submittal requirements for a project, prior to a formal submittal. Additionally, the Community Development Department requires a Pre-Application Service required for all projects. A pre-application allows applicants to receive staff review from various departments prior to a formal application submittal. Formal submittal will also include the signed checklist to be reviewed by planning staff, approval will not be given or determined without a signed checklist.

Applicants shall follow application procedures as directed by staff. The City of Murrieta Municipal Code (MMC) establishes required procedures for submitting and reviewing development applications.

TABLE 1.1 ARCHITECTURAL STYLES PERMITTED BY ZONE

ZONE	MAX PERMITTED HEIGHT ¹	BUILDING TYPES	PERMITTED ARCHITECTURAL STYLE	NOTES
Downtown Murrieta Specific Plan (DTSP)	100 Feet	See Specific Plan	<ul style="list-style-type: none"> » Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 4 stories) » American Mercantile (Max 8 stories) 	<p>The following styles may be built up to 4 stories, provided the fourth story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> » Craftsman
Multi-Family 1 (MF-1)	50 Feet	Townhome, multiplex, Garden	<ul style="list-style-type: none"> » Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories) 	<p>The following styles may be built up to 4 stories, provided the fourth story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> » Craftsman » Farmhouse
Multi-Family 2 (MF-2)	50 Feet	Townhome, multiplex, Garden	<ul style="list-style-type: none"> » Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories) 	See above, same as MF-1.
Multi-Family 3 (MF-3)	100 Feet	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> » Mission - Spanish Colonial Revival (Max 6 stories) » Craftsman (Max 3 stories) » Tuscan (Max 4 stories) » Farmhouse (Max 3 stories) 	See above, same as MF-1.
Multi-Family 4 (MF-4)	100 Feet	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> » Mission - Spanish Colonial Revival (Max 6 stories) » Tuscan (Max 4 stories) 	See above, same as MF-1.
Transit Oriented Development (TOD) Overlay	150 Feet	Garden, Wrap, Podium, Tower	<ul style="list-style-type: none"> » Mission - Spanish Colonial Revival (Max 6 stories) » American Mercantile (Max 8 stories) » Modern (No limit) » Farmhouse (Max 4 stories) 	<p>The following styles may be built up to 4 stories, provided the fourth story is less than 70 percent of the ground floor footprint:</p> <ul style="list-style-type: none"> » Farmhouse
Commercial, Office and Innovation (per SB 6 and 2011)	Varies by location	Townhome, Multiplex, Garden, Wrap, Podium	<ul style="list-style-type: none"> » Modern (Varies by location) » Farmhouse (Varies by location) 	<p>The following style is only allowed in Office and Innovation:</p> <p>>> Modern</p>

NOTES: 1. BUILDING HEIGHT AS DEFINED BY THE MURRIETA DEVELOPMENT CODE.



2.0 GENERAL STANDARDS

2.1 Site Planning

2.2 Building Orientation

2.3 Standard Parking

2.4 Tandem Parking

2.5 Common Open Space

2.6 Private Open Space

2.7 Landscaping

2.8 Frontage Types

2.9 Lighting

2.10 Trash & Recycling Enclosure

2.11 Door Bells

2.1 SITE PLANNING

- a. Site design requirements (including density, building height, site coverage, setbacks, parking ratio, and open space requirement) shall be that specified for the zoning district in which the project is located.
- b. Residential complex developments with 8-14 buildings¹ shall provide a minimum of two (2) distinct color schemes. A single-color scheme shall be dedicated to no less than 30% of all residential buildings.
- c. Residential complex developments with 15-29 buildings shall provide the following. The number of buildings in single style shall be no less than 30%.
 - i. Two architectural styles from Chapter 4, **and**;
 - ii. Two distinct different color schemes.
- d. Residential complex developments with 30 or more buildings shall provide the following. The number of buildings in single style shall be no less than 30%.
 - i. Three architectural styles from Chapter 4, **and**;
 - ii. Three distinct different color schemes.
- e. Pedestrian linkages to nearby neighborhoods, schools, parks, commercial projects, and parking areas shall be provided.
- f. Architectural styles capped at three (3) stories (ie. Craftsman and Farmhouse) may be allowed to build an additional story if the fourth story footprint is less than 70 percent of the ground level footprint.

¹ EXCLUDING EXCLUDE NON-RESIDENTIAL BUILDINGS SUCH AS COMMONS BUILDINGS, CARPORTS, SERVICE STRUCTURES, ETC.

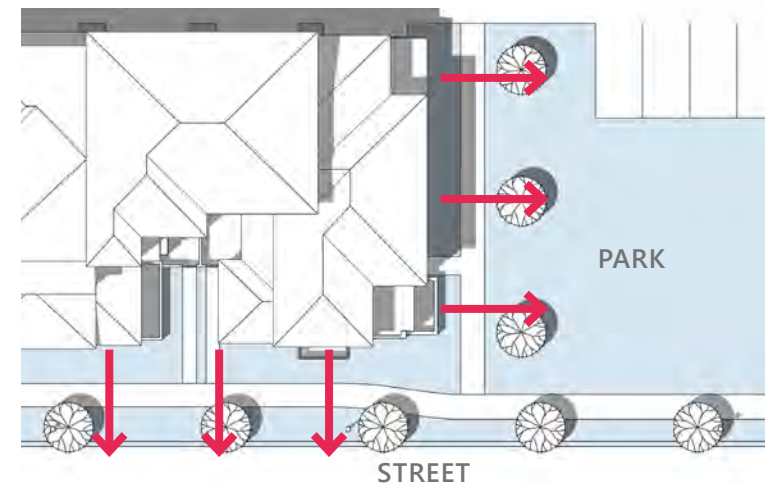
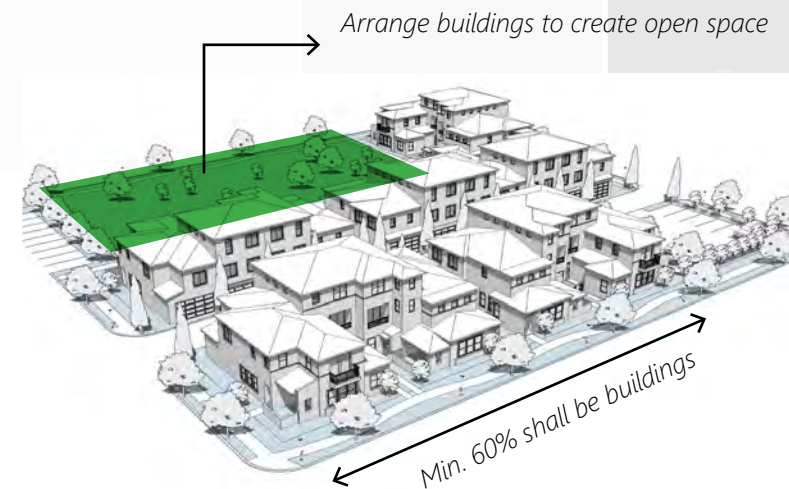


Buildings along streets shall provide visual interest by using different layouts or architectural features.



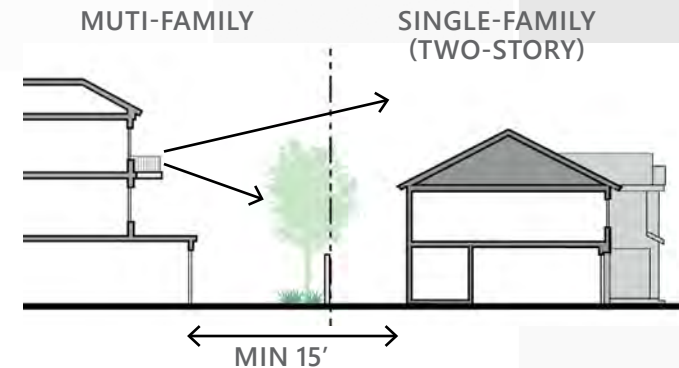
Large residential complex developments shall provide diversity through different architectural styles or colors.

- g. Larger projects (greater than 150 units) shall contain at least two of the following to reduce the appearance of bulk:
- Vary roof heights
 - Vertical planes
 - Different materials and colors
- h. Roof forms and roof lines should be broken into a series of smaller building components when viewed from the street. Long, linear unbroken roof lines shall not exceed 50 feet.
- i. Visual interest shall be provided through architectural variety, especially where several new buildings face streets, such as by using different layouts and/ or architectural features. Abutting buildings shall have complimentary architectural styles.
- j. Proposed cut and fill slopes shall be rounded off both horizontally and vertically.
- k. Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures or colors shall be provided to emphasize the conflict point and improve its visibility and safety.
- l. Orient buildings towards public (and private) streets to positively define street edges. Buildings located adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.
- m. A minimum of 60 percent of the street frontage shall be devoted to buildings. The remaining 40 percent may be devoted to parking, landscaping, and driveways. Except for urban area or area with slope restrictions
- n. Except for garage entrances, structured parking shall not be visible from the primary streets or any public open space.



Building shall be designed with a dual orientation when it is adjacent to both street and open space.

- o. Loading docks and service areas on a corner lot must be accessed from the side street.
- p. Gates which control vehicular and pedestrian access to a residential site are considered privacy gates, and shall be subject to review and approval of the Development Services Department and Fire Department.
- q. Arrange buildings to provide functional common outdoors spaces (such as courtyards, paseos, or parks) for the use of residents.
- r. If adjacent to a single-family residential zone, buildings shall be designed so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through:
- Stepbacks of upper stories, (setback and stepback distance see Table 16.08-4 in MMC 16.08.020)
 - Windows or balconies placement
 - Use of clerestory windows, glass block, or opaque glass
 - Mature landscaping within the rear or side setback areas
- s. Residential structures on the same lot (not attached) shall maintain a minimum separation of at least ten (10) feet for one-story structures, fifteen (15) feet for two-story structures, and 20 feet for three-story structures. (MMC 16.18.130)
- t. Mixed-use Building Orientation shall comply with all the standards mentioned above and the following standards.
- Commercial/Office Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.
 - Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.



Large plants create a living privacy wall that block the direct line-of-sight and protect the privacy of the adjacent single family property.



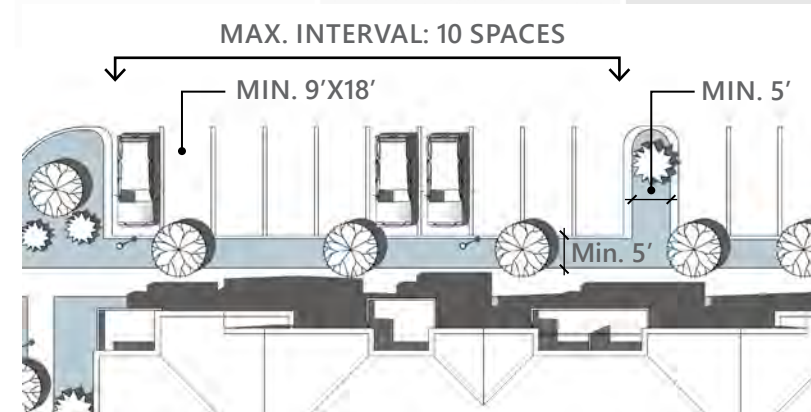
Commercial/Office unit entrances shall face the street, a parking area, or an interior common space.

2.2 PARKING

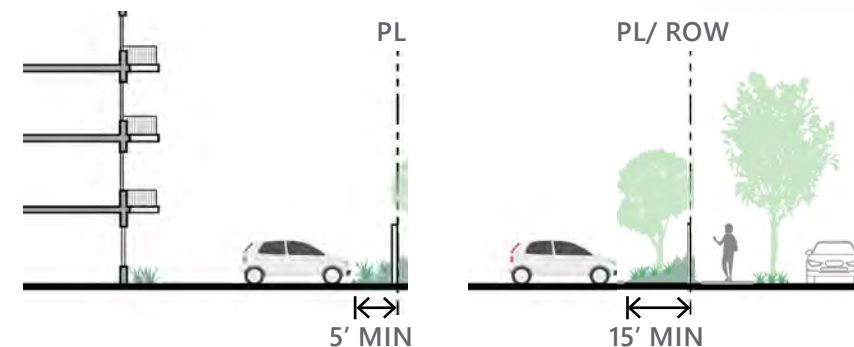
Parking standards shall comply with the standards stated in Murrieta Municipal Code (MMC) 16.08.040 and MMC 16.34, as well as the following:

2.2.1 SURFACE PARKING

- a. Parking lots shall be placed to the side or rear of buildings.
There shall be no vehicular parking between townhouse fronts and the public right-of-way.
- b. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways
- c. Landscaped planters shall be not less than five (5) feet in width in all interior dimensions.
- d. Adjacent to Side or Rear Property Lines: Parking areas shall provide a perimeter landscaped strip at least five feet wide.
- e. Adjacent to Streets: Parking areas shall provide a perimeter landscaped strip at least fifteen (15) feet wide between the street right-of-way and parking area.
- f. Lighting standards shall comply with MMC 16.18.110 with a minimum of one footcandle throughout the parking area and two-foot candles at ground level in front of the entrance/exit.
- g. Access drives shall be located at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided, or the driveway location does not create a traffic hazard to adjacent property. (MMC 16.08.040).
- h. Maximum number of driveway:
 - One driveway for lot frontage up to 150 feet



A landscaped island shall be at least five feet in all interior dimensions.

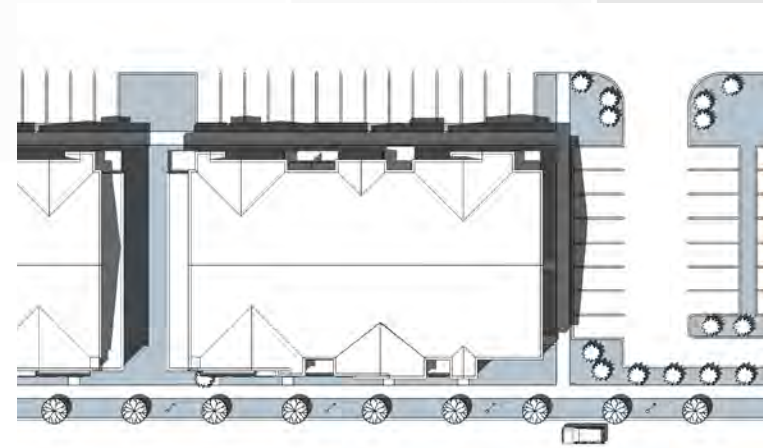


Parking areas adjacent to a side or rear property line, a minimum of 5-foot wide landscape buffer shall be provided. Parking area adjacent to public rights-of-way shall provide a minimum of 15-foot wide landscape buffer.

- Two driveways for lot frontage 150 feet to 299 feet
 - One driveway for each additional 300 feet
- i. Bicycle parking requirement shall comply with the standards in MMC 16.34.090
 - j. Numbers of required vehicle parking space are listed under MMC 16.34.040 Table 3.7
 - k. Disabled/Handicapped Parking Requirements shall comply with the standards in MMC 16.34.060.
 - l. Electric Vehicle Parking. Electric vehicle parking spaces shall be implemented consistent with Section 16.44.115 (Electric Vehicle Parking Requirements) and California Vehicle Code Section 22511.2.
 - m. Open parking areas shall be screened from view from adjacent properties and streets using walls, berms and/or evergreen landscaping.
 - n. Parking lot landscaping shall be located so as to discourage pedestrians from having to cross any landscaped areas to reach building entrances from parked cars.

2.2.2 RESIDENTIAL GARAGE

- a. Garage doors may occupy no more than 40 percent of a building's street frontage and shall be recessed a minimum of eighteen (18) inches from a street-facing wall plane.
- b. Street-facing garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements:
 - Garage door windows or architectural detailing consistent with the main dwelling.



Surface parking shall be located to the side or rear of the building.



*1-Car Garage
10'x20'*

*2-Car Garage
20'x20'*

- Arbor or other similar projecting feature above the garage doors.
 - Landscaping occupying 50 percent or more of driveway area serving the garage (e.g, “ribbon” driveway with landscaping between two parallel strips of pavement for vehicle tires)
- c. Minimum Interior Dimensions for Residential Enclosed Garages.
- A single-car garage shall be at least ten (10) feet wide and 20 feet long.
 - A standard double-car garage shall be at least 20 feet wide and 20 feet long.
 - Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door which does not extend onto the apron. On multifamily dwellings, a security gate on a multi-space garage is permitted.
- d. Numbers of required off-street parking space and bicycle parking slots are listed under MMC 1107.0304.
- e. For attached private garage, the design shall include adequate space for waste/solid storage and a water heater unit.

2.2.3 PARKING STRUCTURE AND LOADING

- a. Any driveway providing access to a parking structure shall have a minimum width of 28 feet.
- b. Parked vehicles at each level within the structure shall be shielded from view from adjoining streets
- c. The exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments



Any driveway providing access to a parking structure shall have a minimum width of 28 feet.

- d. If a toll or fee booth is located in the driveway area, the driveways on either side of the booth shall have a minimum width of fourteen (14) feet.
- e. Three hundred (300) feet shall be the maximum length of a parking aisle without being intersected by another parking aisle or driveway.
- f. The parking areas of sloped floor parking structures shall not exceed a grade of five (5) percent as measured across the width of a 90 degree parking stall. The grade of a straight internal ramp shall not exceed fifteen (15) percent. The grade of a circular ramp shall not exceed twelve (12) percent as measured at the outside ramp wall.
- g. A straight one-way ramp shall be at least fourteen (14) feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.
- h. All ramps shall be provided with transition zones at the top and bottom of the ramp. Ramps with a grade of ten (10) percent or less shall have a transition zone at least eight (8) feet in length. Ramps with a grade of greater than 10 percent shall have transition zones at least twelve (12) feet in length. The grade of a transition zone shall not exceed one-half (1/2) the grade of the ramp it serves.
- i. Minimum lighting requirement of entrances and exits is 50 footcandles. Minimum lighting requirement of parking areas is five (5) footcandles.
- j. The minimum distance of entry/exits from corner intersections is 150 feet.
- k. Large illuminated signs with architectural features, such as an arch, canopy shall be used at the entrance to emphasize the facility entry and attract patrons.



I. Off-Street Loading Space Requirements

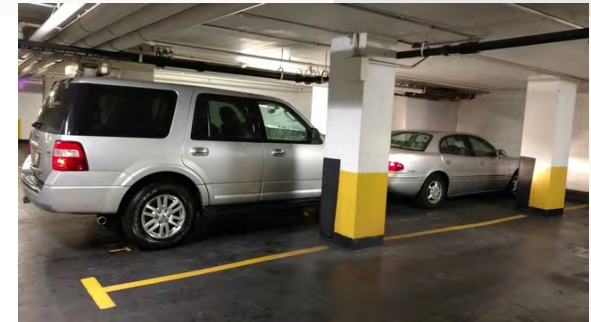
- m. One loading space is required in any parking lot with fifteen (15) or more spaces serving any nonresidential or mixed use.
- n. Loading docks and service areas are prohibited on the primary street building frontage.
- o. Loading requirements are listed under MMC 16.34.100.

2.2.4 TANDEM PARKING

- a. Tandem parking may be permitted to satisfy the off-street parking requirement for a residential unit in accordance with the following.
 - No more than two vehicles shall be placed one behind the other.
 - Both spaces shall be assigned to a single dwelling unit.
 - The tandem parking bay shall be a minimum 40 feet by ten (10) feet in interior dimension.
 - Tandem parking to meet required parking for multi-unit development shall be located within an enclosed structure and the number of tandem parking spaces shall not exceed 50 percent of the total provided number of spaces.
 - Tandem parking shall not be used to satisfy the parking requirement for guest parking.
 - The minimum vertical clearance shall be eight (8) feet (per MMC 16.34.070).



*2-Car Tandem Parking
10'x40'*



2.3 COMMON OPEN SPACE

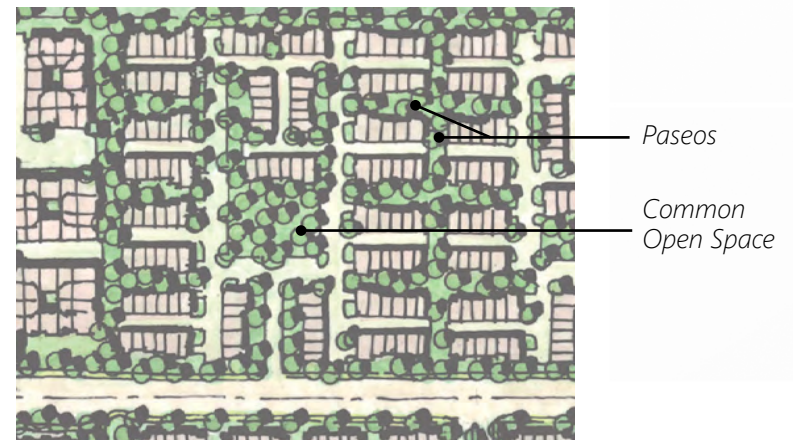
- b. In projects containing fewer than ten (10) units, the common open space shall have a minimum width and depth of ten (10) feet.
- c. In projects containing ten (10) or more units, where the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width. Where the required common area is 3,000 square feet or more, the space may be divided among multiple areas; provided, that at least one recreation area is a minimum of 2,000 square feet in area with a minimum width of 25 feet. All other areas shall be at least 1,000 square feet in area with a minimum width of ten (10) feet.
- d. Primary common open space shall not be located at an extreme edge of the property or dispersing smaller less usable areas throughout the site.
- e. Residential units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.
- f. Minimum Open Space Requirement:

ZONE	COMMON OPEN SPACE	PRIVATE OPEN SPACE	RECREATIONAL AMENITIES
MF-1	200 sq. ft.	60 sq. ft./upper floor 100 sq. ft./ground floor	For projects containing 25 or more dwelling units, provide one recreational amenity for each 30 dwelling units or fraction thereof
MF-2	200 sq. ft.	60 sq. ft./upper floor 100 sq. ft./ground floor	
MF-3	150 sq. ft.	All units 50 sq. ft.	
MF-4	150 sq. ft.	All units 50 sq. ft.	
DTSP	150 sq. ft.	See Specific Plan	
TOD	150 sq. ft.	All units 50 sq. ft.	
Others	150 sq. ft.	All units 50 sq. ft.	

- g. Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.



Common open space shall include common amenities (such as community gardens and tot lot) and landscaping.

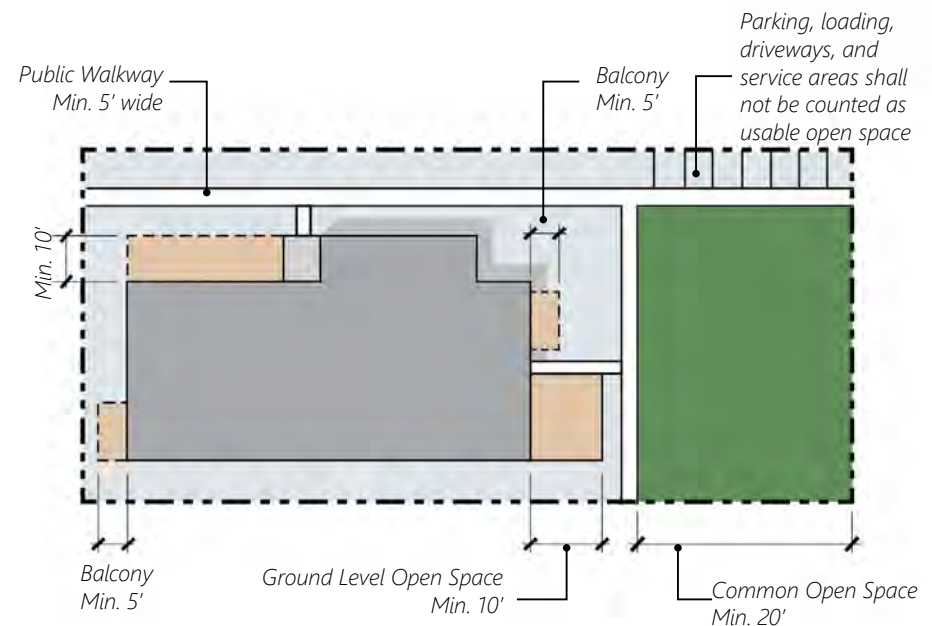


Common open space shall centrally located and accessible to all the residents. At least one side of the common open space shall border residential buildings.

- h. Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of ten (10) foot wide dense landscaping shall be provided as screening.
- i. An area of usable common open space shall not exceed an average grade of ten (10) percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.
- j. All common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.
- k. Forecourt must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.
- l. Developments that include 30 or more dwelling units shall include at least one play area for children (except for age-restricted to senior citizens; or located within 300 feet of a public park). Such play area shall:
- Have a minimum dimension of 20 feet in any direction and a minimum area of 600 square feet.
 - Contain play equipment, including equipment designed for children age five years and younger.
 - Be visible from multiple dwelling units within the project.
 - Be protected from any adjacent streets or parking lots with a fence or other barrier at least four (4) feet in height.
- m. Multifamily developments exceeding 150 units, shall have at least two common open space areas and shall incorporate activities for different age groups.



Children play area shall be protected from any adjacent streets or parking lots with a fence or other barrier at least 4 feet in height.



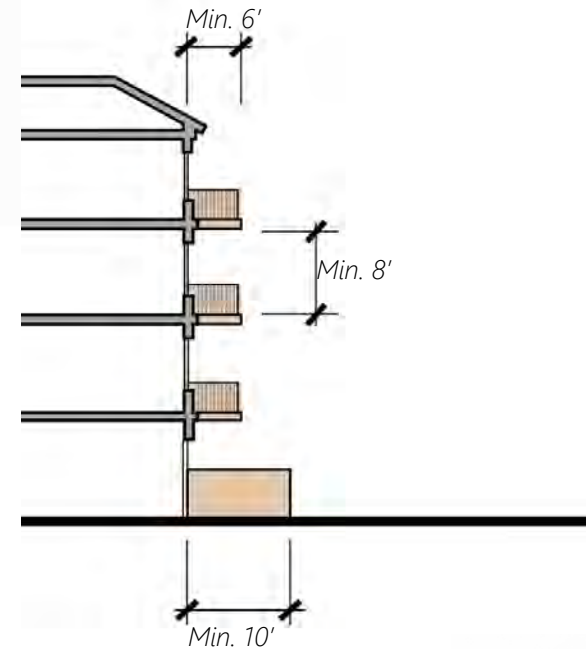
2.4 RECREATIONAL AMENITIES

- a. The required front yard area shall not be counted toward satisfying the common recreation area requirement.
- b. Project shall include at least one children play area with a minimum dimension of 150 square feet.
- c. Unless otherwise approved by the Planning, Building and Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths separate from vehicular areas.
- d. All play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.
- e. A play area for children under age five (5) shall be provided within direct visibility of common spaces.
- f. Senior housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.
- g. One common recreational amenity shall be provided for each 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements.
 - Clubhouse at a minimum of 750 square feet (two)
 - Swimming Pool at a minimum of 15x30 feet or equal surface area (two)
 - Tennis, Basketball or Racquetball court
 - Weightlifting facility
 - Children's playground at a minimum of 600 square feet
 - Sauna or Jacuzzi
 - Day Care Facility (two)
 - Other recreational amenities deemed adequate by the director.
 - Community garden



2.5 PRIVATE OPEN SPACE

- a. Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.
- b. Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten (10) feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than six (6) feet.
- c. Above ground-level space shall have at least one exterior side open and unobstructed for at least eight (8) feet above floor level, except for incidental railings and balustrades.
- d. Guardrails on open-sided surfaces (like stairs, balconies, decks, porches, etc.) must be at least 36 inches in height.
- e. Balconies and decks facing shall have walls or railings that are at least 50 percent open.
- f. Private open spaces shall be contiguous to the units they serve and screened to a minimum height of four (4) feet by use of plant materials, solid walls, or building surface.



Standard 4.4.b and Standard 4.4.c: Private open space minimum dimensions requirements.



Private Open Space at Ground Level



Private Open Space at upper Level

2.6 LANDSCAPING

Landscaping standards shall comply with the standards stated in Murrieta Municipal Code (MMC) 16.28.040, MMC 16.28.070, and MMC 16.28.080 , as well as the following:

- a. Landscaping materials shall comply with the following:
 - Shrubs, of at least one-gallon size;
 - Ground cover instead of grass/turf; and/or
 - Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.
- a. Trees shall be planted in a manner which maximizes the shading of paved areas, outdoor seating, and both south- and west-facing windows
- b. The tree palette shall provide a balanced use of evergreen and deciduous trees
 - a. A minimum of five (5) feet wide landscaping shall be incorporated around the base of buildings (except for walkways and driveways) to soften the edge between parking, drive aisles and sidewalks.
 - b. Development on sloped properties shall follow the natural contours of the land by use of design features listed in the MMC (section 16.08.040)
 - c. The applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation (MMC 16.28.060).
 - d. High water use plants, characterized by a plant factor of 0.7 to 1.0, can only be used in the common open space.



- e. Turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape (MMC 16.28.060).
- f. All setbacks and non-work areas shall be landscaped within the development area.
- g. Hardscape shall not be used to meet minimum site landscaping requirements in MMC 16.28.070.
- h. Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas.
- i. A mix of plant materials shall be provided in compliance with the Table 3-5, MMC Section 16.28.080
- j. Primary street trees, shade trees, and parking lot trees shall choose fifteen (15) gallon trees.
- k. Sidewalks and pedestrian walkways shall be a minimum of five (5) feet in width.



2.7 FRONTAGE TYPES

Storefronts

A frontage that reinforces the commercial character and use of the ground floor of the building. The elevation of the ground floor is located at or near the grade of sidewalk to provide direct public access into the building.

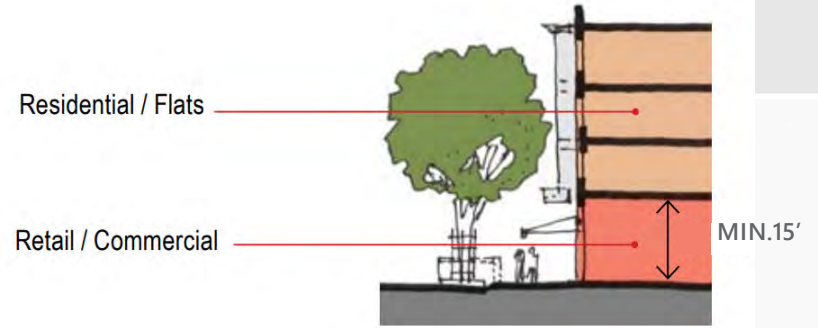
Live-work/office fronts

A frontage that reinforces both residential and work activities that can occur in the building. The elevation of the ground floor is located at or near the grade of sidewalk to provide direct public access to the building.

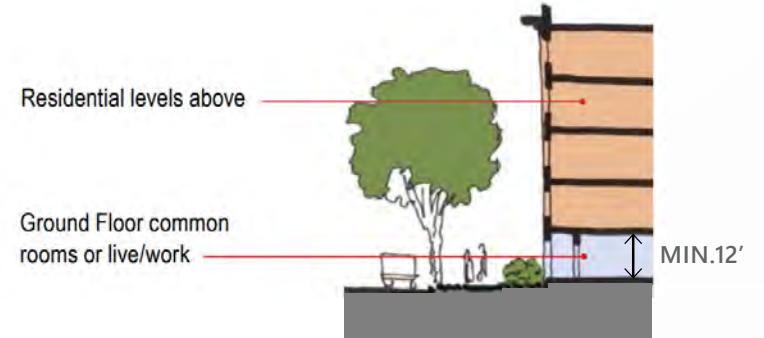
Residential fronts

A frontage that reinforces the residential character and use of the building. The elevation of the ground floor is elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk.

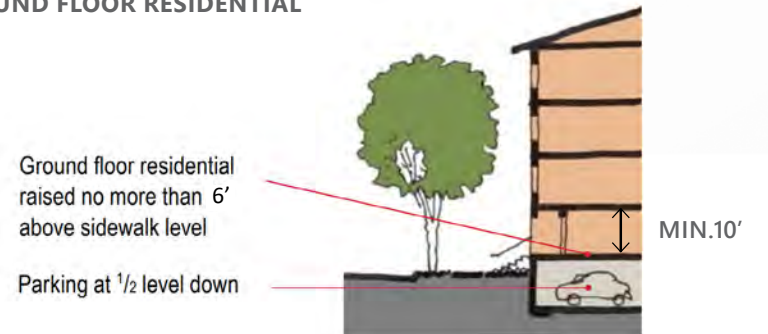
GROUND FLOOR COMMERCIAL



GROUND FLOOR LIVE-WORK / OFFICE



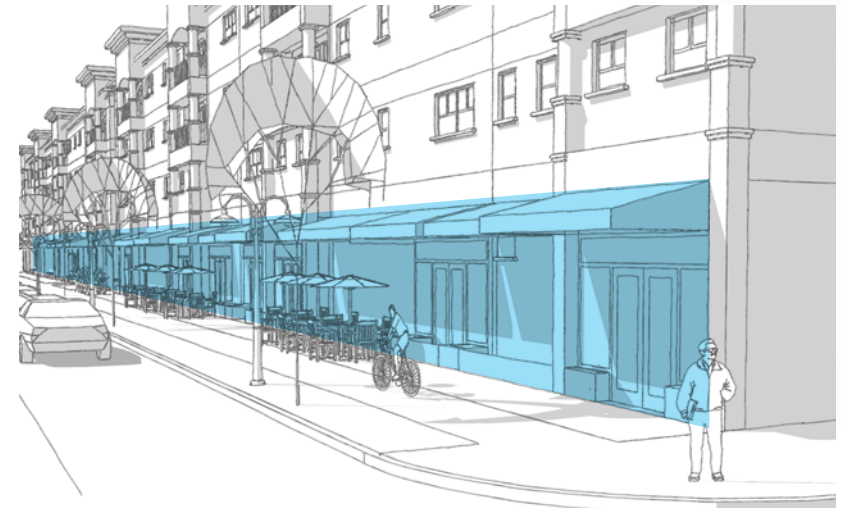
GROUND FLOOR RESIDENTIAL



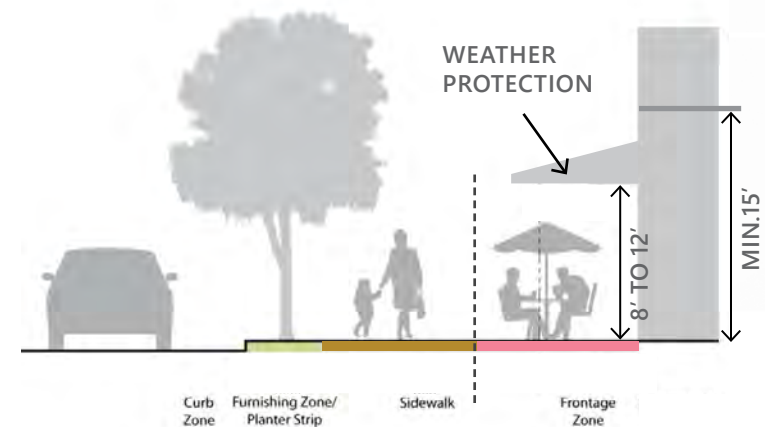
2.7.1 STOREFRONTS

Landscaping standards shall comply with the standards stated in Murrieta Municipal Code (MMC) 16.44.100.

- a. The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
- b. All ground floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.
- c. Entrance shall be emphasized and clearly recognizable from the street. One or more of the following methods shall be used to achieve this result:
 - Projecting non-fabric awnings or canopies above an entry (covered entry);
 - Varied building mass above an entry, such as a tower that protrudes from the rest of the building surface;
 - Special corner building entrance treatments, such as a rounded or angled facets on the corner, or an embedded corner tower, above the entry;
 - Special architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures;
 - Projecting or recessed entries or bays in the facade;
 - Recessed entries must feature design elements that call attention to the entrance such as ridged canopies, contrasting materials, crown molding, decorative trim, or a 45-degree cut away entry; and
 - Changes in roofline or articulation in the surface of the subject wall.



- d. Lobby entrances to upper floor uses shall be located on a façade fronting a street.
- e. A minimum of ten (10) feet wide frontage shall be provided from the back of curb to the building.
- f. The ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.
- g. Windows and/or glass doors shall cover not less than 50 percent of the first floor elevation along street frontages.
- h. At least 25 percent of the surface area of each upper floor façade shall be occupied by windows.
- i. Projecting elements on upper floors may project five (5) feet from the façade and project into the setback.
- j. Development with retail, commercial, community or public uses on the ground floor shall have a clear floor-ceiling height of at least fifteen (15) feet.
- k. The minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.
- l. If the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.



2.7.2 LIVE-WORK/OFFICE FRONTS

- a. The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
- b. All ground floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground floor uses may have a common lobby entrance along the front façade or private entrances along other facades.
- c. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.
- d. At least 40 percent of the surface area of the ground floor façade shall be occupied by display windows or translucent panels.
- e. At least 25 percent of the surface area of each upper floor façade shall be occupied by windows
- f. Projecting elements on upper floors may project three (3) feet from the façade and project into the setback.
- g. The ground floor shall have a clear floor-ceiling height of at least twelve (12) feet.
- h. The minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.
- i. If the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.



2.7.3 RESIDENTIAL FRONTS

- a. Garages shall not exceed 40 percent of the length of the building facade.
- b. The ground floor elevation shall be located within six (6) feet of the ground surface of the adjacent sidewalk or walkway.
- c. Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.
- d. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.
- e. At least 25 percent of the surface area of the ground and upper floor façade shall be occupied by windows.
- f. The ground floor shall have a clear floor-ceiling height of at least ten (10) feet.
- g. Stoops and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to five (5) feet from the façade and project into the setback.
- h. Projecting elements on upper floors may project three (3) feet from the façade and project into the setback.
- i. The public sidewalk shall be improved with street trees standards per MMC 16.28.080.
- j. If the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).



2.8 EXTERIOR LIGHTING

Lighting plan shall be prepared and shall demonstrate the dispersal of light on the ground surface and compliance with the requirements in MMC 16.18.100.

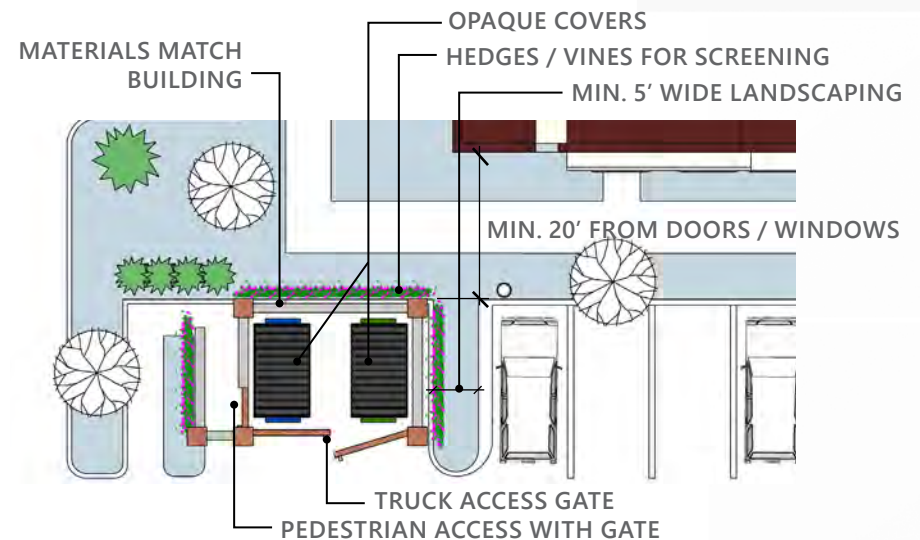
- a. Lighting shall be shielded and directed downward, with location of lights coordinated with the approved landscape plan.
- a. Exterior lamps shall be low wattage, LED, and except for outdoor Christmas lights, shall not be colored.
- b. All exterior lighting shall be dark sky compliant, and designed, located and lamped in order to prevent overlighting, energy waste, glare, and light trespass.
- c. Bollard lighting may be used to light walkways and other landscape features, but shall cast its light downward.
- d. All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.
- a. Street lights shall use decorative lighting poles that match with the community theme.
- b. Outside and parking lot lighting shall not exceed 0.1 footcandles at residential property lines.
- c. Lighting shall be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses. Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows. (DTSP section 4.8)



2.9 TRASH & RECYCLING ENCLOSURE

- d. The location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.
 - a. Enclosures shall be finished using materials compatible with the surrounding architecture.
 - b. Trash storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views.
 - c. Provide a concrete pad within the fenced or walled area(s) and a concrete apron which facilitates the handling of the individual bins or containers.
 - d. The location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.
 - e. Loading areas and refuse storage facilities shall be located as far as possible from residential units and shall be completely screened from view from adjacent residential portions of the project. The location and design of trash enclosures shall account for potential nuisances from odors.
 - f. For sites having 2-6 units, a minimum of twelve (12) square feet waste and twelve (12) square feet recycling enclosure shall be provided.
 - g. For sites having 7-15 units, a minimum of 24 square feet waste and 24 square feet recycling enclosure shall be provided.
 - h. For sites having 16-25 units, a minimum of 48 square feet waste and 48 square feet recycling enclosure shall be provided.
 - i. For sites having 25 more units, every additional 25 dwellings or fraction thereof shall require an additional 48 square feet for solid waste and 48 square feet for recyclables.

- j. All recycling areas in multifamily residential developments shall be located within 250 feet of any residential unit.
- k. Storage areas shall not be closer than twenty (20) feet from doors or operable windows of adjacent structures.
- l. For individual unit, a minimum of three (3) cubic feet shall be provided for the storage of refuse and a minimum of three (3) cubic feet shall be provided for the storage of recyclable material.
- m. Garbage and/or solid waste storage shall be screened from public view and landed on a concrete pad.



Solid waste and/or recycling enclosure shall have reasonable access for both pedestrian and collection trucks.



2.10 DOOR BELLS

- a. Every dwelling consisting of more than five (5) dwelling units shall be equipped with doorbells, intercoms or other signaling device attached to the front exterior of the dwelling accessible to all visitors to the dwelling.
- b. Doorbell locations shall meet the ADA requirement.
- c. If a gate is provided between the front door and the street, the gate shall be clearly marked as the main entrance to the business and include a doorbell, directory, call box, or other means of communication for patients and patrons to be allowed access to the business.





3.0 BUILDING STANDARDS BY TYPES

3.1 Low-Rise (3 Stories or Less)

3.2 Mid-Rise (4-6 Stories)

3.3 High-Rise (7 Stories or More)

3.1 LOW RISE (2 OR 3 STORIES)

Low-rise multifamily are buildings two (2) or three (3) stories with a maximum building height of 40 feet. The housing products include townhomes, duplex, triplex, fourplex, and courtyard. Low-rise multifamily are the major multifamily housing group in Murrieta. It is allowed in all the objective design standards applicable area. All the architectural styles in Chapter 4 could be applied in low-rise projects.

3.1.1 Site Design for Low Rise

Each unit shall have an individual entry facing a street or a common open space.

- d. Maximum building coverage: 40 percent.
- e. Parking for residents must be in the garage. Guest parking may be surface parking (covered or uncovered). Parking requirement and standards shall be in accordance with MMC 16.34.040 and Chapter 2.2 Parking in this book.
- f. Open Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.
- g. The area between a building and the street must be landscaped
- h. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.
- i. A street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.
- j. A minimum of 20 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.
- k. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.



Townhome



Triplex



Courtyard

3.1.2 Product Types

A. Townhome

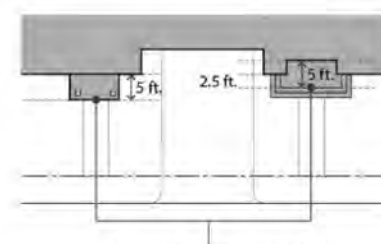
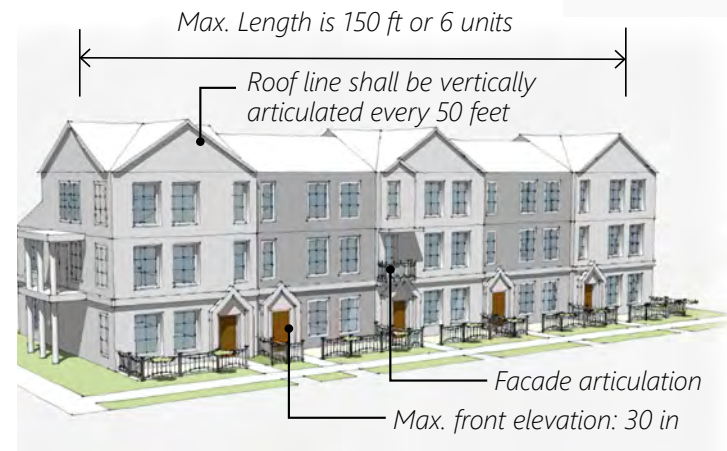
A dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof. Each unit have its own driveway and garage and accessed from an alley. Each unit shares one to two walls with adjacent properties but have their own entrances. Each unit has its own driveway and garage. Townhomes are typically two (2) stories, sometimes with a reduced footprint for the third floor.



Townhome Building Massing Standards

- a. The minimum unit of a townhome shall be three (3) units. The maximum building length shall be 150 feet or six (6) units, whichever is less.
- b. Entrance frequency: At least one every 50 feet
- c. Maximum elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeding 30 inches, projects are subject to accessibility design reviews.
- d. Parking (garage) may be front-loaded or rear-loaded, but must be entered from alley.
- e. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
- f. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:
 - g. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;
 - h. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or
 - i. Offsets of facade or roof elevation of two (2) feet or greater;
 - j. The vertical massing of buildings shall be articulated to express each individual unit.
 - k. Avoid having primary entry directly faces another unit's garage door.

- l. A covered porch or covered recess entry is required for each townhouse, with a minimum depth of five (5) feet and a minimum area of 40 square feet.
- m. Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.

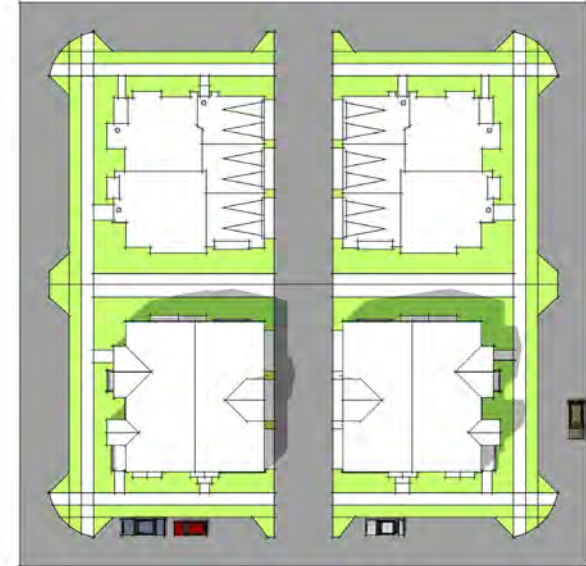


Building Entrance: Porch or covered recess of 5-foot deep and a minimum of 40 square feet



B. Duplex, Triplex, and Fourplex

Building that consists of two to four side-by-side and/or stacked units, typically with individual entries along the front. Each unit have its own driveway and garage. It fits within low- to moderate-intensity neighborhoods.



Multiplex Building Massing Standards

- a. The maximum building length shall be 150 feet.
- b. Alley or courtyard provides access to units and garages.
- c. Entrance frequency: At least one every 50 feet
- d. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.
- e. Parking (garage) shall be rear-loaded or detached.
- f. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
- g. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:
 - Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;
 - Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or
 - Offsets of facade or roof elevation of two (2) feet or greater;
- h. The vertical massing of buildings shall look like large residences.

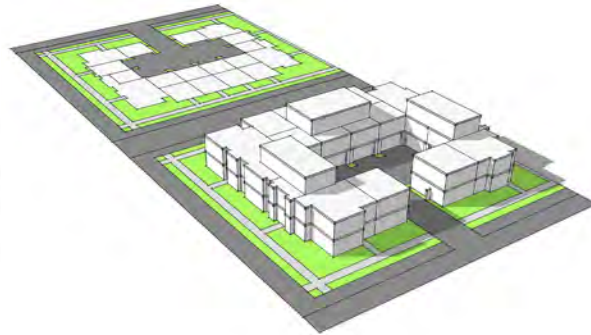


C. Courtyard

Building that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court could be common open space (known as garden-court) or shared driveway (known as motor-court). The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.



Garden-Court



Motor-Court



Garden-Court



Motor-Court

Courtyard Building Massing Standards

- i. The maximum building length shall be 150 feet at any side.
- j. Courtyard(s) shall be accessible from the residential street.
- k. If courtyard is common open space, the front facade shall face the open space.
- l. Alley or courtyard provides access to units and garages.
- m. Entrance frequency: At least one every 50 feet
- n. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.
- o. The courtyard shall be easily accessed from the street.
- p. Recessed entries with arches or canopies, stoops, low privacy walls.
- q. Parking (garage) shall be rear-loaded or detached.
- r. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
- s. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:
 - Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;
 - Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or
 - Offsets of facade or roof elevation of two (2) feet or greater.



3.2 MID-RISE (4-6 STORIES)

Low-rise multifamily are buildings four (4) to six (6) stories with a maximum building height of 80 feet. Four (4) story products includes apartment flat with surface parking or wrap with parking structure. Five (5) story and six (6) story housing products include wrap and wood structure podium. Four (4) story buildings are allowed in all the objective design standards applicable areas. The applicable architectural styles are Spanish Colonial, American Mercantile, Tuscan, and Modern. Craftsman and Farmhouse may also have a four (4) story addition if the addition doesn't exceed 70 percent of the building footprint. Five (5) story and six (6) story buildings are allowed in the MF-3, MF-4, and TOD zone. The applicable architectural styles are Spanish Colonial, American Mercantile, and Modern.



Garden building



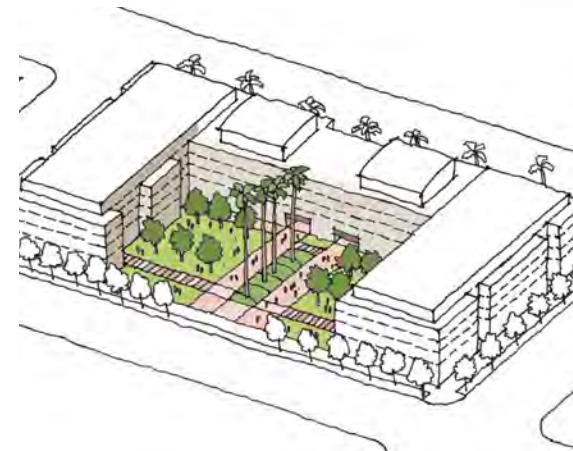
Wrap building



Podium building

3.2.1 Site Layout for Mid Rise

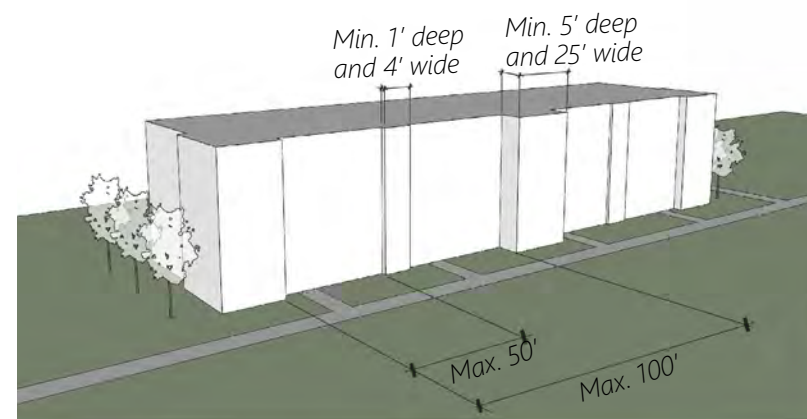
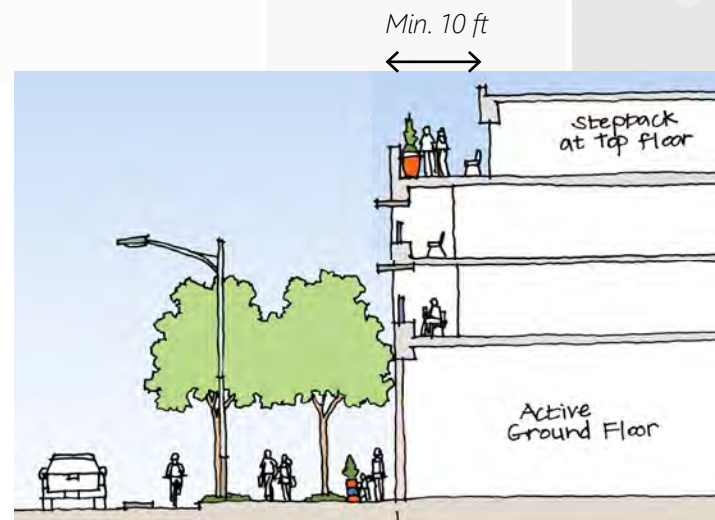
- a. Upper floor units shall be accessed by a common entry along the front street.
- b. For mixed-use, ground floor shops or office shall have individual entries along the adjacent street.
- c. Parking may be covered, uncovered, or in a garage. Standards shall be in accordance with MMC 16.34.040 and Chapter 2.3 Parking in this book.
- d. Open Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.
- e. Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.
- f. For wrap or podium building types, parking structure must be mostly enclosed within, below, or behind buildings in a manner that conceals it from predominant public view and that does not interrupt the continuity of the pedestrian environment.



3.2.2 Building Massing

Structures with heights greater than three (3) stories shall set back upper portions of the structure a minimum of ten (10) feet for each additional two (2) stories. (MMC 16.44.100)

- g. Buildings over three (3) stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries.
- h. Major breaks shall be a minimum of five (5) feet deep and 25 feet wide and shall extend at least two-thirds (2/3) of the height of the building. Exceptions include, for buildings with upper stories (above first floor) stepped back at least five feet; or the major break need only extend two-thirds (2/3) of the height of the portion of the front façade that is not stepped back.
- i. Buildings shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of one (1) foot deep and four (4) feet wide and extend the full height of the building.
- j. Where parking structures are planned, the street side shall be composed of pedestrian-active uses (such as stores, lobby) on the ground level to screen parking structures.
- k. Residential ground floor uses in multi-family buildings, other than accessible units, shall be no more than four (4) feet above the public sidewalk grade, if setback is fifteen (15) feet or less.



Multi units building shall have Major and minor massing breaks to reduce bulkiness.

- l. At least one elevator shall be provided in each multi-family building containing 21 or more units, where some of those units have primary accesses only to the third-story or higher stories.
- m. The ground floor elevation shall consist of at least one of the following:
- A line of awnings or canopies over ground floor storefronts or amenity space windows extending at least 75 percent of the elevation width.
 - Unobstructed transparent glass storefronts for at least 75 percent of the elevation width.
 - A different exterior cladding material than the middle/body separated from the middle/body above with either an overhang or recess of two (2) feet or more, or a horizontal belt course with a dimension of at least twelve (12) inches, consisting of a different color and material separating the base from the middle section.
 - A series of individual residential entries with recessed entryways.
 - A series of individual residential entries with porches with roofs.
- n. The cap is at the top of the building and shall include at least one of the following:
- If the building has a parapet wall, add a cornice feature, consisting of a different material and a depth of at least twelve (12) inches over the wall below.
 - If a building has a pitched roof, an eave overhang of at least two (2) feet.
 - A building stepback of at least three (3) feet from the main wall plane of the story below.
 - A change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.



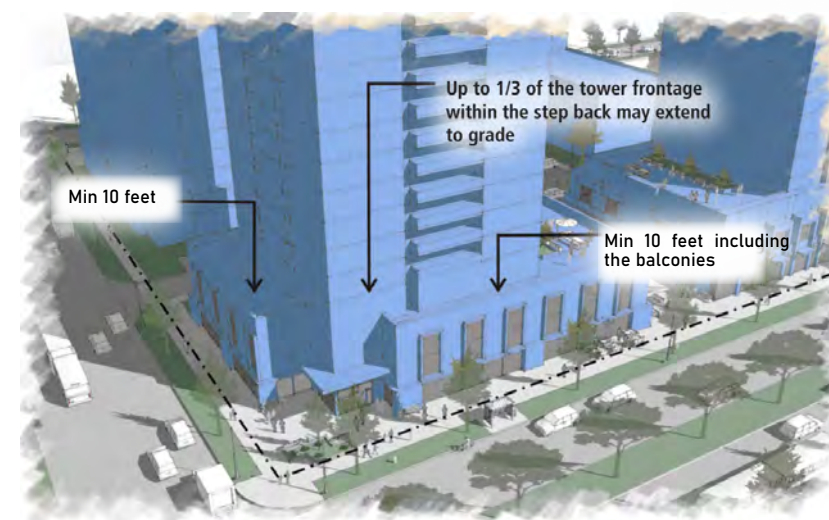
3.3 HIGH-RISE (7 STORIES OR MORE)

High-rise multifamily are buildings seven (7) stories or higher with a maximum building height of 150 feet. They have steel or concrete frame. Common open space is provided at a roof top and/or indoor room. The applicable architectural styles are American Mercantile and Modern. High-rise is only allowed in TOD zone.



3.3.1 Building Massing for High Rise

- a. The minimum height of the base should be two (2) stories.
- b. The maximum height of the base of a proposed high-rise building should be equal to the width of the right-of-way to provide sufficient enclosure for the street without overwhelming the street.
- c. Additional height may be appropriate through the provision of step backs and architectural articulation, particularly on wider streets and deeper lots.
- d. For sites where the adjacent context is lower-scale and not anticipated to change:
 - the height of the base or the portion of the base immediately adjacent to the neighboring lower-scale buildings should match the height of the neighboring buildings; and
 - provide a transition in height on the base through setbacks and
- e. Use bird-friendly best management practices in accordance with the City's guidelines. In particular, apply visual markers or use low reflectance materials on all exterior glazing within the first 65 feet of the building above grade.
- f. Eighty (80) percent of the ground floor should be highly transparent.
- g. The maximum tower floor plate for a high-rise residential building should be 8,000 square feet to minimize shadow and wind impacts.
- h. The tower, including the balconies, should be stepback a minimum of ten (10) feet from the base.
- i. Up to one-third (1/3) of a tower frontage along a street or a public space may extend straight down to the ground
- j. Orienting and shaping the tower to improve building energy performance, natural ventilation, and daylighting



3.3.2 Open Space (Rooftop)

Any rooftop uses shall require a full plan review, permits and inspections for occupants and structural safety based on how the building roof is to be used.

- a. The rooftop garden shall be located on the third or higher story.
- b. The rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.
- c. Minimum dimensions of rooftop garden is fifteen (15) feet.
- d. Permanent fixtures associated with the usable open space, such as trellises, shade structures, furniture, and furnishings such as planters, lighting and heaters, may exceed the height limit by up to twelve (12) feet.
- e. At least 15 percent but no more than 25 percent of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.
- f. Rooftop equipment shall be screened by a parapet or enclosure.
- g. Where rooftops are visible from offsite, they should be treated to minimize aesthetic impacts.





4.0 ARCHITECTURAL STYLES

- 4.1 Mission - Spanish Colonial Revival (Max. 6 Story)
- 4.2 Craftsman (Max. 3 Story)
- 4.3 American Mercantile (Max 8 Story)
- 4.4 Tuscan (Max. 4 story)
- 4.5 Modern (No Limit on Height)
- 4.6 Farmhouse (Max. 3 Story)

4.1 MISSION - SPANISH COLONIAL REVIVAL

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



4.1.1 FORM & MASSING

- a. Asymmetrical façade/elevations
- b. Three (3) or more roof planes
- c. At least 50 percent of the units shall have balconies or window treatments (such as shutters or awnings)
- d. Entrances are recessed at least twelve (12) inches

Additional details for projects four (4) stories and taller, mixed use, or for a project with more than fifteen (15) buildings (required two details)

- e. Include two (2) add-on projections such as verandas, arcades, balconies and exterior stairs.
- f. The ends of building massings shall be stepped down to create a more pedestrian scale.
- g. One focal point, such as courtyard, tower, or fountain
- h. Wingwall or columns on the ground level



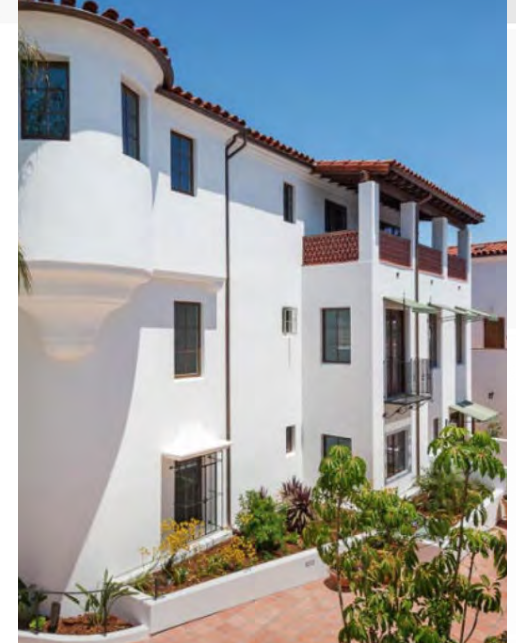
4.1.2 ROOF

- a. Low pitched (4:12 maximum) cross- or side-gable roofs. The pitch shall remain constant except for a veranda or arcade.
- b. Red, fired, clay tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types
- c. The gable has little or no overhang on the rake.
- d. Thirty (30) percent of the primary facade length shall have a six (6) to twelve (12) inches eave overhang and 20 percent shall have a 24 inches overhang with exposed rafter tails.
- e. Hipped roofs shall only be used in combination with gables or on a tower element.
- f. Shed roofs are only used in conjunction with verandas.
- g. When a flat roof is used it shall be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof.



4.1.3 MATERIALS & COLORS

- a. Roof tiles shall use terracotta, brown earth tones, or rustic red color palette.
- b. White, cream, or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles)
- c. Re-sawn wood shall be used as secondary wall material for the following and similar elements:
 - 1) Posts and exposed beams
 - 2) Railing, spindles and grill work
 - 3) Shutters, window frames and doors
- d. If windows have shutters, the shutter's color shall match the accent color that is use for doors or decorative trim.
- e. At least one wrought iron elements (such as railings, hardwares, and gates) shall be used.



4.1.4 DOORS & WINDOWS

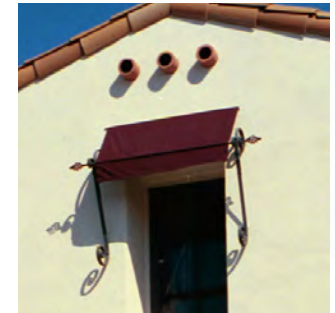
- a. Accent windows shall be less than 20 percent of the total windows.
- b. The primary facade shall include at least one arched elements.
- c. At least 50 percent of the windows shall be casement windows.
- d. All entrance door surrounds shall be banded with ceramic tile, molded plaster or painted accents.
- e. All the casement windows and double hung windows shall have wooden frame.
- f. At least two types/shapes of windows shall be used
- g. A minimum three (3) inches wide flat casting shall be used on all non-recessed casement windows.
- h. Eighty (80) percent of the primary windows shall have window muntins



4.1.5 DECORATIVE DETAILS

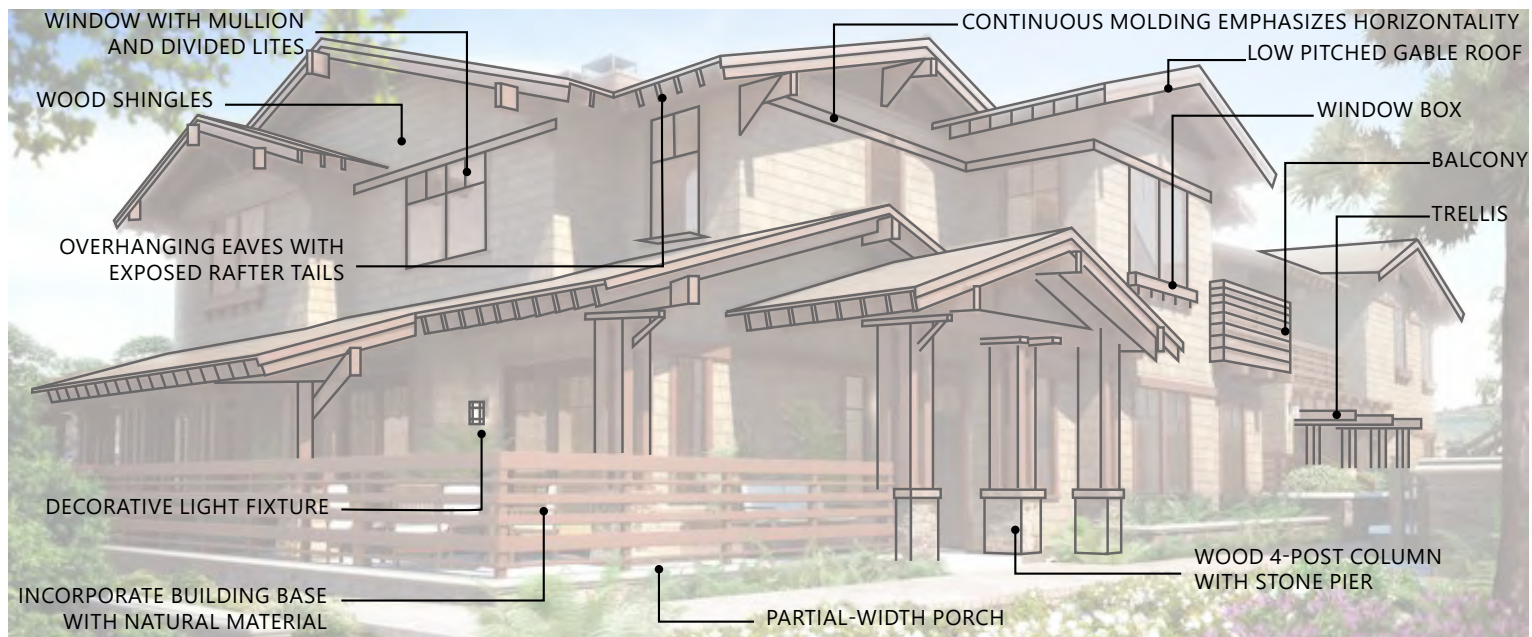
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Entry/Front porch or patio
- b. Decorative tiles
- c. Clay tile vents
- d. Wrought iron balcony railings or support brackets
- e. Dark metal light fixture and hardware
- f. Paired wood (or wood simulated) garage doors with iron hardware
- g. Stone or brick accented elements
- h. Verandas, pergolas or arcades
- i. Exterior stairs
- j. Fabric awnings with metal spear supports



4.2 CRAFTSMAN

The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. In City of Murrieta, this style is deployed to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.



4.2.1 FORM & MASSING

- a. Asymmetrical façade/elevations
- b. Three (3) or more roof planes on the primary facade
- c. Front-facing gable roofs
- d. At least 30 percent of the street-facing units shall have balconies or porches.
- e. Primary walls shall have two to three materials/colors, with no more than ninety percent (90 percent) of the total wall surface in one material / color.



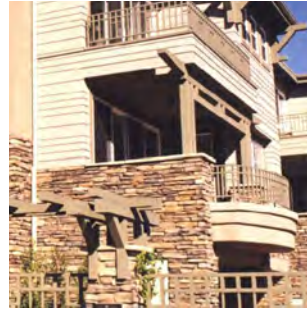
4.2.2 ROOF

- a. Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12)
- b. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams
- c. Brackets or knee braces at gabled ends
- d. Use of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles)



4.2.3 MATERIALS & COLORS

- a. Brick, stone and concrete blocks are the most common materials used in the base.
- b. Primary walls shall show no more than two materials along any vertical section of the building, with no more than ninety percent (90 percent) of the total wall surface in one material.
- c. Primary wall materials shall include dark color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.
- d. Use of dark, neutral, earth-toned color palette, such as browns and greens
- e. Lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails)
- f. The primary facade shall have at least three paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details



4.2.4 DOORS & WINDOWS

- a. At least 50 percent of the windows shall be casement windows.
- b. Eighty (80) percent of the primary windows shall have grilles
- c. At least two types/shapes of windows shall be used
- d. Utilize flat wood trims (typically 4½ inches or 5½ inches wide) around the primary windows and entry doors.
- e. Window and door trim color shall contrast with color of walls
- f. Entry doors and garage doors have glass panels



4.2.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Stone pier and battered wood support
- b. Exposed rafter tails and knee-brace brackets
- c. Dormers shall located on the front façade
- d. Second-story balcony
- e. Decorative attic/gable vent
- f. Light fixtures shall box-shaped, with metal frame and geometric pattern.
- g. Chimneys are visible at the exterior and arranged on a side elevation
- h. Stained glass windows or transom windows
- i. Covered front porches with tapered pillars
- j. Ground level windows have muntins
- k. Decorative joinery



4.3 AMERICAN MERCANTILE

This building type began in the late 19th century when, in the process of identifying towns and cities, housing and offices were built over retail stores. This mixed-use strategy is still relevant today, as the re urbanization of existing urban centers becomes an established pattern.



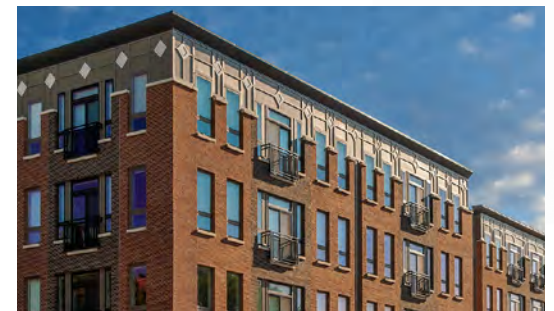
4.3.1 FORM & MASSING

- a. Simple, rectangular form
- b. Rhythmic placement of piers, columns, ground-floor storefronts, and openings on upper levels
- c. Transparent windows and doorways shall be no less than 80 percent of the street frontage at the ground level.
- d. Multi-story facades are divided into base, body, and top with the ground floor taller than the upper floors
- e. Engaged columns or lintels over openings
- f. Bases are articulated by changes in material or changes in wall plane
- g. Minimal projections or recessions on wall plane



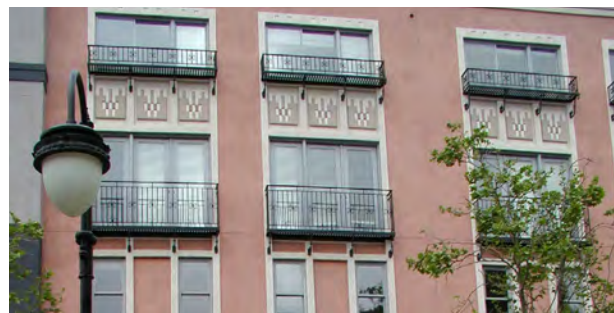
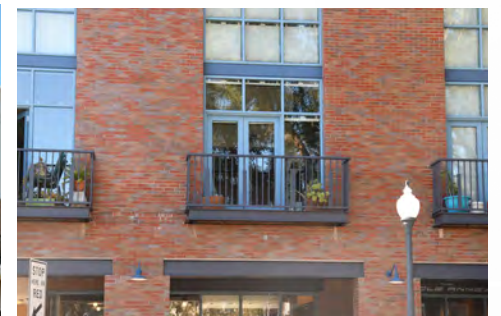
4.3.2 ROOF

- a. Flat roof
- b. A projecting cornice or a receding, stepped parapet
- c. Cornice and details mimic and reference historical detailing.
- d. Roofs may be accessible and be used as balconies or terraces.
- e. Street-facing gable roof with roof pitches at least 5:12 unless concealed behind a parapet.



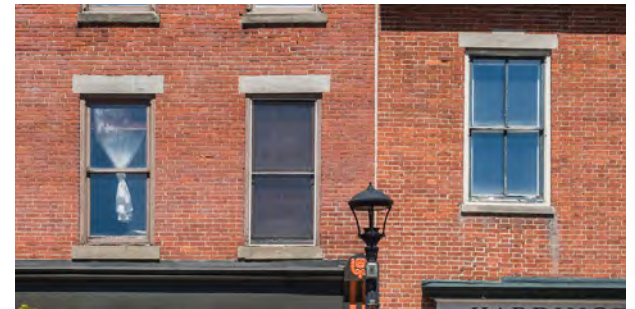
4.3.3 MATERIALS & COLORS

- a. The primary walls, shall composed of brick, comprise the main body of the building's tripartite facade structure. The masonry-work can be very plain or highly decorative.
- b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.
- c. No more than three (3) colors shall be used on any given facade.
- d. Stucco and clapboard shall be avoided.



4.3.4 DOORS & WINDOWS

- a. Ground floor windows and doors shall be large and expansive, typically with a transom.
- b. Upper floor windows shall be double-hung (two lites), vertically, and grouped with a rhythm relating to the major storefront openings below
- c. Entrance shall be visually distinct by higher bays, recessed entries with a minimum of three (3) feet, or different color/materials.
- d. Upper floor windows typically have window lintel and sill.
- e. Transom windows above the doors and windows on the ground level
- f. Fifty (50) percent windows shall have muntins.



4.3.5 DECORATIVE DETAILS

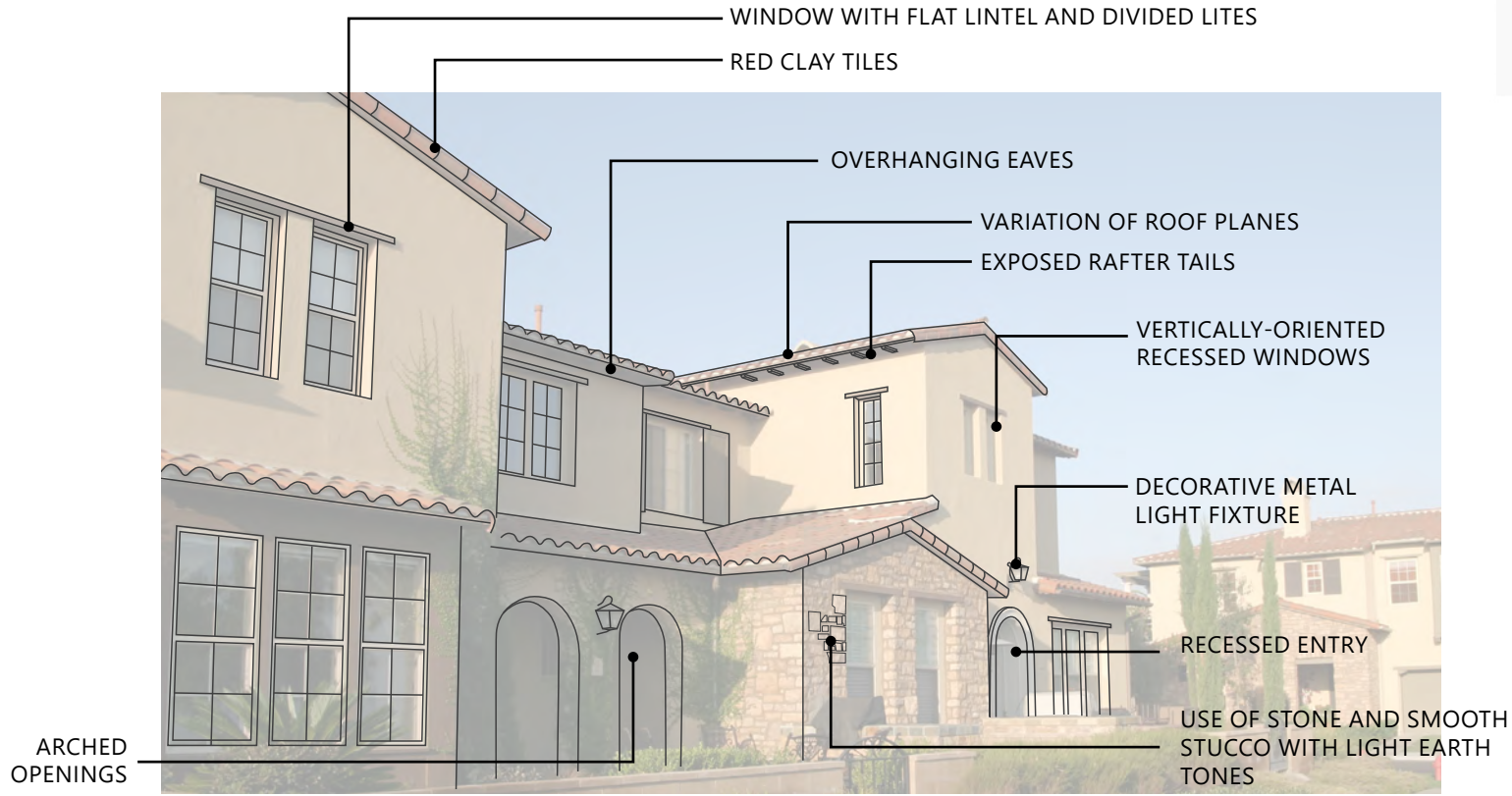
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Awnings, canopies, and second floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.
- b. Pedimented windows
- c. Wide window trim with a keystone
- d. Double bracketed cornice
- e. Gable roof
- f. Roof finial
- g. Transom above door and windows on the ground level
- h. Metal stair and balcony railing
- i. Canopy or awning
- j. Recessed entries
- k. Cast-iron columns
- l. Shopfront millwork



4.4 TUSCAN

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



4.4.1 FORM & MASSING

- a. Asymmetrical arrangement of windows and design elements along primary elevation
- b. Porches, porticoes and/or Juliet balconies
- c. Recessed entries (at least three (3) feet)



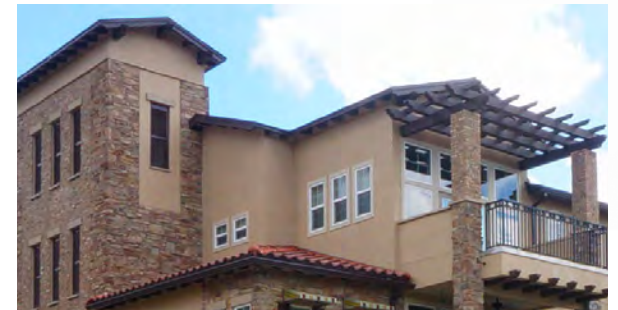
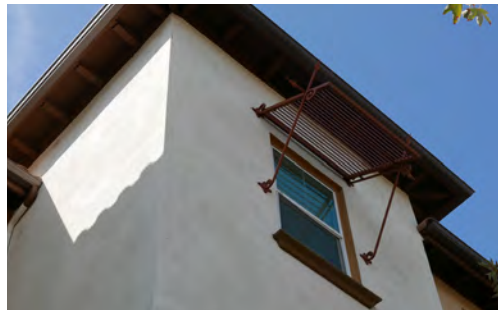
4.4.2 ROOF

- a. Flat or low pitched hip or gable roof (maximum 6:12 slope)
- b. Red-toned clay tiles
- c. Multiple roof levels (at least three (3))
- d. Large overhanging eaves (minimum twelve (12) inches) along primary elevation
- e. Shaped timber tiles at eaves



4.4.3 MATERIALS & COLORS

- a. Incorporate rough-hewn stone as accent feature
- b. Flat stucco walls in light earth tones
- c. Earthy tone color palette
- d. Brown or beige window frames



4.4.4 DOORS & WINDOWS

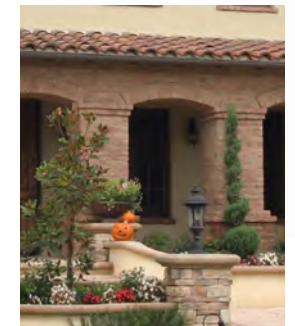
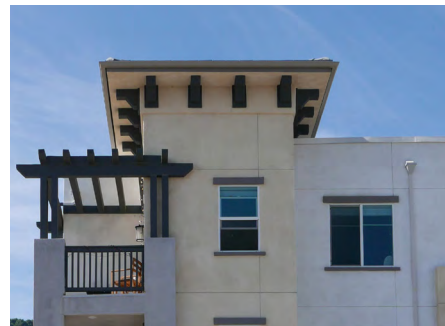
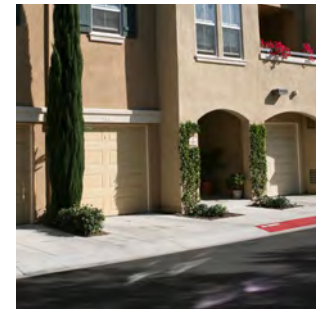
- a. Single or double-hung windows shall be more horizontal in proportion with six-over-six muntin patterns and 5½ inches wide trim.
- b. Casement windows shall paired with either four-pane patterns for narrow windows and eight-pane patterns for wider windows.
- c. Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- d. Casement or double-hung sash with flat or arched lintels
- e. Windows shall be recessed three (3) to twelve (12) inches from outer wall on primary facade



4.4.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Shallow Juliet balconies
- b. Rafter extensions and brackets
- c. Stone or stucco window /door trim
- d. Rectangular or arched wooden door
- e. Arcade or porch at entry
- f. Decorative ironwork (window grilles, railings, light fixtures, decorative planters)
- g. Arched windows
- h. Paired decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can either be paneled or louvered
- i. Use of brick, stone or wood columns
- j. Stucco or stone chimneys or tower
- k. Dark color wood trellis
- l. Arched openings and doorways at the ground level



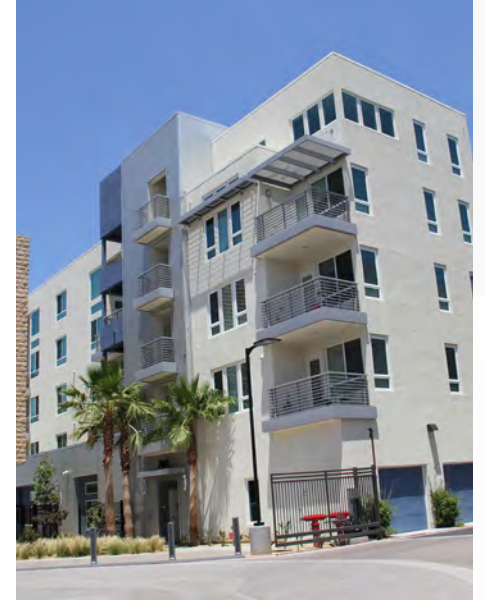
4.5 MODERN

Modern architecture exhibits clean lines, geometry shapes and uses unconventional or industrial building materials, rejecting designs that are ornate, that use resources that are expensive to produce, or that damage the environment. Glass, metal, concrete, steel, and reclaimed materials are common building materials. Large windows and lots of them are characteristic of contemporary architecture, with large panels of glass that create opportunities for natural light, passive solar heating and the feel of openness.



4.5.1 FORM & MASSING

- a. An irregular, asymmetrical facade
- b. Strong emphasis on geometry
- c. Rectangular shape structure
- d. Horizontal massing
- e. Lack of ornament or moldings
- f. Straight and continuous lines
- g. Multi-faceted appearance
- h. Repeating lines and elements



4.5.2 ROOF

- a. Flat or low-pitched shed roofs (4:12 slope max)
- b. Slope roofs shall have a minimum two-foot deep overhang at the lower end.
- c. Tile roof shall be prohibited
- d. Mid- and high-rise may have decks or roof gardens



4.5.3 MATERIALS & COLORS

- a. Use of raw and natural materials like wood, concrete, metal, and glass
- b. Traditional materials (such as stucco, wood, brick and stone) may be used as an accent.
- c. Minimum two (2) materials on the building facade
- d. Use of bold color blocks to emphasize geometric forms and break down massing elements
- e. Building facade shall incorporate at least one of the following as an accent: decorative shutters, popouts, trellis or arbor structures, or balconies.



4.5.4 DOORS & WINDOWS

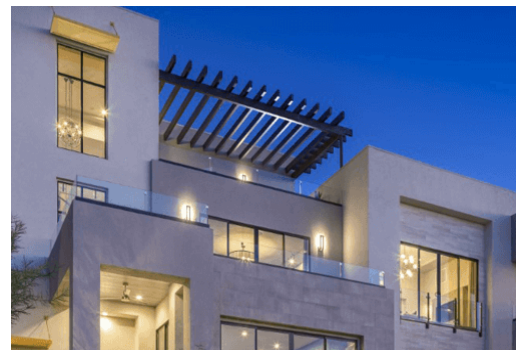
- a. Large glass doors and/or window openings
- b. Window wrapping around a corner of the building
- c. Narrow aluminum window frames with square sticking
- d. Valence grids sometimes are applied on windows



4.5.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

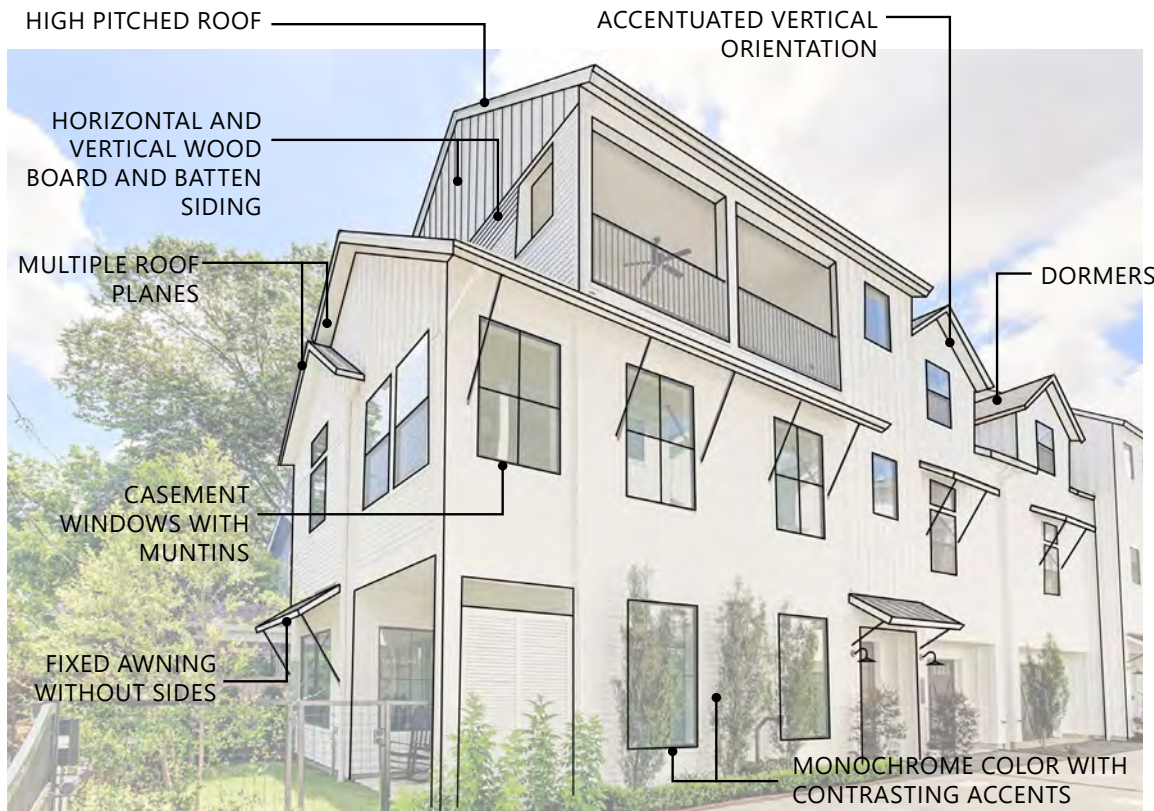
- a. Metal balcony railings
- b. Picture windows
- c. Clerestory windows
- d. Floor-to-ceiling glass door
- e. Usable outdoor roof decks
- f. Trellis shade structures
- g. Bright colors to provide contrasting elements
- h. Metal awning
- i. Bold Branding
- j. Floor-to-ceiling glass windows on the ground level
- k. Broad roof overhang with exposed wood or steel frame



4.6 FARMHOUSE

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

This styles shall be applied to building no taller than 3 stories.



4.6.1 FORM & MASSING

- a. Clean and straight exterior lines, geometric form
- b. Asymmetrical massing with a gable at the front of the house
- c. Repeating shapes and lines
- d. Gable roof creating a triangular wall on the ends
- e. Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers
- f. Multiple gable and shed roof planes
- g. Geometric forms, industrial materials, limited palette, and repetition
- h. Covered porches and awnings to break up volumes between lower and upper floors
- i. Three (3) or more wall planes with a minimum twelve (12) inches difference



4.6.2 ROOF

- a. High-pitched gabled roof or shed roof (minimum 6:12 slope)
- b. Intersecting gable roofs
- c. Dark asphalt shingle, metal roofs or synthetic slate shingles
- d. Triangular rooflines emphasizing the height of the unit
- e. Large overhangs (minimum two (2) feet in length) above the patio and garage



4.6.3 MATERIALS & COLORS

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



4.6.4 DOORS & WINDOWS

- a. At least 60 percent windows shall be tall and narrow double hung windows with a proportion of two (2) or 2½ times taller than wide
- b. Groupings of two or three double hung units are occasionally used
- c. Accent windows shall be no more than 20 percent
- d. Typically have 4½ inches to 5½ inches flat board trim on the sides and head
- e. Sixty (60) percent windows shall have grilles
- f. Minimal molding around window and door openings
- g. Double hung or casement windows with muntins
- h. Contrast color of window sash with color of the body of the building



4.6.5 DECORATIVE DETAILS

All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.

- a. Wide front porch with simple columns
- b. Covered patio
- c. Shed or gabled dormers
- d. Carriage-style garage doors
- e. Dark shutters and window sashes
- f. Shed dormers
- g. Simple gable brackets, vents and trim
- h. Iron-inspired barn-style lighting
- i. Metal awnings without sides
- j. Gooseneck light fixtures at the entrance
- k. Large doors and windows to maximize natural light
- l. Grilles on the ground level windows and doors



4.7 DEFINITIONS

Accent Window. Accent windows are supplement. It provides aesthetics value and variance to the building. Window types include transom windows, dormer awning windows, picture windows, arch and circle windows, and art glass.



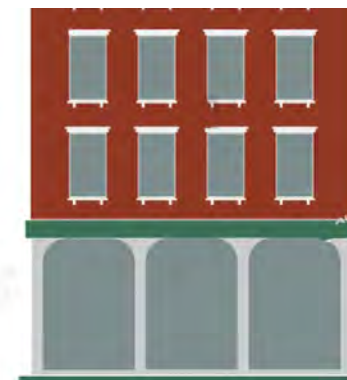
Awning. An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a cover is attached.



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



Bay. Any division of a building between vertical lines or planes.



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



BATTEN
BOARD

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



BRACKET

Building Mass (Massing). Mass refers to the general shape and form as well as size of a building.



Cladding. Building cladding is the application of one material over another to add an extra skin or layer to the building. Commonly used exterior wall cladding materials include brick, vinyl, wood, stone, fiber cements, metal, concrete, and stucco.



STUCCO



STONE



VINYL

Cornice. A horizontal molding projecting along the top of a wall, building, etc.



CORNICE

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



CORBEL

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



DIVIDED LITES

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



CORNICE
RETURN

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



GABLE VENT

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

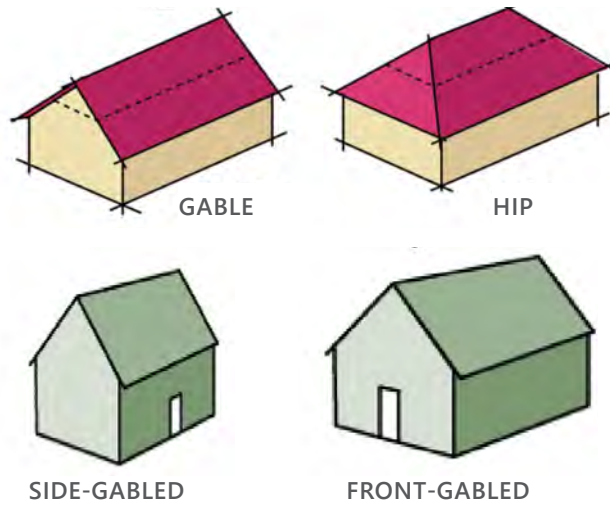


DORMER

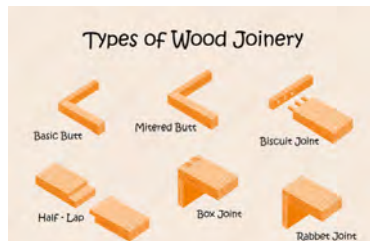
Front-gabled Roof. A gabled-roof that faces the road or main entrance.

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

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



Joinery. It is a part of woodworking that involves joining pieces of wood, engineered lumber, or synthetic substitutes (such as laminate), to produce more complex items.

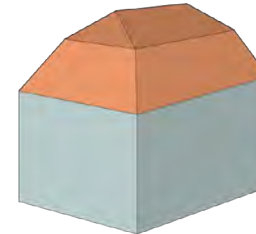


Juliet Balcony. A pseudo balcony; a low ornamental railing to a window, projecting but slightly beyond the plane of the window, threshold or sill, having the appearance of a balcony when the window is fully open.



JULIET BALCONY

Mansard Roof. A type of roof with the two slopes on each side.



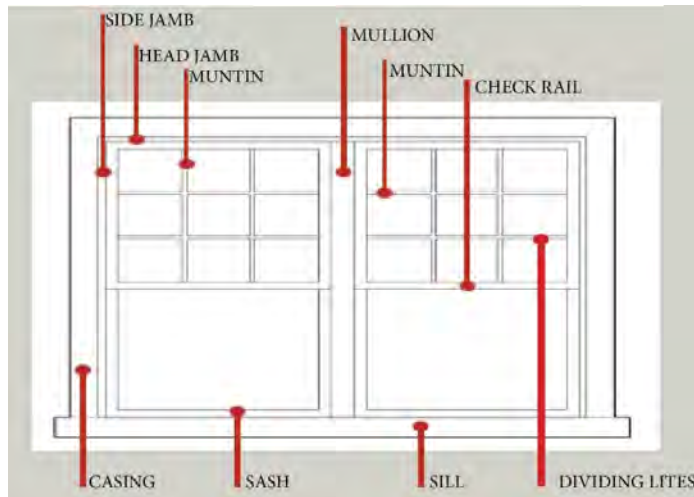
Mission Parapet. A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.



MISSION PARAPET

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

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



PARTS OF A WINDOW

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



OVERHANGING EAVES



RAKE
OVERHANGING
EAVE
OVERHANGING

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



Primary Window. Windows that are commonly used and have an independent function. Primary windows shall be able to open from inside. Window types include: casement windows, single-hung, double-hung, slider windows, and bay windows.

EXAMPLES OF PRIMARY WINDOWS



CASEMENT WINDOW

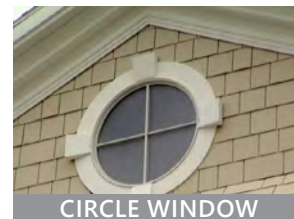


DOUBLE HUNG



BAY WINDOW

EXAMPLES OF ACCENT WINDOWS



CIRCLE WINDOW



DORMER AWNING
WINDOW



TRANSOM

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



Roof Plane. The surface of the roof. It could be flat, pitched or on an angle. It is also called the field of the roof.

These are decorative features not roof planes. 4 Roof Planes



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



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



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

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



Transom Window. A transom window used above the entry door but can't not open. They usually as wide as the door (or as wide as the door and the sidelights). They can come in square (rectangular), round top, or elliptical.

Valance Grids. Valance grids are similar to the Standard grids but are only across the top of the window or door.



Verandas. A raised, covered, sometimes partly closed area, often made of wood, on the front or side of a building



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

Wingwall. A smaller wall attached or next to a larger wall or structure.





5.0 STANDARDS COMPLIANCE CHECKLISTS

This Checklist is intended as an overview of the requirements for Multifamily development projects in the City of Murrieta. Additional information and plans may be required to evaluate your application following initial review by staff. A copy of this list will be used to check your application for completeness after it is submitted. Applications not containing the necessary information as shown on this Checklist will not be accepted for review.

To use the checklist correctly, follow the steps below:

- The general standards apply to all projects regardless of building height, architectural style(s) or zone. Complete the General Standards section first.
- Next, identify the building type for the projects, based on the typologies outlined in Chapter 3: Low-rise, Mid-rise or High-rise. Use and complete **only** the checklist which applies to the building type of your project.
- Finally, identify the architectural styles for the project based on the definitions in Chapter 4. Whether the project utilizes one, two or three of the Architectural styles, use and complete **only** the checklist(s) which applies to the styles in your project.

As you go through the checklist, check each **“Complete”** box under **“Applicant”** to indicate that the information has been provided and sign below once Checklist is complete. If you believe an item is not applicable to your application, check the **“N/A”** box under **“Applicant”** and provide justification why the standard does not apply.

If you have any questions regarding this form or are uncertain if a specific requirement applies to your project, please contact the Planning Division at (951) 461-6061.

GENERAL STANDARDS

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Site Planning				
Site design requirements shall be that specified for the zoning district in which the project is located.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential complex developments with 8-14 buildings shall provide a minimum of two color schemes complementary to each other. The number of buildings in each color schemes shall be no more than 35 percent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential complex developments with 15-29 buildings shall provide one of the following. The number of buildings in each color schemes shall be no more than 30 percent. <ul style="list-style-type: none"> • Two architectural styles from Chapter 4 • Two building types with different color schemes • Three building scales and three color schemes 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential complex developments with more than 30 buildings shall provide one of the following. The number of buildings in each color schemes shall be no more than 30 percent. <ul style="list-style-type: none"> • Three architectural styles from Chapter 4 • Three building types with different color schemes • Four building scales and four color schemes 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian linkages to nearby neighborhoods, schools, parks, commercial projects, and parking areas shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural styles capped at three (3) stories may allow to build additional story if the fourth story footprint is less than 70 percent of the ground level and is part of the development incentives.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Larger projects (greater than 150 units) shall contain at least two of the following to reduce the appearance of bulk: Vary roof heights, Vertical planes, Different materials and colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof forms and roof lines should be broken into a series of smaller building components when viewed from the street. Long, linear unbroken roof lines shall not exceed 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visual interest shall be provided through architectural variety, especially where several new buildings face streets, such as by using different layouts and/ or architectural features. Abutting buildings shall have complimentary architectural styles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed cut and fill slopes shall be rounded off both horizontally and vertically.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures or colors shall be provided to emphasize the conflict point and improve its visibility and safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Orient buildings towards public (and private) streets to positively define street edges. Buildings located adjacent to both public streets and public open space amenities, such as parks, shall be designed with a dual orientation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum of 60 percent of the street frontage shall be devoted to buildings. The remaining 40 percent may be devoted to parking, landscaping, and driveways. Except for urban area or area with slope restrictions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Except for garage entrances, structured parking shall not be visible from the primary streets or any public open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loading docks and service areas on a corner lot must be accessed from the side street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Gates which control vehicular and pedestrian access to a residential site are considered privacy gates, and shall be subject to review and approval of the Development Services Department and Fire Department.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arrange buildings to provide functional common outdoors spaces If adjacent to a single-family residential zone, buildings shall be designed so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: <ul style="list-style-type: none"> • Stepbacks of upper stories, (setback and stepback distance see Table 16.08-4 in MMC 16.08.020) • Windows or balconies placement • Use of clerestory windows, glass block, or opaque glass • Mature landscaping within the rear or side setback areas (such as courtyards, paseos, or parks) for the use of residents. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential structures on the same lot (not attached) shall maintain a minimum separation of at least ten feet for one-story structures, fifteen (15) feet for two-story structures, and 20 feet for three-story structures (MMC 16.18.130).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed-use Building Orientation shall comply with all the standards mentioned above and the following standards. <ul style="list-style-type: none"> • Commercial/Office Units. Commercial/Office unit entrances shall face the street, a parking area, or an interior common space. • Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Surface Parking				
Parking lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between townhouse fronts and the public right-of-way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots shall be connected to all building entrances by means of internal pedestrian walkways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaped planters shall be not less than five (5) feet in width in all interior dimensions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adjacent to Side or Rear Property Lines: Parking areas shall provide a perimeter landscaped strip at least five (5) feet wide.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adjacent to Streets: Parking areas shall provide a perimeter landscaped strip at least fifteen (15) feet wide between the street right-of-way and parking area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting standards shall comply with MMC 16.18.110 with a minimum of one footcandle throughout the parking area and two-foot candles at ground level in front of the entrance/exit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access drives shall be located at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided, or the driveway location does not create a traffic hazard to adjacent property (MMC 16.08.040).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum number of driveway: <ul style="list-style-type: none"> • One driveway for lot frontage up to 150 feet • Two driveways for lot frontage 150 feet to 299 feet • One driveway for each additional 300 feet 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle parking requirement shall comply with the standards in MMC 16.34.090.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Numbers of required vehicle parking space are listed under MMC 16.34.040 Table 3.7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disabled/Handicapped Parking Requirements shall comply with the standards in MMC 16.34.060.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric Vehicle Parking. Electric vehicle parking spaces shall be implemented consistent with Section 16.44.115 (Electric Vehicle Parking Requirements) and California Vehicle Code Section 22511.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open parking areas shall be screened from view from adjacent properties and streets using walls, berms and/or evergreen landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking lot landscaping shall be located so as to discourage pedestrians from having to cross any landscaped areas to reach building entrances from parked cars.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential Garage				
Garage doors may occupy no more than 40 percent of a building’s street frontage and shall be recessed a minimum of eighteen (18) inches from a street-facing wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street-facing garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements: <ul style="list-style-type: none"> • Garage door windows or architectural detailing consistent with the main dwelling. Arbor or other similar projecting feature above the garage doors. • Landscaping occupying 50 percent or more of driveway area serving the garage (e.g., “ribbon” driveway with landscaping between two parallel strips of pavement for vehicle tires). 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum Interior Dimensions for Residential Enclosed Garages.				

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• A single-car garage shall be at least ten (10) feet wide and 20 feet long.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A standard double-car garage shall be at least 20 feet wide and 20 feet long.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door which does not extend onto the apron. On multifamily dwellings, a security gate on a multi-space garage is permitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Numbers of required off-street parking space and bicycle parking slots are listed under MMC 1107.0304	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For attached private garage, the design shall include adequate space for waste/solid storage and a water heater unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Structure and Loading				
Any driveway providing access to a parking structure shall have a minimum width of 28 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parked vehicles at each level within the structure shall be shielded from view from adjoining streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If a toll or fee booth is located in the driveway area, the driveways on either side of the booth shall have a minimum width of fourteen (14) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three hundred (300) feet shall be the maximum length of a parking aisle without being intersected by another parking aisle or driveway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<ul style="list-style-type: none"> • The parking areas of sloped floor parking structures shall not exceed a grade of five (5) percent as measured across the width of a 90 degree parking stall. • The grade of a straight internal ramp shall not exceed fifteen (15) percent. • The grade of a circular ramp shall not exceed twelve (12) percent as measured at the outside ramp wall. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A straight one-way ramp shall be at least fourteen (14) feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>All ramps shall be provided with transition zones at the top and bottom of the ramp.</p> <ul style="list-style-type: none"> • Ramps with a grade of ten (10) percent or less shall have a transition zone at least eight (8) feet in length. • Ramps with a grade of greater than 10 percent shall have transition zones at least twelve (12) feet in length. • The grade of a transition zone shall not exceed one-half (1/2) the grade of the ramp it serves. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum lighting requirement of entrances and exits is 50 footcandles. Minimum lighting requirement of parking areas is five (5) footcandles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The minimum distance of entry/exits from corner intersections is 150 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large illuminated signs with architectural features, such as an arch, canopy shall be used at the entrance to emphasize the facility entry and attract patrons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Off-Street Loading Space Requirements				
One loading space is required in any parking lot with fifteen (15) or more spaces serving any nonresidential or mixed use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loading docks and service areas are prohibited on the primary street building frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS				
Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Loading requirement are listed under MMC 16.34.100.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tandem Parking				
Tandem parking may be permitted to satisfy the off-street parking requirement for a residential unit in accordance with the following.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• No more than two vehicles shall be placed one behind the other.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Both spaces shall be assigned to a single dwelling unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The tandem parking bay shall be a minimum 40 feet by ten (10) feet in interior dimension.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Tandem parking to meet required parking for multi-unit development shall be located within an enclosed structure and the number of tandem parking spaces shall not exceed 50 percent of the total provided number of spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Tandem parking shall not be used to satisfy the parking requirement for guest parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The minimum vertical clearance for shall be eight (8) feet (per MMC 16.34.070).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Common Open Space				
In projects containing fewer that ten (10) units, the common open space shall have a minimum width and depth of ten (10) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<ul style="list-style-type: none"> In projects containing ten (10) or more units, where the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width. Where the required common area is 3,000 square feet or more, the space may be divided among multiple areas; provided, that at least one recreation area is a minimum of 2,000 square feet in area with a minimum width of 25 feet. All other areas shall be at least 1,000 square feet in area with a minimum width of 10 feet. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary common open space shall not be located at an extreme edge of the property or dispersing smaller less usable areas throughout the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum open space requirements are met per the requirements on Page 25.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of ten (10) foot wide dense landscaping shall be provided as screening.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
An area of usable common open space shall not exceed an average grade of ten (10) percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture’s attractiveness.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Forecourt must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developments that include 30 or more dwelling units shall include at least one play area for children (except for age restricted to senior citizens; or located within 300 feet of a public park). Such play area shall: <ul style="list-style-type: none"> • Have a minimum dimension of 20 feet in any direction and a minimum area of 600 square feet. • Contain play equipment, including equipment designed for children age five years and younger. • Be visible from multiple dwelling units within the project. • Be protected from any adjacent streets or parking lot with a fence or other barrier at least four (4) feet in height. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multifamily developments exceeding 150 units, shall have at least two common open space areas and shall incorporate activities for different age groups.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Amenities				
The required front yard area shall not be counted toward satisfying the common recreation area requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Project shall include at least one children play area with a minimum dimension of 150 square feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unless otherwise approved by the Planning, Building and Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths separate from vehicular areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A play area for children under age five (5) shall be provided within direct visibility of common spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Senior housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>One common recreational amenity shall be provided for each 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements.</p> <ul style="list-style-type: none"> • Clubhouse at a minimum of 750 square feet (two) • Swimming Pool at a minimum of 15x30 feet or equal surface area (two) • Tennis, Basketball or Racquetball court • Weightlifting facility • Children’s playground at a minimum of 600 square feet • Sauna or Jacuzzi • Day Care Facility (two) • Other recreational amenities deemed adequate by the director. • Community garden 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Open Space				
Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten (10) feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than six (6) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Above ground-level space shall have at least one exterior side open and unobstructed for at least eight (8) feet above floor level, except for incidental railings and balustrades.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Guardrails on open-sided surfaces (like stairs, balconies, decks, porches, etc.) must be at least 36 inches in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Balconies and decks facing shall have walls or railings that are at least 50 percent open.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private open spaces shall be contiguous to the units they serve and screened to a minimum height of four feet by use of plant materials, solid walls, or building surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping				
Landscaping materials shall comply with the following: <ul style="list-style-type: none"> • Shrubs, of at least one-gallon size; • Ground cover instead of grass/turf; and/or • Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trees shall be planted in a manner which maximizes the shading of paved areas, outdoor seating, and both south and west facing windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The tree palette shall provide a balanced use of evergreen and deciduous trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A minimum of five (5) foot wide landscaping shall be incorporated around the base of buildings (except for walkways and driveways) to soften the edge between parking, drive aisles and sidewalks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development on sloped properties shall follow the natural contours of the land by use of design features listed in the MMC (section 16.08.040).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
The applicant shall choose and group plant species with similar water demands to facilitate efficient irrigation (MMC 16.28.060).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
High water use plants, characterized by a plant factor of 0.7 to 1.0, can only be used in the common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape (MMC 16.28.060).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All setbacks and non-work areas shall be landscaped within the development area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardscape shall not be used to meet minimum site landscaping requirements in MMC 16.28.070.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A mix of plant materials shall be provided in compliance with the Table 3-5, MMC Section 16.28.080.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary street trees, shade trees, and parking lot trees shall choose fifteen (15) gallon trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalks and pedestrian walkways shall be a minimum of five (5) feet in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Store Fronts				
The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All ground floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p>Entrance shall be emphasized and clearly recognizable from the street. One or more of the following methods shall be used to achieve this result:</p> <ul style="list-style-type: none"> • Projecting non-fabric awnings or canopies above an entry (covered entry); • Varied building mass above an entry, such as a tower that protrudes from the rest of the building surface; • Special corner building entrance treatments, such as a rounded or angled facets on the corner, or an embedded corner tower, above the entry; • Special architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures; • Projecting or recessed entries or bays in the facade; • Recessed entries must feature design elements that call attention to the entrance such as ridged canopies, contrasting materials, crown molding, decorative trim, or a 45-degree cut away entry; and • Changes in roofline or articulation in the surface of the subject wall. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lobby entrances to upper floor uses shall be located on a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A minimum of ten (10) feet wide frontage shall be provided from the back of curb to the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows and/or glass doors shall cover not less than 50 percent of the first floor elevation along street frontages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 25 percent of the surface area of each upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Projecting elements on upper floors may project five (5) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Development with retail, commercial, community or public uses on the ground floor shall have a clear floor-ceiling height of at least fifteen (15) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Live-Work/Office Fronts				
The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All ground floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground floor uses may have a common lobby entrance along the front façade or private entrances along other facades.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 40 percent of the surface area of the ground floor façade shall be occupied by display windows or translucent panels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 25 percent of the surface area of each upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Projecting elements on upper floors may project three (3) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
The ground floor shall have a clear floor-ceiling height of at least twelve (12) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential Fronts				
Garages shall not exceed 40 percent of the length of the building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The ground floor elevation shall be located within six (6) feet of the ground surface of the adjacent sidewalk or walkway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 25 percent of the surface area of the ground and upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 25 percent of the surface area of the ground and upper floor façade shall be occupied by windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stoops and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to five (5) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Projecting elements on upper floors may project three (3) feet from the façade and project into the setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The public sidewalk shall be improved with street trees standards per MMC 16.28.080.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/ front porches and paved paths to building entrances).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Lighting				
Lighting plan shall be prepared and shall demonstrate the dispersal of light on the ground surface and compliance with the requirements in MMC 16.18.100.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting shall be shielded and directed downward, with location of lights coordinated with the approved landscape plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior lamps shall be low wattage, LED, and except for outdoor Christmas lights, shall not be colored.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All exterior lighting shall be dark sky compliant, and designed, located and lamped in order to prevent overlighting, energy waste, glare, and light trespass.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bollard lighting may be used to light walkways and other landscape features, but shall cast its light downward.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street lights shall use decorative lighting poles that match with the community theme.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outside and parking lot lighting shall not exceed 0.1 footcandles at residential property lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Lighting shall be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses. Any lighting source, including illuminated signs, shall be positioned so that light does not shine directly into residential windows. (DTSP section 4.8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash and Recycling Enclosures				
The location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enclosures shall be finished using materials compatible with the surrounding architecture.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide a concrete pad within the fenced or walled area(s) and a concrete apron which facilitates the handling of the individual bins or containers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The location of storage areas shall be conveniently accessible for trash removal by standard refuse disposal vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loading areas and refuse storage facilities shall be located as far as possible from residential units and shall be completely screened from view from adjacent residential portions of the project. The location and design of trash enclosures shall account for potential nuisances from odors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For sites having 2-6 units, a minimum of twelve (12) square feet waste and twelve (12) square feet recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For sites having 7-15 units, a minimum of 24 square feet waste and 24 square feet recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

GENERAL STANDARDS

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
For sites having 16-25 units, a minimum of 48 square feet waste and 48 square feet recycling enclosure shall be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For sites having 25 more units, every additional 25 dwellings or fraction thereof shall require an additional 48 square feet for solid waste and 48 square feet for recyclables.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All recycling areas in multifamily residential developments shall be located within 250 feet of any residential unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage areas shall not be closer than twenty (20) feet from doors or operable windows of adjacent structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For individual unit, a minimum of three (3) cubic feet shall be provided for the storage of refuse and a minimum of three (3) cubic feet shall be provided for the storage of recyclable material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage and/or solid waste storage shall be screened from public view and landed on a concrete pad.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Bells				
Every dwelling consisting of more than five (5) dwelling units shall be equipped with doorbells, intercoms or other signaling device attached to the front exterior of the dwelling accessible to all visitors to the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doorbell locations shall meet the ADA requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If a gate is provided between the front door and the street, the gate shall be clearly marked as the main entrance to the business and include a doorbell, directory, call box, or other means of communication for patients and patrons to be allowed access to the business.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPE

BUILDING STANDARDS BY TYPES - LOWRISE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Site Design For Low Rise				
Each unit shall have an individual entry facing a street or a common open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum building coverage: 40 percent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking for residents must be in the garage. Guest parking may be surface parking (covered or uncovered). Parking requirement and standards shall be in accordance with MMC 16.34.040 and Chapter 2.2 Parking in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The area between a building and the street must be landscaped.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A street-facing primary entrance must feature a porch, covered entry, or recessed entry clearly visible from the street that gives the entrance visual prominence. Entrances must be connected to the adjacent sidewalk with a pedestrian walkway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A minimum of 20 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery, and trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - LOWRISE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Townhome Building Massing Standards				
The minimum unit of a townhome shall be three (3) units. The maximum building length shall be 150 feet or six (6) units, whichever is less.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrance frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeding 30 inches, projects are subject to accessibility design reviews.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking (garage) may be front-loaded or rear-loaded, but must be entered from alley.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:</p> <ul style="list-style-type: none"> • Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet; • Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or • Offsets of facade or roof elevation of two (2) feet or greater. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The vertical massing of buildings shall be articulated to express each individual unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Avoid having primary entry directly faces another unit's garage door.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - LOWRISE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Townhome Building Massing Standards				
A covered porch or covered recess entry is required for each townhouse, with a minimum depth of five (5) feet and a minimum area of 40 square feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multiplex Building Massing Standards				
The maximum building length shall be 150 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alley or courtyard provides access to units and garages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrance frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking (garage) shall be rear-loaded or detached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - LOWRISE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p>Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:</p> <ul style="list-style-type: none"> • Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet; • Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or • Offsets of facade or roof elevation of two (2) feet or greater. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The vertical massing of buildings shall look like large residences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Courtyard Building Massing Standards				
The maximum building length shall be 150 feet at any side.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Courtyard(s) shall be accessible from the residential street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If courtyard is common open space, the front facade shall face the open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alley or courtyard provides access to units and garages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrance frequency: At least one every 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The courtyard shall be easily accessed from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - LOWRISE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Recessed entries with arches or canopies, stoops, low privacy walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking (garage) shall be rear-loaded or detached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural articulation and projection shall follow the requirement in MMC 16.08.040.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:</p> <ul style="list-style-type: none"> • Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet; • Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or • Offsets of facade or roof elevation of two (2) feet or greater. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - MID RISE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Site Layout for Mid Rise				
Upper floor units shall be accessed by a common entry along the front street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For mixed-use, ground floor shops or office shall have individual entries along the adjacent street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking may be covered, uncovered, or in a garage. Standards shall be in accordance with MMC 16.34.040 and Chapter 2.3 Parking in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open Space requirement shall be in accordance with MMC 16.34.040 and Chapter 2.3 Common Open Space, Chapter 2.4 Recreational Amenities, and Chapter 2.5 Private Open Space in this book.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site development standards and required setbacks shall be in accordance with Table 16.08-4 in MMC 16.08.020.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For wrap or podium building types, parking structure must be mostly enclosed within, below, or behind buildings in a manner that conceals it from predominant public view and that does not interrupt the continuity of the pedestrian environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Massing				
Structures with heights greater than three (3) stories shall set back upper portions of the structure a minimum of ten (10) feet for each additional two (2) stories (MMC 16.44.100).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buildings over three (3) stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - MID RISE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Major breaks shall be a minimum of five (5) feet deep and 25 feet wide and shall extend at least two-thirds (2/3) of the height of the building. Exceptions include, for buildings with upper stories (above first floor) stepped back at least five feet; or the major break need only extend two-thirds (2/3) of the height of the portion of the front façade that is not stepped back.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buildings shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of one (1) foot deep and four (4) feet wide and extend the full height of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where parking structures are planned, the street side shall be composed of pedestrian-active uses (such as stores, lobby) on the ground level to screen parking structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential ground floor uses in multi-family buildings, other than accessible units, shall be no more than four (4) feet above the public sidewalk grade, if setback is fifteen (15) feet or less.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least one elevator shall be provided in each multi-family building containing 21 or more units, where some of those units have primary accesses only to the third-story or higher stories.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - MID RISE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
<p>The ground floor elevation shall consist of at least one of the following:</p> <ul style="list-style-type: none"> • A line of awnings or canopies over ground floor storefronts or amenity space windows extending at least 75 percent of the elevation width. • Unobstructed transparent glass storefronts for at least 75 percent of the elevation width. • A different exterior cladding material than the middle/body separated from the middle/body above with either an overhang or recess of two (2) feet or more, or a horizontal belt course with a dimension of at least twelve (12) inches, consisting of a different color and material separating the base from the middle section. • A series of individual residential entries with recessed entryways. • A series of individual residential entries with porches with roofs. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The cap is at the top of the building and shall include at least one of the following:</p> <ul style="list-style-type: none"> • If the building has a parapet wall, add a cornice feature, consisting of a different material and a depth of at least twelve (12) inches over the wall below. • If a building has a pitched roof, an eave overhang of at least two (2) feet. • A building stepback of at least three (3) feet from the main wall plane of the story below. • A change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - HIGH RISE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Building Massing for High Rise				
The minimum height of the base should be two (2) stories.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The maximum height of the base of a proposed high-rise building should be equal to the width of the right-of-way to provide sufficient enclosure for the street without overwhelming the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional height may be appropriate through the provision of step backs and architectural articulation, particularly on wider streets and deeper lots.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For sites where the adjacent context is lower-scale and not anticipated to change:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The height of the base or the portion of the base immediately adjacent to the neighboring lower-scale buildings should match the height of the neighboring buildings; and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Provide a transition in height on the base through setbacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use bird-friendly best management practices in accordance with the City’s guidelines. In particular, apply visual markers or use low reflectance materials on all exterior glazing within the first 65 feet of the building above grade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eighty (80) percent of the ground floor should be highly transparent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The maximum tower floor plate for a high-rise residential building should be 8,000 square feet to minimize shadow and wind impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The tower, including the balconies, should be stepback a minimum of ten (10) feet from the base.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Up to one-third (1/3) of a tower frontage along a street or a public space may extend straight down to the ground.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

BUILDING STANDARDS BY TYPES - HIGH RISE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Orienting and shaping the tower to improve building energy performance, natural ventilation, and daylighting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open Space (Rooftop)				
Any rooftop uses shall require a full plan review, permits and inspections for occupants and structural safety based on how the building roof is to be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The rooftop garden shall be located on the third or higher story.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum dimensions of rooftop garden is fifteen (15) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permanent fixtures associated with the usable open space, such as trellises, shade structures, furniture, and furnishings such as planters, lighting and heaters, may exceed the height limit by up to twelve (12) feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 15 percent but no more than 25 percent of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rooftop equipment shall be screened by a parapet or enclosure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where rooftops are visible from off-site, they should be treated to minimize aesthetic impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES

ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Form and Massing				
Asymmetrical façade/elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 or more roof planes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 50 percent of the units shall have balconies or window treatments (such as shutters or awnings).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrances are recessed at least twelve (12) inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional details for projects four (4) stories and taller, mixed use, or for a project with more than fifteen (15) buildings (required two details) <ul style="list-style-type: none"> • Include two add-on projections such as verandas, arcades, balconies and exterior stairs. • The ends of building massings shall be stepped down to create a more pedestrian scale. • One focal point, such as courtyard, tower, or fountain • Wingwall or columns on the ground level 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof				
Low pitched (4:12 maximum) cross- or side-gable roofs. The pitch shall remain constant except for a veranda or arcade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Red , fired, clay tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The gable has little or no overhang on the rake.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thirty (30) percent of the primary facade length shall have a six (6) to twelve (12) inches eave overhang and 20 percent shall have a 24 inches overhang with exposed rafter tails.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Hipped roofs shall only be used in combination with gables or on a tower element.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed roofs are only used in conjunction with verandas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
When a flat roof is used it shall be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Materials and Colors				
Roof tiles shall use terracotta, brown earth tones, or rustic red color palette.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White , cream, or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Re-sawn wood shall be used as secondary wall material for the following and similar elements: 1) Posts and exposed beams 2) Railing, spindles and grill work 3) Shutters, window frames and doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If windows have shutters, the shutter’s color shall match the accent color that is use for doors or decorative trim.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least one wrought iron elements (such as railings, hardwares, and gates) shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors and Windows				
Accent windows shall be less than 20 percent of the total windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The primary facade shall include at least one arched elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
At least 50 percent of the windows shall be casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All entrance door surrounds shall be banded with ceramic tile, molded plaster or painted accents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All the casement windows and double hung windows shall have wooden frame.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least two types/shapes of windows shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A minimum three (3) inches wide flat casting shall be used on all non-recessed casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eighty (80) percent of the primary windows shall have window muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decorative Details				
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following:				
• Entry/Front porch or patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Decorative tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Clay tile vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Wrought iron balcony railings or support brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Dark metal light fixture and hardwares	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Paired wood (or wood simulated) garage doors with iron hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Stone or brick accented elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MISSION SPANISH COLONIAL

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• Verandas , pergolas or arcades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Wrought iron balcony railings or support brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Exterior stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Fabric awnings with metal spear supports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - CRAFTSMAN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Form and Massing				
Asymmetrical façade/elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three (3) or more roof planes on the primary facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front-facing gable roofs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 30 percent of the street-facing units shall have balconies or porches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary walls shall have two to three materials/colors, with no more than ninety percent (90 percent) of the total wall surface in one material / color.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof				
Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brackets or knee braces at gabled ends.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Materials and Colors				
Brick , stone and concrete blocks are the most common materials used in the base.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary walls shall show no more than two materials along any vertical section of the building, with no more than ninety percent (90 percent) of the total wall surface in one material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - CRAFTSMAN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Primary wall materials shall include dark color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use of dark, neutral, earth-toned color palette, such as browns and greens.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The primary facade shall have at least three paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors and Windows				
At least 50 percent of the windows shall be casement windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eighty (80) percent of the primary windows shall have grilles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least two types/shapes of windows shall be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilize flat wood trims (typically 4½ inches or 5½ inches wide) around the primary windows and entry doors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window and door trim color shall contrast with color of walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entry doors and garage doors have glass panels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decorative Details				
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• Stone pier and battered wood support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - CRAFTSMAN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• Exposed rafter tails and knee-brace brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Dormers shall located on the front façade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Second-story balcony	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Decorative attic/gable vent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Light fixtures shall box-shaped, with metal frame and geometric pattern.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Chimneys are visible at the exterior and arranged on a side elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Stained glass windows or transom windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Covered front porches with tapered pillars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Ground level windows have muntins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Decorative joinery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - AMERICAN MERCANTILE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Form and Massing				
Simple , rectangular form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rhythmic placement of piers, columns, ground-floor storefronts, and openings on upper levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transparent windows and doorways shall be no less than 80 percent of the street frontage at the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-story facades are divided into base, body, and top with the ground floor taller than the upper floors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Engaged columns or lintels over openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bases are articulated by changes in material or changes in wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimal projections or recessions on wall plane.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof				
Flat roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A projecting cornice or a receding, stepped parapet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cornice and details mimic and reference historical detailing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roofs may be accessible and be used as balconies or terraces.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street-facing gable roof with roof pitches at least 5:12 unless concealed behind a parapet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Materials and Colors				

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - AMERICAN MERCANTILE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
The primary walls, shall composed of brick, comprise the main body of the building’s tripartite facade structure. The masonry work can be very plain or highly decorative.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No more than three colors shall be used on any given facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stucco and clapboard shall be avoided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors and Windows				
Ground floor windows and doors shall be large and expansive, typically with a transom.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upper floor windows shall be double-hung (two lites), vertically, and grouped with a rhythm relating to the major storefront openings below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrance shall be visually distinct by higher bays, recessed entries with a minimum of three (3) feet, or different color/materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upper floor windows typically have window lintel and sill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transom windows above the doors and windows on the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fifty (50) percent Windows shall have muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decorative Details				

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - AMERICAN MERCANTILE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• Awnings , canopies, and second floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Pedimented windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Wide window trim with a keystone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Double bracketed cornice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Gable roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Roof finial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Transom above door and windows on the ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Metal stair and balcony railing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Canopy or awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Recessed entries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Cast-iron columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Shopfront millwork	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - TUSCAN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Form and Massing				
Asymmetrical arrangement of windows and design elements along primary elevation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porches , porticoes and/or Juliet balconies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recessed entries (at least three (3) feet).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof				
Flat or low pitched hip or gable roof (maximum 6:12 slope).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Red-toned clay tiles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multiple roof levels (at least three (3)).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large overhanging eaves (minimum twelve (12) inches) along primary elevation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shaped timber tiles at eaves.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Materials and Colors				
Incorporate rough-hewn stone as accent feature.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flat stucco walls in light earth tones.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Earthy tone color palette.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brown or beige window frames.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors and Windows				

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - TUSCAN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Single or double-hung windows shall be more horizontal in proportion with six-over-six muntin patterns and 5½ inches wide trim.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Casement windows shall paired with either four-pane patterns for narrow windows and eight-pane patterns for wider windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vertically oriented rectangular or arched windows arranged in asymmetrical patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Casement or double-hung sash with flat or arched lintels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows shall be recessed three (3) to twelve (12) inches from outer wall on primary facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decorative Details				
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• Shallow Juliet balconies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Rafter extensions and brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Stone or stucco window /door trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Rectangular or arched wooden door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Arcade or porch at entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Decorative ironwork (window grilles, railings, light fixtures, decorative planters).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - TUSCAN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• Arched windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Paired decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can either be paneled or louvered.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Use of brick, stone or wood columns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Stucco or stone chimneys or tower.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Dark color wood trellis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Arched openings and doorways at the ground level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MODERN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Form and Massing				
An irregular, asymmetrical facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strong emphasis on geometry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rectangular shape structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horizontal massing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of ornament or moldings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Straight and continuous lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-faceted appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Repeating lines and elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof				
Flat or low-pitched shed roofs (4:12 slope max).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slope roofs shall have a minimum two-foot deep overhang at the lower end.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tile roof shall be prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mid- and high-rise may have decks or roof gardens.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Materials and Colors				
Use of raw and natural materials like wood, concrete, metal, and glass .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MODERN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Traditional materials (such as stucco, wood, brick and stone) may be used as an accent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum two (2) materials on the building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use of bold color blocks to emphasize geometric forms and break down massing elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building facade shall incorporate at least one of the following as an accent: decorative shutters, popouts, trellis or arbor structures, or balconies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors and Windows				
Large glass doors and/or window openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window wrapping around a corner of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Narrow aluminum window frames with square sticking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valence grids sometimes are applied on windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decorative Details				
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• Metal balcony railings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Picture windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Clerestory windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - MODERN

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
• Floor-to-ceiling glass door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Usable outdoor roof decks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Trellis shade structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Bright colors to provide contrasting elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Metal awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Bold Branding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Floor-to-ceiling glass windows on the ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Broad roof overhang with exposed wood or steel frame	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - FARMHOUSE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Form and Massing				
Clean and straight exterior lines, geometric form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asymmetrical massing with a gable at the front of the house.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Repeating shapes and lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gable roof creating a triangular wall on the ends.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multiple gable and shed roof planes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geometric forms, industrial materials, limited palette, and repetition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Covered porches and awnings to break up volumes between lower and upper floors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three (3) or more wall planes with a minimum twelve (12) inches difference.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof				
High-pitched gabled roof or shed roof (minimum 6:12 slope).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intersecting gable roofs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dark asphalt shingle, metal roofs or synthetic slate shingles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Triangular rooflines emphasizing the height of the unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large overhangs (minimum two (2) feet in length) above the patio and garage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - FARMHOUSE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Materials and Colors				
Unadorned materials: metal, wood, masonry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neutral or muted colors shall be predominant.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monochrome accents of doors, windows or architectural features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Combine contemporary design with rustic materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stucco is prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors and Windows				
At least 60 percent windows shall be tall and narrow double hung windows with a proportion of two (2) or 2½ times taller than wide.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Groupings of two or three double hung units are occasionally used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accent windows shall be no more than 20 percent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Typically have 4½ inches to 5½ inches flat board trim on the sides and head.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sixty (60) percent windows shall have grilles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimal molding around window and door openings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Double hung or casement windows with muntins.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)

ARCHITECTURAL STYLES - FARMHOUSE

Design Standards	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
Contrast color of window sash with color of the body of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decorative Details				
All residential projects shall provide at least four of the following. Residential projects four (4) stories and taller, mixed use projects, or projects more than fifteen (15) buildings shall provide at least six of the following.				
• Wide front porch with simple columns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Covered patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Shed or gabled dormers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Carriage-style garage doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Dark shutters and window sashes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Shed dormers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Simple gable brackets, vents and trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Iron-inspired barn-style lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Metal awnings without sides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Gooseneck light fixtures at the entrance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Large doors and windows to maximize natural light	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Grilles on the ground level windows and doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL APPLICANT COMMENTS (OPTIONAL)	ADDITIONAL CITY COMMENTS (OPTIONAL)