El Dorado County Design Standards and Guidelines for Multifamily, Mixed-Use and Commercial Development

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1.0 Introduction

The Draft West Slope Interim Design Standards and Guidelines provide specific performance-based guidelines and standards to facilitate the development of high-quality, distinct, and cohesive multifamily, mixed-use, and commercial development in El Dorado County. The interim design standards and guidelines provide key design requirements and incorporate architectural style requirements stemming from the County's historical development patterns while allowing for flexibility, creativity, and economy in design.

1.1 Applicability

A. The Draft Interim Design Standards and Guidelines applies to new multi-family residential, mixed-use, and commercial development, as well as to additions to existing multifamily residential, mixed-use, and commercial development, in the Community Regions and Rural Centers. Projects within Specific Plans or Planned Development Combining Zones would be subject to the Interim Design Standards and Guidelines, and the existing requirements of the specific plan or zone. The Specific Plan and Planned Development Combining Zone shall control, except in instances where these plans are silent on a matter, in which case the Interim Design Standards and Guidelines shall be applied. These standards do not apply to lands within the Lake Tahoe Basin, or Projects in Process as defined in El Dorado County Zoning Ordinance Section 130.10.040.C (Effect of Zoning Ordinance Changes to Projects in Process). These Interim Design Standards and Guidelines shall remain in full force and effect until such time as new permanent community-specific design standards and guidelines are adopted by the County.

For the purposes of this chapter, "multi-family residential projects" are projects with two (2) or more residential units; "mixed-use development projects" are those projects with a mix of multi-family residential and non-residential uses proposed as part of the same development project; and "commercial development projects" are projects proposing buildings or structures for commercial uses.

B. **Additions to existing buildings.** For additions to existing buildings, these standards shall apply to the entirety of each building undergoing an addition if the building undergoing an addition requires a demolition that is equal to or greater than fifty percent (50%) of the gross floor area of the building. If the addition requires demolition that is less than fifty percent (50%) of the gross floor area of the building undergoing an addition or does not require demolition, the design of the addition shall use the same building and roof style(s), materials, and colors found on the existing building.

C. These standards and guidelines are in addition to the applicable requirements of El Dorado County Ordinance Code (County Code), which includes the Zoning Ordinance. Standards referenced in the County Code, including but not limited to, Outdoor Lighting Standards, Parking Standards, Landscaping and Irrigation Standards, and Design and Improvements Standards Manual, shall be required of all projects. For example, Mixed-Use projects shall be required to comply with the Zoning Ordinance Section 130.40.180 (Mixed Use

Development). In the event of conflicting provisions between these standards and applicable County Code regulations, the strictest standard shall control.

D. Diagrams and pictures. Descriptive diagrams and pictures are provided to help visualize the standards. In the event of a conflict or inconsistency between the text of this document and any figure or picture, the text shall take precedence.

E. Interpretation.

1. Mandatory and Discretionary Terms

    a. The words "shall," "will" and “must” are mandatory, establishing a duty or obligation to comply with the specific Standard.

    b. The words "shall not, "will not" and "not permitted" are mandatory and represent the prevention of action.

    c. The words "may," and "should" are permissive.

2. Unless otherwise specifically indicated, lists or items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples and are not an exhaustive list of all possibilities.

3. Unless context clearly suggests otherwise, conjunctions must be interpreted as follows:

    a. "And" indicates that all connected terms, items, conditions, provisions, and events apply.

    b. "Or" indicates that one or more of the connected terms, items, conditions, provisions, or events apply.

4. Where features are required in intervals, the measurements shall occur from left to right when viewing the elevation.

1.2 Review Process

For purposes of these standards, a Design Review Permit shall apply to all multi-family, mixed use, and commercial development located within the County’s Community Regions and Rural Centers and shall not be limited to the specific areas and instances described in Zoning Ordinance Section 130.52.030. Projects shall include a review by the identified review authority as specified in Section 130.50.030 (Review Authority for Allowed Uses and Permit Decisions). If the project is within a community design review area, then it will need to be presented to the respective Design Review Committee.

1.3 Instructions for Use

A. Address the design standards and guidelines specific to each use. Multifamily and commercial development shall adhere to the respective use-specific standards and guidelines. Mixed-use development, including vertical and horizontal, shall address multifamily standards and guidelines as well as the additional mixed-use standards and guidelines. All uses shall comply with County Standards, including but not limited to the General Plan and Zoning Ordinance.

B. Identify the Architectural Design Zone (ADZ) for your project. Review the allowed architectural styles for your Architectural Zone and the corresponding standards and guidelines for each architectural style.

C. Select one architectural style from the available styles in your ADZ and address the "shall" requirements and consider the encouraged specifications. If your development is in El Dorado Hills or Cameron Park, adhere to the use-specific design standards and guidelines. The architectural styles will not be applicable.

2.0 Architectural Design Zones

A. **Purpose.** The purpose of Architectural Design Zones (ADZs) is to organize Community Regions and Rural Centers with similar geographic elevations, historical development, and design trends into three Architectural Zones: the Mountain Zone, Mid Foothill Zone, and Lower Foothill Zone. The El Dorado Hills and Cameron Park Community Regions are located in the Suburban Zone given their development patterns as suburban communities that use a variety of architectural styles. A measure of distinction exists among the different Architectural Zones by limiting the architectural styles in the Mountain Zone while allowing more architectural styles in the Lower Foothill and Mid Foothill Zones. At the same time, the Lower Foothill, Upper Foothill and Mountain Zones promote design consistency, as those three zones allow the Gold Rush architectural style, an existing style that hearkens back to El Dorado County's key participation in state and national historical events.

B. **Architectural design zone requirements.**

1. Mountain Zone

   Buildings/structures located in communities with elevations at or above 2,500 feet above mean sea level shall select one of the following architectural styles: "Gold Rush" or "Mountain/Lodge".

   Rural Centers: Camino, Cedar Grove, Pollock Pines, Georgetown, Grizzly Flat, Strawberry, Kyburz, Little Norway, Mt. Ralston, Phillips, Quintette.

2. Mid-Foothill Zone

Buildings/structures located in communities with elevations between 1,401 to 2,499 feet above mean sea level shall select one of the following architectural styles: “Gold Rush”, “Mill/Agrarian” or “Railroad Craftsman”.

Community Regions & Rural Centers: El Dorado/Diamond Springs, Shingle Springs, Placerville, Mosquito, Greenwood, Cool, Fairplay, Garden Valley, Somerset, Gray’s Corner, Kelsey, Oak Hill, Pleasant Valley, Chrome Ridge, Mt. Aukum.

3. Lower Foothill Zone

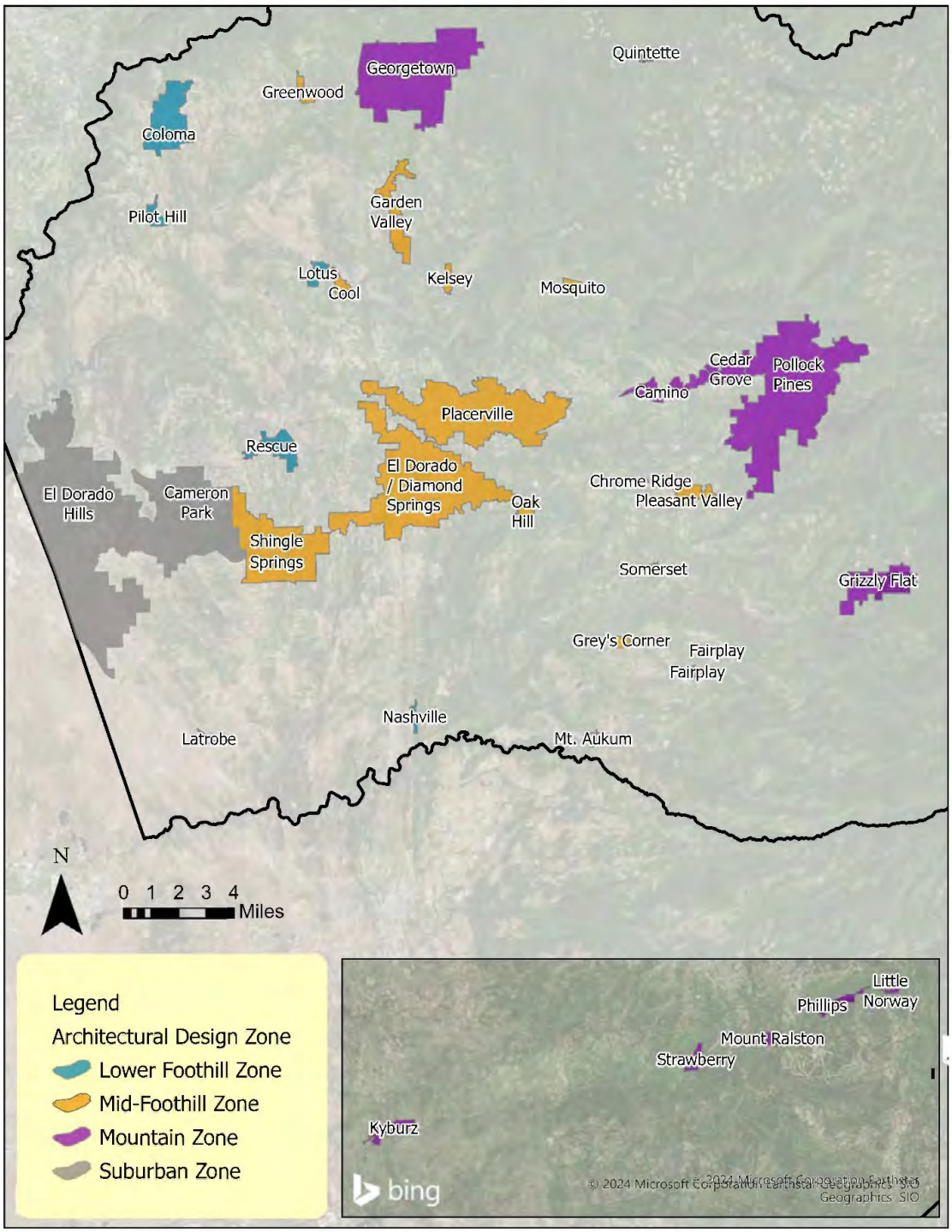
Buildings/structures located in communities with elevations between 0 feet and 1,400 feet above mean sea level shall select one of the following architectural styles: “Gold Rush” or “Mill/Agrarian”.

Rural Centers: Coloma, Latrobe, Lotus, Nashville, Pilot Hill, Rescue.

4. Suburban Zone

The Suburban Zone consists of the El Dorado Hills and Cameron Park Community Regions. Buildings/structures in these Community Regions shall adhere to all use-specific design standards and guidelines. Architectural styles are not applicable.

FIGURE 2.1-1. ARCHITECTURAL DESIGN ZONES



3.0 Multifamily Residential Development

3.1 Site Planning

A. Site design.

Design Guidelines

1. Projects should incorporate site design that reduces heating and cooling needs by orienting structures (both common facilities and dwelling units) on the parcel to reduce heat loss and gain, depending on the time of day and season of the year.

2. Projects should provide appropriate fencing at property lines with adjacent uses.

Design Standards

1. Buildings shall comply with the setbacks established in the Zoning Ordinance, applicable specific plan, or applicable planned development combining zone.

2. Projects shall comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards) and the adopted Landscaping and Irrigation Standards and Chapter 130.34 (Outdoor Lighting) and the adopted Outdoor Lighting Standards.

B. Building orientation.

Design Guidelines

1. When multiple residential buildings are proposed, the buildings should be oriented to preserve and/or increase contiguous common outdoor areas.

2. Projects at major intersections and corners should be treated as neighborhood / project entryways.

Design Standards

1. Projects located adjacent to or across the street from other street-facing residential developments shall orient the buildings to the street with individual entries, patio areas, and landscaping facing the street.

2. For projects adjacent to open space, parks, or other common gathering spaces, each residential unit along the building side adjacent to the public space shall have at a minimum one (1) window facing the public space.

3. When a project includes multiple buildings, building walls that are internal to the site and face another building shall not position windows and entrances directly across from windows and entrances of another building to improve indoor privacy.

4. When fencing is used to separate the project from open space, projects shall provide open type (e.g., wrought-iron) fencing adjacent to open space.

5. Projects abutting single-family residential zoned properties shall provide a masonry block wall along the shared project boundary except at pedestrian access points. Walls shall be split face or stucco covered with integral color matching the building façades.

C. Topography and grading.

Design Guidelines

1. Natural topography should be integrated into site design to the extent feasible.

2. Retaining walls should be compatible with overall identity or character of the development.

3. Finished slopes should taper or terrace to match the existing grades and the grades on adjacent streets.

4. Grade changes and berming should be used in conjunction with landscaping to screen blank walls or other undesirable views.

5. Surface water and pollutant runoff should be reduced by maximizing the use of pervious surfaces and vegetative ground cover. Use of permeable paving is encouraged. Use of natural topographic features or built swales for filtration of site drainage is encouraged.

Design Standards

1. Grading and use of retaining walls shall comply with Chapter 110.14 (Grading, Erosion, and Sediment Control) and Section 130.30.070 (Fences, Walls, and Retaining Walls) in the County Code.

2. Oak resources conservation shall comply with Zoning Ordinance Chapter 130.39 (Oak Resources Conservation) and the Oak Resources Management Plan.

3. If future phases are graded at the time of initial site grading, they shall be hydroseeded with groundcover to enhance the site’s appearance and prevent erosion.

D. Access and circulation.

Design Guidelines

1. Bicycle racks or lockers should be provided and located in visible and convenient areas near residential units and common areas.

2. Projects are encouraged to implement bikeway improvements, including but not limited to connections to bike trails and on-street bike lanes.

Design Standards

1. When not already existing, frontage improvements (i.e., sidewalks, curb, gutter, street improvements, etc.) shall be installed along the project frontages in accordance with County Code.

2. Driveways shall be installed per County Code.

3. Site circulation shall allow for and facilitate emergency access to the site and all buildings, and shall comply with County Code and other applicable local and state laws.

4. All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the County's Improvement Standards.

5. A continuous minimum five (5) foot-wide pedestrian path shall connect the public building entrance to the public sidewalk, where one exists or is required by County code.

E. Parking.

Design Guidelines

1. Parking carports and garages should be designed as a part of the overall project.

2. Parking carports and garages should not be located on street facing facades or corners.

3. Shared parking between adjacent uses should be considered.

Design Standards

1. On-site parking shall adhere to Zoning Ordinance Chapter 130.35 (Parking and Loading) and the adopted Parking and Loading Standards.

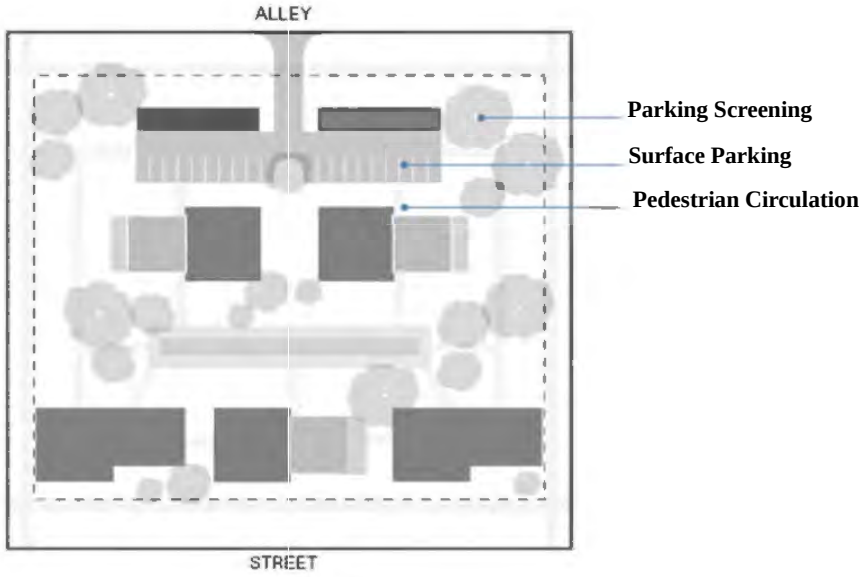
2. Parking areas shall be screened from the street and property lines, unless it is an alley or unless the parking spaces are accessible parking spaces required by Building Code or other applicable ADA regulations as enforced by the County. Refer to Figure 3.1-1.
3. Parking areas, which include carports/garages, shall not be located along residential neighborhood street frontages.

4. Parking carports and garages shall be designed as part of the overall project and use the same materials, colors, and details found on the residential buildings.

5. Parking Area: All on-site landscaping, including parking lot landscaping, shall be landscaped pursuant to Chapter 130.33 (Landscaping Standards). Installed landscaping shall be consistent with the requirements of the County's adopted Landscape and Irrigation Standards, the County's Design and Improvement Standards Manual (DISM) and the 2015 California Model Water Efficient Landscape Ordinance (MWELO) California Code of Regulations, Title 23, §490 et seq.).

6. Tandem parking is prohibited.

FIGURE 3.1-1. PARKING AREAS



F. Parking carports.

Design Guidelines

1. Carports may be attached to or detached from the residential buildings or structures.

2. Carports should be oriented to consider solar access for solar panels.

Design Standards

1. Carports shall not be used for storage but shall be reserved for parking.

2. Carports shall be designed to avoid snowshed on public rights-of-way, sidewalks, and internal pedestrian paths.

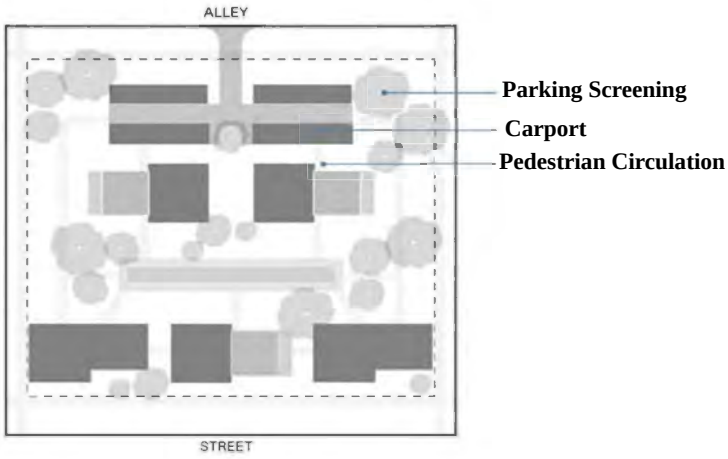
3. Prefabricated metal carports shall include materials and colors found on the primary buildings and include a minimum manufacturer warranty of twenty (20) years from color fading or other weather or climate-induced degradation of the material.

4. Each carport structure shall be separated from additional parking spaces and/or other carports by a landscaping area as defined in the County's Landscaping and Irrigation Standards.

5. Storage areas may be incorporated into carports either above, behind, or beside the carport.

6. The ends of each cluster of carports shall be concealed with low walls up to four (4) feet in height and/or landscaping at least six (6) feet in height.

FIGURE 3.1-2. PARKING CARPORT LOCATION



G. Parking garages.

Design Guidelines

1. Parking garages may be attached to or detached from the residential buildings or structures.

Design Standards

1. Parking garages shall be limited to two (2) stories in height.

2. Parking garages shall be screened from property lines and the street. Refer to Figure 3.1-3.

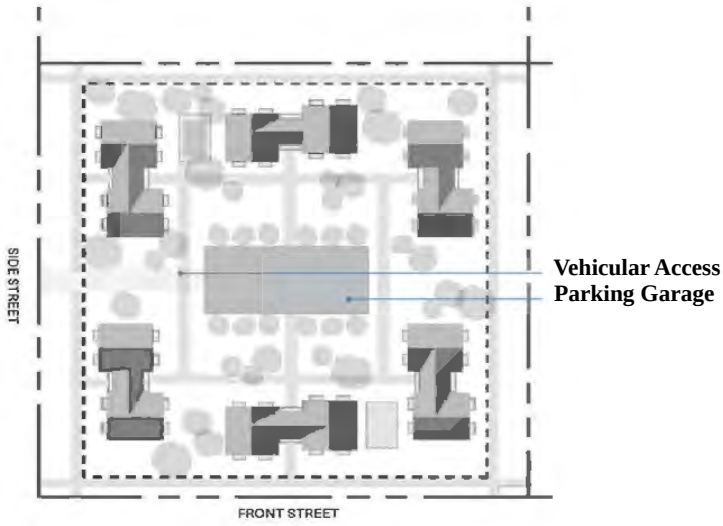
3. Garage design.

   a. For projects with five (5) or more dwelling units, garages shall be located behind the primary uses. For projects with four (4) or fewer dwelling units, garages may be located on the same plane as or in front of the residential unit.

   b. Parking areas tucked under residential structures shall be in a fully enclosed garage.

   c. Exterior walls of a parking garage shall not consist of a solid unbroken wall surface. The exterior walls shall have massing breaks and articulation using at least one secondary high quality / durable material different from the primary façade material.

FIGURE 3.1-3. PARKING GARAGE LAYOUT



H. Common outdoor areas.

Design Guidelines

1. Common outdoor areas should be conveniently located and accessible to all of the residents.

Design Standards

1. All multi-family and mixed-use developments with five (5) or more dwelling units shall incorporate the following standards.

    a. The project shall be designed to provide the equivalent of a minimum of one hundred (100) square feet of common outdoor area for each dwelling unit.

2. Each common outdoor area shall maintain a minimum dimension of twenty (20) linear feet in any direction and shall not include rights-of-way, vehicle access, parking areas, or landscaping associated with a parking area.

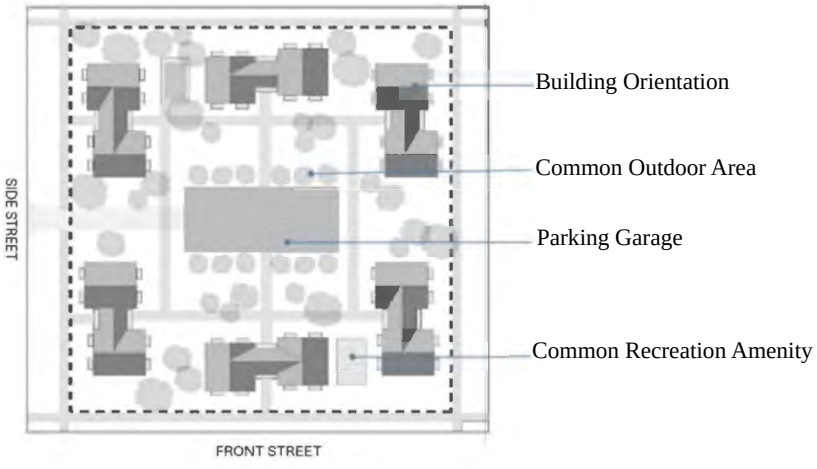
3. Rear setbacks that meet the definition of common outdoor area are credited as usable Common Outdoor Areas up to a maximum of fifty percent (50%) when they are at least twenty (20) feet in all dimensions.

4. Common recreational amenities, as defined below, shall be provided within the common outdoor areas.

5. Up to twenty-five (25%) of any required common outdoor area may be paved or in hard surface if the surfaces are to be used for recreational purposes (e.g., basketball court, swimming pool, walking paths).

6. The common outdoor area space requirement for the project may be reduced to fifteen percent (15%) if at least fifteen percent (15%) of the total site is devoted to private outdoor areas reserved for the exclusive use of individual residents, such as private yards, patios, and balconies.

FIGURE 3.1-4. COMMON OUTDOOR AREA AND RECREATION AMENITIES



I. Common recreational amenities.

Design Guidelines

1. Common recreational amenities should be appropriate for the resident population.

Design Standards

1. Outdoor seating shall be provided at a ratio of one (1) bench that is a minimum of six (6) feet long or two (2) seats per every ten (10) units. Seats and benches shall be constructed of stainless steel, wood or a recycled material of comparable quality and durability. Seats shall be either a single chair or stool. Benches shall accommodate at least two (2) seated adults.

2. All multi-family residential developments shall provide a minimum of one indoor or outdoor recreational amenity at a rate of one amenity for every twenty-five (25) units.

3. Common recreational amenities shall be provided within the common outdoor areas or in a common building.

4. One of the following recreational amenities shall be required to fulfill this common recreational amenity requirement:

    a. Barbecue area with plumbed gas stub, concrete pad, picnic tables, and roof. Barbecue area shall be no smaller than two hundred (200) square feet with a minimum of three (3) barbecues and three (3) tables;

    b. Recreation building with community room, including exercise equipment;

    c. Fenced pervious dog play area that is a minimum of six hundred (600) square feet in size and has regularly maintained waste stations. Fencing shall be a maximum of four (4) feet in height, shall be metal or wood and fifty percent (50%) transparent. Chain link or barbed wire are prohibited. No lighting shall be permitted, and the hours of operation shall be sunrise to sunset. The fenced dog play area shall be located outside of any Zoning Ordinance setbacks;

    d. Formal and maintained outdoor recreation areas (e.g., bocce courts, basketball courts, volleyball courts);

    e. Children's outdoor play area with play equipment. Individual play areas shall have a minimum area of six hundred (600) square feet and minimum dimension of fifteen (15) feet in any direction with a pour-in-place recycled rubber surface or similar surface with a minimum projected lifespan of at least ten (10) years. Children's play areas shall contain a minimum of two (2) structured play modules, such as a play structure and swing area. This

area shall be protected from any adjacent streets or parking lots with a fence or other barrier at least four (4) feet in height. Fencing shall allow visibility into the play area; and

f. Communal garden that has a minimum area of six hundred (600) square feet and minimum dimension of fifteen (15) feet in any direction.

g. Applicants may choose to provide a recreational amenity that is not listed above through the discretionary review process. Applicant shall provide description of and reasons for selecting the recreational amenity.

5. For every twenty-five (25) two-bedroom or larger units, a children's play area is required, as defined above. If more than one play area is required, the play areas may be combined. The play areas may be used to meet the required total number of recreational amenities.

FIGURE 3.1-5 SUGAR PINE VILLAGE, SOUTH LAKE TAHOE

J. Utilities, service areas, and storage.

Design Guidelines

1. All service areas (e.g., trash enclosure), and storage should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.

2. Trash enclosure materials and colors should be consistent with, and complimentary to, building materials, colors and finishes.

Design Standards

1. Air conditioning units, electrical meter boxes, and other private utilities shall be screened from the street and adjacent properties through features, including but not limited to, landscaping, trees, enclosures, low walls, and roof parapets.

2. Utilities shall not be located along the front of the building or street-facing façade.

3. All service areas shall be accessed from an alley or side street when one exists.

4. All service areas shall be located so that their use does not interfere with on-site parking or circulating areas and adjacent uses.

5. All refuse containers shall be placed within screened storage areas or enclosures.

6. A minimum three (3) foot landscape buffer shall be provided on all non-accessible sides of trash enclosures.

7. Trash enclosures shall not block access to designated snow storage areas.

8. Trash enclosure materials and colors shall be consistent with, and complimentary to, building materials, colors and finishes.

3.2 Building Design

A. Wall form and massing.

Design Guidelines

1. Architectural elements such as varied roof forms, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, and landscaping should be incorporated to add visual interest.

2. Balconies and small decks with landscaping should be incorporated into two (2) story or higher buildings to reduce the visual impact of tall structures.

3. Large areas of flat, blank wall and lack of treatment are strongly discouraged.

4. Semi-private areas such as covered front porches and/or courtyards are highly encouraged.

5. Proportional relationship between adjacent buildings and between the building and the street should be maintained.

6. Unit/building layout should ensure the gradual transition of building height and mass.

7. Pedestrian scaled entry should be a prominent feature of the front elevation.

8. Architectural detail such as windows, awnings, trellises, articulation, balconies, patios, landscape planters, and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.

FIGURE 3.2-1. MEADOW VIEW PLACE, TRUCKEE

Image courtesy of Mountain Housing Council of Tahoe Truckee.

Design Standards

1. Setbacks shall comply with the requirements of the Zoning Ordinance and building codes where applicable.

2. No building façade or elevation visible from the public right-of-way, legal edge of non-County maintained roadway, and property lines, shall be greater than two hundred (200) feet in length.

3. For buildings three (3) stories or taller in height, a minimum step back of ten (10) feet from the ground floor building walls that front a public street or pedestrian walk is required for the third story or at thirty (30) feet measured from the lower story building walls at finish grades. Refer to Figure 3.2-2.

4. Massing breaks. Buildings shall have massing breaks (i.e., articulation) at least every fifty (50) feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Refer to Figure 3.2-3.

FIGURE 3.2-2. BUILDING STEP BACKS AND CANOPY

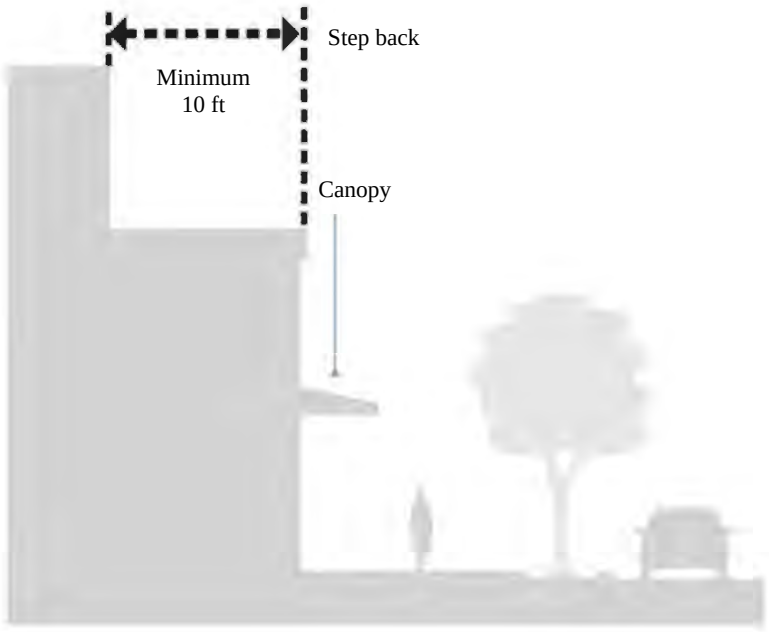
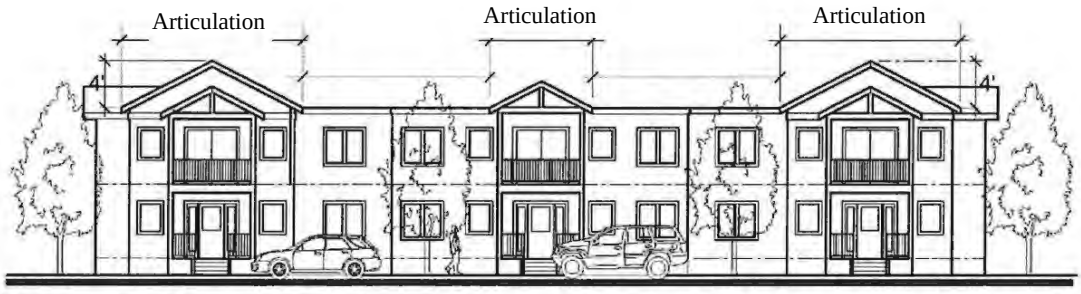


FIGURE 3.2-3. BUILDING ARTICULATION



B. Building colors and materials.

Design Guidelines

1. Variation in color and materials should be considered to create visually engaging designs. High quality and durable materials, such as stone, brick, and cementitious siding, are encouraged. Creative and appropriate use of color is encouraged. Use of color should be consistent with the overall architectural style or theme of the project. Variation in exterior treatment of adjacent buildings is encouraged.

2. Architectural features that enhance the façade or building form are encouraged. Architectural features such as decorative moldings, windows, shutters, balconies and railings, and landscaped elements such as lattices that add detail to a facade are encouraged.

Design Standards

1. Architectural treatment shall be applied to all elevations of a building. At a minimum, all windows, doors, and other wall openings shall be trimmed consistent with the architectural style. Field and trim colors used on the front elevation shall be extended to all elevations.

2. Colors.

    a. All structures shall include at least one (1) primary color and a maximum of two (2) accent colors, in addition to the color of the roofing material. Accent colors are colors that are not a shade, tone, or tint of the base color.

    b. Adjacent buildings shall not use the same primary color(s).

    c. Neon or fluorescent colors are prohibited in all instances.

3. Building materials.

    a. Each building facade shall incorporate a minimum of two (2) different high quality and durable building materials to provide articulation.

    b. Accent material for entry. When a façade is fifty (50) feet or longer, the building shall include an entry way accent material that is distinct from the primary building material.

    c. Prohibited Materials. Synthetic material, such as vinyl or plastic siding and trim; Concrete Masonry Unit.

d. Materials allowed under specific circumstances. The following materials are allowed when the following requirements are met):

(1) Unpainted brick in a primarily standard running bond pattern (horizontal) is appropriate in multi-family residential and mixed-use projects.

(2) Brick may be applied to the ground floor of the structure and shall comprise up to a maximum of fifty percent (50%) of the building façade.

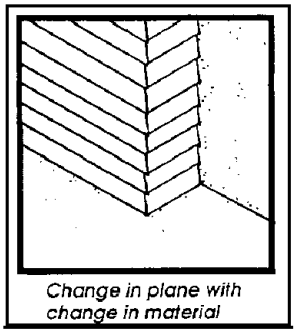
(3) Alternative brick patterns may be used to frame architectural features.

(4) Use of stucco shall not exceed ten percent (10%) of façades that face public rights-of-way.

(5) Aluminum cladding systems. Smooth, nonreflective aluminum plank, panel, or batten cladding systems may be used on multi-family residential or mixed-use projects. Use of the aluminum cladding systems may comprise up to thirty percent (30%) of the building façade.

e. When exterior wainscoting is used, exterior wainscoting shall begin and end at wall plane breaks and shall not occur on the same plane. Exterior wainscoting shall be at least four (4) feet in height, measured from the grade of the building. Refer to Figure 3.2.-4.

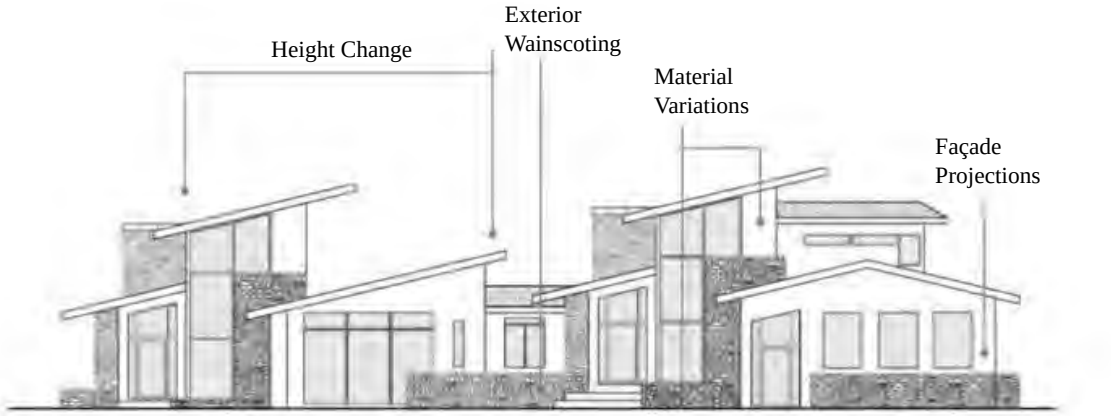
FIGURE 3.2-4. BUILDING MATERIALS AT WALL EDGES



4. When an existing building is undergoing an exterior remodel, the colors and materials shall comply with this section. Property owners shall provide proof of compliance prior to any future paint or siding replacement of buildings, other than like-for-like maintenance.

5. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

FIGURE 3.2-5. VARIATIONS IN MATERIAL AND MASSING



C. Building architectural elements.

1. Windows and Doors

Design Guidelines

a. Windows should have decorative details consistent with the architectural style, especially for street-facing facades.

b. Use of windows for natural light indoors as much as possible is encouraged. Windows should be placed for cross-ventilation and airflow to promote natural cooling.

c. Natural climate control features such as deciduous trees over south-facing windows are encouraged to reduce energy demand.

Design Standards

a. Window frames shall not contain vinyl, composite, or other synthetic materials.

b. Windows and doors shall be trimmed consistent with the architectural style.

D. Balconies, porches, decks, and patios.

Design Standards

1. All residential units shall have one private balcony, patio, or deck that is a minimum of forty-eight (48) square feet with no dimension less than six (6) feet. Each private outdoor space shall be accessible to only one (1) dwelling unit.

2. Residential roof-top decks are prohibited.

3. Private exterior space shall be reserved for and immediately accessible to the dwelling it is designed to serve.

4. Balconies shall be unenclosed, except for required railings.

5. Fences and railings for balconies, porches, and decks shall use metal, wood, cable, or materials found on the structure of the building.

6. If a private, at grade-level patio is provided, it shall be enclosed through fencing or railing, or other solid material.

FIGURE 3.2-6. PRIVATE BALCONIES & PORCHES

E. Building entries and staircases.

Design Guidelines

1. Stair and other entry access requirements such as wheelchair ramps and elevators should be integrated into the overall project design.

2. Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, and decorative bollards.

Design Standards

1. Exterior staircases shall be screened from the street and property lines.

2. Exterior staircases shall be designed with a full roof cover. Staircases shall consist of the same material(s) and color(s) as the primary buildings.

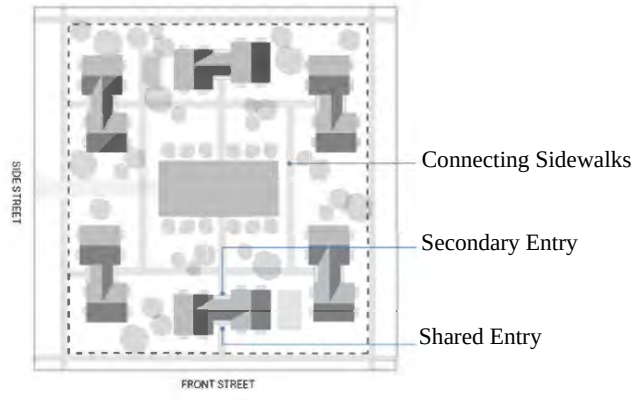
3. All ground-floor building entries for residential units not otherwise covered shall contain a roof overhang or canopy. The roof overhang or canopy shall extend out at a depth and width that is a minimum of fifty percent (50%) larger than the entry door width.

4. For buildings with shared entries, building entries are required along all street-facing building facades. Secondary shared entries may be provided on other façades. Secondary shared entries shall be oriented to common areas such as courtyards, landscaped areas, whenever feasible. Refer to Figure 3.2-7.

5. Residential projects on corner lots shall engage both streets by providing entries on both street- facing elevations.

6. Buildings shall orient private entries to streets, common outdoor areas or parking areas.

FIGURE 3.2-7. SHARED ENTRIES AND SECONDARY ENTRIES



F. Roofs.

Design Guidelines

1. Roof height, pitch, ridgelines, and roof materials should be varied to create visual interest and avoid repetition. The roof plan should be consistent with the architectural style.

Design Standards

1. Roofline articulation. Rooflines shall be vertically articulated at least every fifty (50) feet along the street frontage, through the use of varying roof height and/or form.

2. Up to two (2) roof types are allowed per building. Each roof shall not comprise more than sixty percent (60%) of the total roofed area. Multiple pitches of the same roof type are permitted. For instance, a building could include a 4:12 shed roof, as well as a 4:12 gable roof and 7:12 gable roof.

3. Prohibited roofing materials. The following roofing materials are prohibited:

    a. Untreated, unpainted aluminum or metal;

    b. Brightly colored materials, including as turquoises, yellows, pinks, purples, neons, whites, and the like;

    c. White rock/gravel

    d. Untreated smooth or corrugated metal;

    e. Shiny or reflective materials that are visible from the street, sidewalks, or property lines.

4. Building roofs and pitches shall be designed to minimize or prevent snow shedding onto common sidewalks and walking areas. Buildings with roofs that are located ten feet (10) feet or less from a property line shall be designed so that the pitch of any portion of the roof within ten (10) feet of the property line is not directed toward the property line.

G. Accessory buildings.

Design Guidelines

1. Accessory buildings should be centrally located and conveniently located for all residents.

Design Standards

1. Materials, colors and architectural finishes of accessory buildings, including but not limited to, laundry facilities, recreation buildings, sales/lease offices, shall consist of the same or similar materials, colors and architectural finishes of the primary building(s) on site.

4.0 Mixed Use Development

4.1 General

Design Guidelines

1. Active and inviting ground floor commercial spaces that support a pedestrian-friendly environment are encouraged.

2. Projects are encouraged to provide well-designed housing that is affordable to residents of a variety of income levels and is located within walking distance to stores, services, jobs, and community amenities.

3. Public safety should be enhanced through increased natural surveillance and eyes on the street.

4. Projects should create well-designed public and semi-public gathering spaces that support social interaction and community cohesion.

5. Projects should accommodate parking and circulation on site to maximize connections between different land uses.

6. Number of curb cuts should be limited to minimize pedestrian and vehicle conflicts.

7. Different commercial, residential, and open space areas should be linked with internal pathways.

8. Surface parking from public streets and residential neighborhoods should be screened to reduce the visual impact of large parking areas.

Design Standards

1. Mixed-use projects shall comply with the Multifamily design standards and guidelines in Section 3.0 (Multifamily Residential Development) above in this document and the

2. Projects shall comply with applicable County Code, including but not limited to, Mixed-Use development standards in Section 130.40.180 of the Zoning Ordinance (Mixed Use Development).

3. Parking for shared residential and commercial uses that have differing parking demands shall be consistent with both the County's off-street parking requirements (Table 130.35.030.1 - Schedule of Off-Street Vehicle Parking Requirements) and the shared parking requirements of Table 4.4.A in the County's adopted Parking and Loading Standards (Calculating [non-residential] Shared Parking by Use Type), as adopted by Resolution 202-2015.

4. Calculation of density. Residential density shall be measured as an average over the gross land area of only the residential portion of the planned site or assembly of parcels except when all of the residential units are all contained in vertical mixed use buildings.

4.2 Site Planning

A. Vertical and horizontal mixed use.

Design Guidelines

1. The relationship and orientation of buildings to arterial and other prominent roadways should be considered to enhance street frontage.

2. Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality.

3. Pedestrian, bicycle, and vehicle linkages to adjacent developments and uses should be provided.

4. Buildings should be placed along the edge of the public sidewalk to activate the pedestrian realm.

5. Enhanced internal pedestrian crossings should be created and delineated with materials or colors to prioritize pedestrians within developments.

6. Ground-floor uses should primarily be occupied by retail, restaurant, and personal service uses that generate pedestrian activity and engage the sidewalk to create an active and enjoyable pedestrian environment.

Design Standards

1. Buildings shall be oriented towards public streets with the primary entrances to the site or to commercial uses directly accessible from the sidewalk.

2. Parking shall be screened from the street through the use of buildings, landscaping, and trees.

3. Some parking shall be shared between commercial and residential uses.

4. If a project is proposed in phases, each phase shall be designed to function independently, without reliance on improvements included in subsequent phases.

5. When subsequent phases are under construction, they shall be fenced sufficiently to avoid conflicts between residents and guests of the occupied phases and construction traffic, and to protect the public safety.

FIGURE 4.2-1. ACCESS, CIRCULATION AND PARKING FOR VERTICAL AND HORIZONTAL MIXED-USE

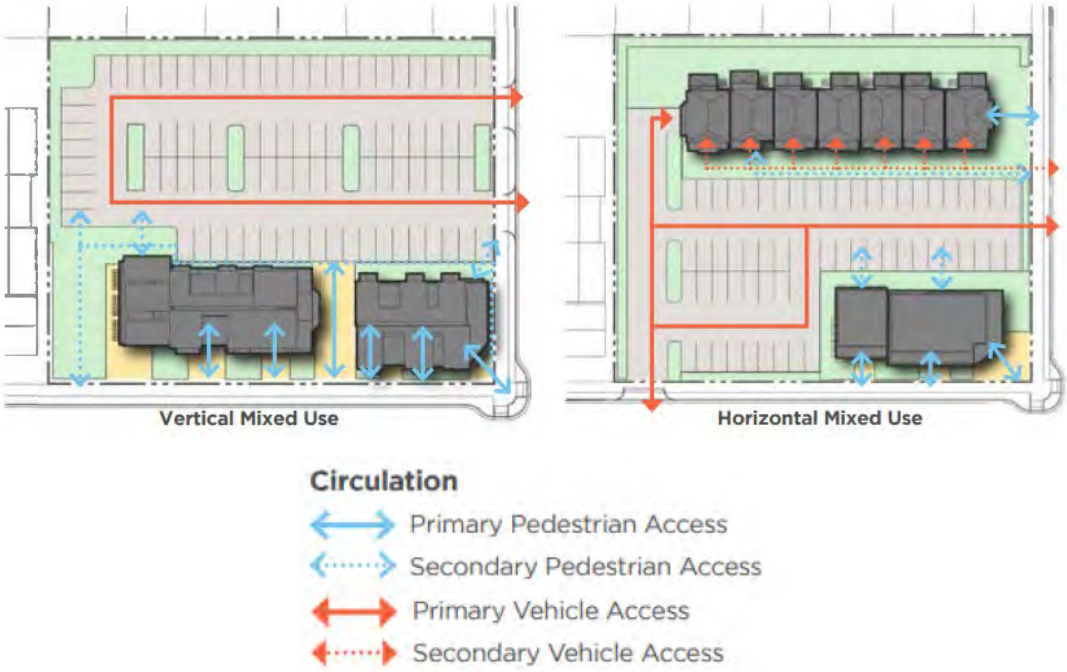


Image Source: Santa Cruz County

B. Additional guidelines and standards for horizontal mixed use.

Design Guidelines

1. Parking for on-site commercial uses should be located at the center of the site, allowing the parking to provide a buffer from on-site residential uses and maximize shared parking opportunities between residential and commercial uses. Dedicated private residential parking areas should be located in a private area away from public commercial parking.

2. Residential uses should be located along the rear of the site to provide visual privacy and complement existing residential uses.

Design Standards

1. Service entries, loading areas, and trash areas associated with commercial uses should not conflict with residential uses located on-site.

4.3 Building Design

A. Vertical and horizontal mixed use.

Design Guidelines

1. Adaptive reuse of older buildings is encouraged. Development of buildings next to historic or culturally significant buildings should respect the architectural character of existing historical buildings.

Design Standards

1. Ground floor building transparency.

    a. For ground-floor retail and restaurant uses, exterior walls facing a street shall include windows, doors, or other openings for at least seventy percent (70%) of the building wall area located between thirty (30) inches and eight (8) feet above the level of the sidewalk. The percentage shall be reduced to fifty percent (50%) for office, hotel, and multipurpose ground-floor uses.

    b. No wall may run in a continuous plane for more than ten (10) feet without an opening. Windows shall not contain tinted or reflective glass.

2. Building entry areas. Pedestrian entries to commercial uses shall be either recessed in a vestibule a minimum of three (3) feet in depth or covered by an awning, portico or other architectural projection that provides weather protection.

3. Architectural features of any commercial buildings, or portions of buildings, proposed as part of a single mixed-use development project shall be designed utilizing the same architectural styles, colors, materials, architectural elements as the residential components of the same project.

4. Mixed use buildings with nonresidential ground floor uses shall design the ground floor with a minimum fifteen (15) foot ceiling height, measured from the finished floor, to accommodate a variety of uses. Refer to Figure 4.3-1.

Figure 4.3-1. MIXED USE GROUND FLOOR HEIGHT

5.0 Commercial Development

5.1 Site Planning

A. Site design.

Design Guidelines

1. Buildings should be arranged to define, connect, and activate pedestrian edges and public spaces.

2. The relationship and orientation of buildings to arterial and other prominent roadways should be considered to enhance street frontage.

3. Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality.

4. Pedestrian, bicycle, and vehicle linkages to adjacent developments and uses should be provided.

Design Standards

1. Projects shall comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards), the adopted Landscaping and Irrigation Standards, Chapter 130.34 (Outdoor Lighting), and the adopted Outdoor Lighting Standards.

2. If a project is proposed in phases, each phase shall be designed to function independently, without reliance on improvements included in subsequent phases.

3. When subsequent phases are under construction, they shall be fenced sufficiently to avoid conflicts between residents and guests of the occupied phases and construction traffic, and to protect the public safety.

4. Fencing between commercial uses and open space is discouraged. When necessary, fencing shall be an open type (e.g., wrought-iron or post and cable) fencing adjacent to open space.

B. Topography and grading.

Design Guidelines

1. Natural topography should be integrated into site design to the extent feasible.

2. Retaining walls should be compatible with overall identity or character of the development.

3. Finished slopes should taper or terrace to match the existing grades and the grades on adjacent streets.

4. Grade changes and berming should be used in conjunction with landscaping to screen blank walls or other undesirable views.

5. Surface water and pollutant runoff should be reduced by maximizing the use of pervious surfaces and vegetative ground cover. Use of permeable paving is encouraged. Use of natural topographic features or built swales for filtration of site drainage is encouraged.

6. Roof drains and parking lot run-off should be routed through turf or other landscaping.

Design Standards

1. Grading and use of retaining walls shall comply with Chapter 110.14 (Grading, Erosion, and Sediment Control) and Section 130.30.070 (Fences, Walls, and Retaining Walls) in the County Code.

2. Oak resources conservation shall be in compliance with Zoning Ordinance Chapter 130.39 (Oak Resources Conservation) and the Oak Resources Management Plan.

3. If future phases are graded at the time of initial site grading, they shall be hydroseeded with groundcover to enhance the site’s appearance and prevent erosion.

C. Access and circulation.

Design Guidelines

1. Shared access drives between adjacent parcels are encouraged to minimize the number of curb cuts.

2. Projects should consider bikeway improvements, including but not limited to connections to bike trails and on-street bike lanes.

Design Standards

1. Frontage (i.e., sidewalks, curb, gutter, street improvements, etc.) and driveway improvements shall be installed in accordance with County standards.

2. Driveways shall be installed per County standards.

3. Emergency access shall comply with County standards and applicable state law. Speed bumps are strongly discouraged as they impede emergency response. Long, straight drives are discouraged to prevent speeding, which conflicts with pedestrian safety.

4. All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the County's Improvement Standards.

D. Parking.

Design Guidelines

1. Parking carports and garages should be designed as a part of the overall project.

2. Parking carports and garages should not be located on street facing facades or corners.

3. Shared parking between adjacent uses should be considered.

4. Carports should be oriented to consider solar access for solar panels.

Design Standards

1. On-site parking shall adhere to Zoning Ordinance Chapter 130.35 (Parking and Loading) and the adopted Parking and Loading Standards.

2. Parking Area. All on-site landscaping, including parking lot landscaping, shall be landscaped pursuant to Chapter 130.33 (Landscaping Standards), the County's

adopted Landscape and Irrigation Standards, the County's Design and Improvement Standards Manual (DISM) and the 2015 California Model Water Efficient Landscape Ordinance (MWELO) California Code of Regulations, Title 23, §490 et seq.).

3. Sidewalk corridors in parking lots shall have a minimum of five feet of landscaping on at least one side of the walkway or alternating from one side to the other to provide a comfortable walking environment, including shade for pedestrians.

4. Parking areas, which include carports/garages, shall not be located along residential neighborhood street frontages or common property lines adjacent to other residential neighborhoods.

5. Parking carports and garages shall be designed as part of the overall project and use the same materials, colors, and details found on the residential buildings.

6. Carports shall be designed to avoid snowshed on public rights-of-way, sidewalks, and internal pedestrian paths.

7. Prefabricated metal carports shall include materials and colors found on the primary buildings and include a minimum manufacturer warranty of twenty (20) years from color fading or other weather or climate-induced degradation of the material.

8. Each carport structure shall be separated from additional parking spaces and/or other carports by a landscaping area as defined in the County's Landscaping and Irrigation Standards.

E. Plazas & outdoor spaces.

Design Guidelines

1. Active use of outdoor spaces is encouraged.

2. Plazas or other outdoor activity spaces used for sitting, eating, strolling, and gathering should be designed into the project.

3. Where multiple buildings are proposed, buildings should be clustered to create pedestrian plazas and gathering spaces.

4. Plaza design should emphasize the active nature of these spaces and incorporate some combination of accent materials, site furniture, shade structures, accent lighting, interesting colors, textures and forms, and art, graphics or other focal elements.

5. Plaza design should provide amenities for varying light and climate conditions, protection from sun and wind, moveable furniture, climate control elements, children's play areas, and performance areas.

6. Furniture should be selected not only for its functional and aesthetic qualities but also focus on the quality of materials and finishes that provide long term durability and resistance to vandalism.

7. The relationship between indoor and outdoor spaces and uses should be considered in plaza and outdoor space designs.

FIGURE 5.1-1. El DORADO HILLS TOWN CENTER POND AND AMPHITHEATER

Image courtesy of Google Earth. Accessed 8/30/24.

F. Utilities, service areas, storage.

Design Guidelines

1. All service areas (e.g., trash enclosure) should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.

2. Trash enclosure materials and colors should be consistent with, and complimentary to, building materials and finishes.

Design Standards

1. Loading docks and service areas shall be screened from public view and adjacent uses by a combination of building design and/or layout, masonry walls, grade separations and/or landscaping.

2. Ground-mounted HVAC units shall be located away from activity areas and screened from public view through landscaping and/or screen walls.

3. Public utility infrastructure and other utility components shall be oriented away from public view and screened with evergreen shrubs to the extent allowed by the utilities.

4. Ground or wall mounted equipment shall be located out of public view, screened, or placed in an enclosure to the extent allowed by the utility companies.

5. Screening for equipment shall be integrated into the building and roof design and use compatible materials, colors and forms. Wood lattice or fence like coverings are inappropriate for screening and are discouraged.

6. Roof mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and microwave dishes shall be set back from the roof edge, or placed behind a parapet or in a well so that they are not visible to motorists or pedestrians on the adjacent streets.

7. All service areas shall be accessed from an alley or side street when one exists.

8. All service areas shall be located so that their use does not interfere with on-site parking or circulating areas and adjacent uses.

9. All refuse containers shall be placed within screened storage areas or enclosures.

10. A minimum three (3) foot landscape buffer shall be provided on all non-accessible sides of trash enclosures.

11. Trash enclosures shall not block access to designated snow storage areas.

12. Trash enclosure location, dimensions, and design shall comply with County standards.

FIGURE 5.1-2. TRASH ENCLOSURE

Image courtesy of Google Earth. Accessed 8/21/24.

5.2 Building Design

A. Wall form and massing.

Design Guidelines

1. Overall character of the development should be defined through the use of a consistent design concept.

2. Projects that consider and compliment the context of adjacent and surrounding projects, but are original in design and avoid duplication (“copy cat” effect) are highly encouraged.

3. Architectural elements such as varied roof forms, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, fenestrations, recessed planes, and landscaping should be incorporated to add visual interest.

4. Large areas of flat, blank wall and lack of treatment are strongly discouraged.

5. Proportional relationship between adjacent buildings and between the building and the street should be maintained.

6. Main building entries should be emphasized through building articulation and form to allow easy identification from the street and parking lot, and convenient access for pedestrians.

Design Standards

1. Setbacks shall comply with the requirements of the Zoning Ordinance and building codes where applicable.

2. No building façade or elevation visible from the public right-of-way, legal edge of non-County maintained roadway, and property lines, shall be greater than two hundred (200) feet in length.

3. Massing breaks. Buildings shall have massing breaks (i.e., articulation) at least every fifty (50) feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays.

FIGURE 5.2-1. MASSING BREAKS IN EL DORADO HILLS TOWN CENTER

Image courtesy of Google Earth. Accessed 8/31/24.

B. Building colors and materials.

Design Guidelines

1. Variation in color and materials should be considered to create visually engaging designs. High quality and durable materials, such as stone, brick, and cementitious siding, are encouraged. Creative and appropriate use of color is encouraged. Use of color should be consistent with the overall architectural style or theme of the project. Variation in exterior treatment of adjacent buildings is encouraged.

2. Building accents should be expressed through different high-quality and durable materials and/or architectural detailing and not merely through applied finishes such as paint.

FIGURE 5.2-2. COOL RETAIL CENTER

Design Standards

1. Architectural treatment shall be applied to all elevations of a building. All windows, doors, and other wall openings shall be trimmed consistent with the architectural style. Field and trim colors used on the front elevation shall be extended to all elevations.

2. Colors.

    a. Adjacent buildings shall not use the same primary color.

    b. The following colors are prohibited as the primary colors on building exteriors: pinks; purples; yellows; white (including off-white colors).

    b. Neon or fluorescent colors are prohibited in all instances.

3. Building materials.

    a. Façade designs shall incorporate a minimum of two different high quality and durable building materials to provide articulation.

b. When exterior wainscoting is used, exterior wainscoting shall begin and end at wall plane breaks and shall not occur on the same plane.

c. Prohibited Materials. Synthetic material, such as vinyl or plastic siding and trim; Concrete Masonry Units; Artificial products that attempt to imitate real materials such as cultured or artificial rock, imitation stone, artificial wood, or simulated brick.

4. When an existing building is undergoing an exterior remodel and is subject to these interim design standards and guidelines per Section 1.2.B in this document, the colors and materials shall comply with this section. Property owners shall provide proof of compliance prior to any future paint or siding replacement of buildings.

FIGURE 5.2-3. DIAMOND SPRINGS OFFICE BUILDING

Image courtesy of Google Earth. Accessed 8/31/24.

C. Building architectural elements.

1. Windows and Doors

Design Guidelines

a. Use of windows for natural light indoors as much as possible is encouraged. Windows should be placed for cross-ventilation and airflow to promote natural cooling.

b. Natural climate control features such as deciduous trees over south-facing windows are encouraged to reduce energy demand.

Design Standards

1. Window frames shall not contain vinyl, composite, or other synthetic materials.

2. Windows and doors shall be trimmed consistent with the architectural style.

D. Roofs

Design Guidelines

1. Roof height, pitch, ridgelines, and roof materials should be varied to create visual interest and avoid repetition. The roof plan should be consistent with architectural style.

Design Standards

1. Roofline articulation. Rooflines shall be vertically articulated at least every fifty (50) feet along the street frontage, through the use of varying roof height and/or form.

2. Up to two (2) roof types are allowed per building. Each roof shall not comprise more than sixty percent (60%) of the total roofed area. Multiple pitches of the same roof type are permitted. For instance, a building could include a 4:12 shed roof, as well as a 4:12 gable roof and 7:12 gable roof.

3. Prohibited roofing materials.

    d. Untreated, unpainted aluminum or metal;

    e. Brightly colored materials, including as turquoises, yellows, pinks, purples, neons, whites, and the like;

    f. White rock/gravel;

    g. Untreated smooth or corrugated metal;

    h. Shiny or reflective materials that are visible from the public street, sidewalks or property lines.

    Building roofs and pitches shall be designed to minimize or prevent snow shedding onto common sidewalks and walking areas. Buildings with roofs that are located ten (10) feet or less from a property line shall be designed so that the pitch of any portion of the roof within ten (10) feet of the property line is not directed toward the property line.

5.3 Specific Use: Fuel Stations

Design Guidelines

1. Fuel station facilities should be designed to be architecturally compatible with buildings and structures in the surrounding area regarding building design, color and materials used.

2. Fuel canopies should not be located at the corners of prominent street intersections.

3. All sides of each building should have consistent architectural detail and character.

4. The use of highly reflective or glossy materials is strongly discouraged.

5. All elements of the pump island or canopy that are not operational should be architecturally integrated by use of color, material and architectural detailing.

FIGURE 5.3-1 SOUTH LAKE TAHOE GAS STATION

Image courtesy of Google earth. Accessed 8/31/24.

Design Standards

1. All activities except those to be performed at the fuel or air pumps are performed within a completely enclosed building.

2. Outdoor storage shall not be permitted.

3. The minimum setback of fuel canopies is fifteen (15) feet from property lines and public roadway ultimate rights-of-way and fifty (50) feet from property lines abutting residential zoned properties.

4. Fuel canopies shall have a maximum height of sixteen (16) feet measured to the underside of the canopy. For slanted canopies, this sixteen (16) foot-high maximum can be measured at the portion of the canopy closest to the public roadway.

4. Multiple canopies shall be separated by a minimum distance of fifteen (15) feet.

5. The minimum setback of parking (any portion) from a fuel canopy is thirty (30) feet.

6. The fuel pump area, including drive lanes for vehicle fueling, shall not block or restrict on-site vehicular or pedestrian circulation or block access to on-site parking spaces.

7. Fuel Canopy Design.

   a. Canopy support columns must be entirely encased with materials identical to the materials used for the primary building.

   d. Canopies shall utilize the same architectural features as other structures on the project parcel(s).

8. Freestanding sign materials and design shall be consistent with the materials and design of the fuel station facility and shall comply with the requirements of Section 130.36.070.H.4 (Design Standards for Freestanding Signs).

FIGURE 5.3-2. FUEL PRICING SIGN

Image courtesy of vallesigns.com

6.0 Architectural Styles

6.1 Gold Rush Architectural Style

Architecture of the Gold Rush era reflects the speed of the movement. The wooden structures are simple and practical in construction and lacking in intricate details. Parapet (false fronted) roofs are popular in this style and buildings typically have a two-story massing with balconies or similar detailing at the second floor. The Gold Rush architectural style is acceptable in the County's Mountain, Upper Foothill and Lower Foothill Architectural Design Zones.

Figure 1. Gold Rush storefront.

Typical building elements:

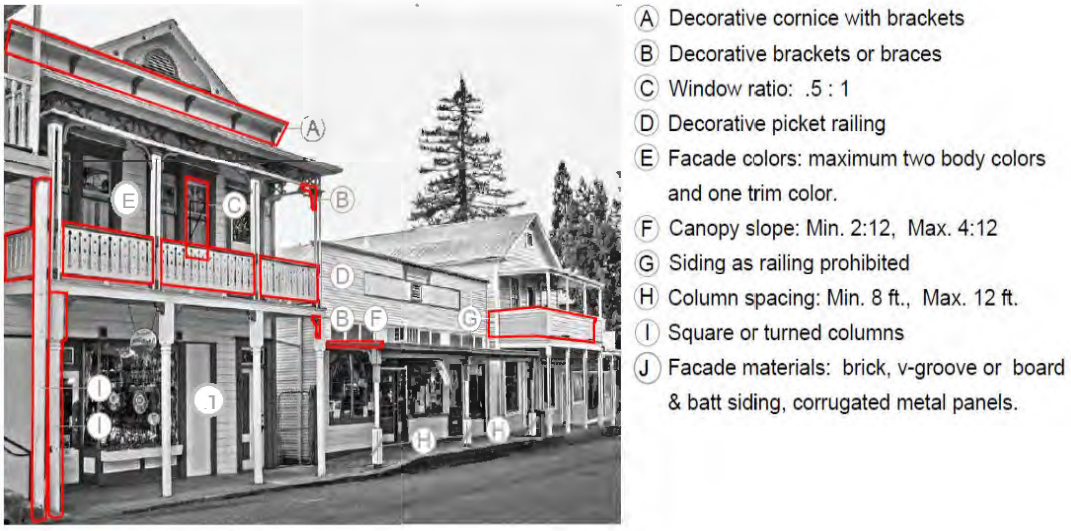
- Geometrically simple forms and vertically-oriented building massing
- Typical Gold Rush storefronts consist of two-story structures with rectangular, plain wooden front facades
- Windows are typically narrow and rectangular with divided lights.
- Utilize structural elements such as columns, braces, etc. that are similar in design to and complement the decorative elements
- Rectangular building facades
- Traditional building widths not exceeding 25 feet to 30 feet
- Roofs hidden behind prominent facades with street-facing, detailed parapets

- Parapets detailed with precast treatments; continuous banding; or projecting cornices, lentils, caps, corner details, or variety in pitch

Typical building materials:

- Flash-fired brick
- Vertical rough sawn board and batten siding
- Horizontal rough sawn lap siding and shingles
- Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)

Figure 2. Typical Design Features of the Gold Rush Style



Design Standards and Guidelines for the Gold Rush Architectural Style

1. **Roofing Elements.**

   a. **Roof Type.** Primary roof type shall be gable roof or flat roof.
   b. **Roof Pitch.** All roof pitches (if visible from ground-level view) shall be between 4:12 and 6:12 slope. Façade-attached roof covers shall have slopes between 1:12 and 3:12.
   c. **Materials and Colors.** Roofing materials visible from ground-level view shall be in the gray or brown color range and shall be one of the following types: Metal panels- painted, rusted, mill finish zinc, corrugated, standing seam or similar panels or T-24 compliant fire-rated composition fiberglass shingles.
   d. **Architectural Features.** The primary building façade wall shall terminate with a capped parapet top edge trim unit. The trim unit shall be wood, brick, cast-stone, or sheet metal veneer.

e. Architectural trim is encouraged to extend a minimum of 3½" horizontally and a maximum of 18" from the façade face below with a recommended minimum vertical height of 11".
f. **Beams.** No roof beams, rafters or structural steel shall be exposed except under an open cover area.

2. Exterior Wall Elements.

a. **Building Materials.** Structures shall be designed with at least one of the following building materials on the primary façade:
    i. Wood vertical application pattern shiplap siding, board on board effect, board and batten effect, clay brick, metal panel (to match roof).
    ii. Where a secondary building façade is located within 25 feet from a two-lane public roadway right-of-way line (not alley), the primary and secondary façades shall be of the same materials.
    iii. Secondary and rear façades may use any material allowed for the primary façade and may also be painted smooth cement plaster, metal panels, wood, or smooth formed concrete.
b. **Building Colors.** Building colors shall be subdued shades. Light reflectance value shall not exceed 80. There shall be a minimum of two building colors.
c. **Parapets.**
    i. Parapets shall consist of single large wall that extends the entire width of the building and is a minimum of 3 feet above the ridge of an exposed two-sloped roof visible from a secondary façade view. The wall structure shall be of sufficient durability to maintain its stiffness without the use of rear braces, supports or exposed structural components.
    ii. Where the primary façade extends above a second floor with windows and doors located in the façade, the lowest step or level of the parapet is encouraged to be a minimum of 60 inches from the top edge of the window or door. The wall veneer is encouraged to be continuous from the ground level to the top edge of the parapet.
    iii. The decorative top of the parapet may be one level across the entire façade or may have one or two stepped segments that shall be a minimum of 12 inches and a maximum of 36 inches. Parapet tops shall be level, and sloped tops are prohibited.
    iv. Where the parapet wall may have stepped segments, symmetrical placement of steps shall be required. The center section of the parapet is encouraged to be at least 50% of the dimension of the total primary façade width.
d. **Decorative Trim.** Trim, cap or cornice material is encouraged to be applied as a decorative "lintel" to the top edge of all windows and doors in the upper section of the façade. Two cornice types are encouraged:

i. Attached informal trim or molding. informal cornices are made from metal, stone, or a combination of these materials.
ii. Formal corbelled brick. Corbelled cornices are made from brick or stone. The formal cornice follows the basic compositional and proportional rules of the classical orders and sometimes has formal details such as brackets and dentils.

3. Window and Door Elements.

a. **Window & Door Details**. All windows and doors with glazing shall have divided lites (muntin's) and/or mullions. The following details are required.
   i. Window sash frames shall consist of painted metal-clad wood, vinyl, or fiberglass composite.
   ii. Metal frames are prohibited.

   The following details are encouraged.
   i. All windows sashes (on any edge) are a minimum of 1½" wide.
   ii. Doors (hinged, pivoting, or sliding) with glass that exceeds 40 percent coverage within the door have side and top stiles dimensioned minimum 3" in width.
   iii. Bottom door rails are a minimum of 6" in height.
   iv. Where windows use muntin bars to create "divided effect" windowpanes, a dimensional muntin bar is on the exterior face of the glass and is at least one inch wide at their base and ½" tall from the glass face.

b. **Door Design.** Garage or large storage access type doors are encouraged to be wood or painted wood-effect composite "barn-door styled" paneled with minimal patterning, metal interior coiling/rolling or similar. Entry or passage type doors (excluding primary façade store front doors) are encouraged to be wood or painted composite traditional four paneled doors.

c. **Window Area and Design.**
   i. **Area of Glass in Window**. Maximum glazing area within a window is encouraged to be 36" x 36" without mullions or muntin's configured within each window area. The minimum area of glazing for large store front windows using muntin's are encouraged to be not less than 18" wide x 24" tall.
   ii. **Window Color**. One color for all window treatments shall be used throughout a building.
   iii. **Glass Type**. Glass in the primary building façade ground floor area shall not be tinted or mirrored for commercial buildings.
   iv. **Window Shape**. Aspect ratio of all window dimensions is encouraged to be a minimum 1:1.5. All windows shall be rectangular.
   v. **Window Groupings**. Window walls, patio doors, or similar openings are encouraged to be separated by vertical 6" wide (minimum) mullions between window or door units that are a minimum of 6-feet and a maximum of 8-feet

wide. Encouraged window types are double hung, casement, French casement, fixed sidelight. Sliding windows are discouraged. Windowsill height in all rooms (except ground floor storefront façades) is encouraged to be a maximum 32" above the floor.

d. **Architectural Window/Door Trim**. Windows and doors shall be trimmed with wood with an encouraged dimension of 5½" x ¾" as measured from the face of the siding veneer. Trim color shall match color of the window sash or door stile.

4. Building Feature Elements.

a. **Exposed Beams, Braces and Brackets**. Any exposed exterior structural trusses or beams that are used shall be spaced no less than 4 feet and no more than 8 feet apart on center. All beam materials shall be wood or composite materials with an appearance of wood. Braces, if used, shall be on open covers at beam-to-post connections. Braces or brackets are encouraged to be rustic and have a 30 to 45-degree angle configuration.

b. **Commercial Balconies/Decks**. Commercial balconies are encouraged and should be located across the entire width of the primary façade and extend into the ground-level pedestrian area below. The balcony should have the appearance of being supported by posts spaced a minimum of 8 feet apart and a maximum of 12 feet apart on the balcony edge. Second floor balconies and roofed canopies should extend into the public right-of-way, where feasible, and may be used to provide shelter to passing pedestrians, emphasize the ground floor uses, and/or add interest to the box-like massing inherent to the style. Balcony posts shall be a minimum of four feet from the edge of roadway pavement. Where a second-floor balcony is used to serve as an exterior cover over ground floor patio, deck or walkway area, all posts on second floors shall continue to the ground floor. Balconies shall not have open roofed covers above their walking surface.

i. **Balcony or Open Covers -Posts**. Balcony posts are encouraged to be of smooth wood not wider than 5" in any width, square shaped or a traditionally "turned" posts. Metal posts of any size are discouraged. A nominal sized 6x6 wood post is also prohibited. All balcony posts shall be painted.

ii. **Railings and Guardrails**. Railings on balconies, porches, exterior stairways shall be located between posts supporting a balcony, covered porch or similar. Where no balcony or cover porch exists above the location where a railing is required, the railing shall be between posts spaced a minimum of 6 feet apart and a maximum of 8 feet apart on the balcony edge. Intermediate banister railing material is strongly encouraged. If railings are used, recommended materials include wood pickets that are square shaped or traditionally "turned" not larger than 1 ½" in width. The minimum opening area between pickets within a completed banister railing is recommended to be not less than 3 ½" and not larger than 4". Metal pickets, mesh, glass panels, cables or infill panels of any material are discouraged. All wood railings, posts and pickets should be painted.

c. **Exterior Lighting Fixtures.** Light fixtures shall be rustic lanterns with a top cover to shield light. Fixtures are encouraged to be simplistic square 4-sided form and of minimal ornament with a 30 percent metal to glass ratio and a minimum size of 10 x 10 inches. Fixture finish and/or inherent finishes including aged brown patina bronze or blackened steel are encouraged. Lamps are encouraged to use the old-fashioned type “Edison” LED equivalent decorative A-socket or similar. Encouraged lamp color temperature rating range is from 2700 to 3100 K. Flood or spot-lighted directional or high-intensity fixtures shall not be attached to a building.

6.2. Railroad Craftsman Architectural Style

Craftsman architecture is an American-specific style that represents a return to the traditional. Developing at the turn of the twentieth century, the Craftsman style brought back detailing, handicraft and use of natural materials to buildings. After the Gold Rush, the Southern Pacific Railroad created a unique version of the Craftsman style used in early railroad depot buildings. This style is acceptable in the County's Mid and Lower-Foothill Architectural Design Zones.

Figure 1. Shingle Springs Railroad Depot

Typical building elements:

- Horizontal massing
- Deep overhangs
- Exposed rafter tails, floor joists, and beam ends
- double-hung windows
- Column pairs with intersecting beam work
- Decorative beams, kickers, or braces under gable
- Vertically-oriented double-hung windows
- Wood windows and trim
- Vertically-oriented double-hung windows
- Wood doors with wood trim

Typical building materials:

- Wood siding
- Cement fiber siding (6-inch, 8-inch, or12-inch horizontal siding)

Typical roofing materials:

- Composition fiberglass roofing shingles

Figure 2. Typical Design Features of the Railroad Craftsman Style

Ⓐ Edge trim: Max. 7 1/4"
Ⓑ Window trim: Max. 5 1/2"
Ⓒ Building siding: Maximum of two types; either lap, clay brick, ledger stone veneer or board and batten.
Ⓓ Window ratio: .5 : 1
Ⓔ Beam extentions: Allowed if with metal flashing; otherwise, beam are not to extend past fascia board.
Ⓕ Decorative brackets or braces
Ⓖ Roof slope: Min. 4:12, Max. 12:12
Ⓗ Trapezoidal columns prohibited
Ⓘ Allowed picket styles: Painted vertical 1" x 4" wood pickets less than 4" apart.
Ⓙ Facade colors limited to two body colors and one trim color.

Design Standards and Guidelines for the Railroad Craftsman Architectural Style

1. **Roof Elements.**

   a. **Roof Type**. Primary roof area shall be pitched with gables on at least two wall faces of the building. Hipped roofs are allowed. Attached shed roofs are approved for closed or open covers or as roofed window sun covers. Flat and mansard roofs are prohibited.
   b. **Roof Pitch**. All roof pitches shall be between 4:12 and 6:12 slope. All secondary shed roof slopes on the same building shall match the same slope pitch. Shed covers areas may not be more than 25% of the total roof area. Where a low-pitched shed roof folds from a steeper pitched primary roof, the shed roof slope shall be a minimum of 4X difference between pitches. For example: A 6:12 primary roof slope would allow an adjacent shed roof pitch of 2:12. (6-4=2:12)
   c. **Roof Mass**. Roof mass shall include a minimum of one large roof with an area of

between 50 to 60 percent of total building roof area and with at least one gable end or long eve side.

d. **Roof Materials.** Roofing materials on a building shall be of the same material and shall be dimensional definition composition fiberglass shingles. Encouraged style: Duration Cool Plus or something similar. Standing seam metal, if used, shall be natural zinc, rusty metal, or painted any shade of gray color.

e. **Roof Color**: Shingle roof colors shall be earth tone colors, such as dark browns, gray, and dark greens.

f. **Roof Overhang**.

   i. Eaves shall be a minimum 30 inches and maximum 60 inches in horizonal length from the building façade to the edge. The roof shall overhang from the wall to form an eave. This eave shall require the roof rafters be visible and may be cut with ornamental scrolling.

   ii. The visible roofing material between the rafters is encouraged to have the appearance of 1x4 to 1x5 V groove fire-rated cement composite siding or something similar. Where roofs overhang the wall 36" or more, decorative wood 3" x 5" brackets shall be spaced not less than 6 feet and not more than 8 feet apart. Brackets may be structural function and/or decorative in appearance.

   iii. Materials used for balconies or roofed cover ceilings should be the same as the eaves. Encouraged materials include fire-rated cement composite panels to match eaves or Louisiana Pacific "Flame Block" or similar panels with cement facing to the exterior with overlaying battens -Hardie Trim 0.75 x 2.5" spaced between 12" and 24" or similar.

g. **Roof Edge and Gutters**. Roof fascia board trims shall be a maximum 5.5 inches tall. Gutters if used shall be painted metal to match the color of the building trims. Gutters shall be OGEE style or half-round. Gutters of box, fascia are prohibited. All rainwater leader materials shall be metal in round pipe configuration. Rectangular or square boxed leaders are prohibited. All leaders shall match color of gutters.

h. **Roof Appendages and exposed beams.** Appendages to the primary structure shall have either a closed (walled) or open shed roof that is at least 50 percent less slope than the slope pitch of the main roof. Appendage roofs may extend on all sides of the main roof area (perimeter). For the gable ends where braces are located, the brace beam end shall be exposed.

2. Exterior Wall Elements.

a. **Balconies**. Balconies on second floor areas are permitted on all sides of a building. Balconies shall project from a building façade wall. Where balconies are located, a roofed area shall cover the entire floor area of the balcony. The roof over the balcony

shall have posts spaced a minimum of 8 feet apart and a maximum of 12 feet apart on the balcony edge. Where a second-floor balcony serves as an exterior cover over ground floor patio, deck or walkway area, all posts on second floors shall continue to the ground floor.

i. **Balcony or Open Covers -Posts**. Balcony posts are encouraged to be smooth wood not wider than 5" in any width, square shaped.

ii. **Railings and Guardrails**. Railings on balconies, porches, exterior stairways shall be located between posts supporting a balcony, covered porch or similar. Where no balcony or cover porch exists above the location where a railing is required, the railing shall be between posts spaced a minimum of 6 feet apart and a maximum of 8 feet apart on the balcony edge.

The minimum opening area between pickets within a completed banister railing shall not less than 3 ½" and not larger than 4". Pickets in railings are encouraged to be vertical 1x4 wood with straight or with 1" diamond notched sides limited to two locations on each vertical picket edge. Metal pickets, mesh, glass panels, cables or infill panels of any material are discouraged. All wood railings, posts and pickets shall be painted.

b. **Front Façade Feature Bay Gable**. A feature bay may be one or two full stories and extend to the ground floor grade level. Two types of bays are encouraged - Square and Oriel/Chamfered. Upper floor bays have support brackets. A bay shall not project not more than to the face of the roof eve from the primary lower wall façade.
Cantilevered floors from second floor to the ground floor shall be prohibited.

c. **Building Materials and Color**. Building materials shall consist of at least two of the following: board-on-board, board on batten, 4" or 6" V groove (in a vertical or horizontal application), and stone. Second and third floors shall be of different material or application direction than the material used on the ground floors.
All building corners are encouraged to be wood trimmed, each face with a minimum 5½" x ¾" and a maximum of 7¼" x ¾" as measured from the face of the siding veneer.
Primary wall colors shall consist of earth tone colors, such as browns, greys, greens, and rust, or muted colors, such as mid-to-dark greens and blues and gold. Trim colors may consist of neutral colors, such as beige, taupe, and ivory, to complement the primary building colors.

3. Window and Door Elements.

a. **Window Details**. All windows and doors with glazing shall have divided lites (muntin) and/or mullion.
The following details are required or prohibited.

i. Window sash frames shall consist of painted metal-clad wood, vinyl, or

fiberglass composite.

ii. Metal frames are prohibited.

iii. Window shutters are prohibited

The following details are encouraged.

i. All windows sashes (on any edge) are a minimum of 1½" wide.

ii. Doors (hinged, pivoting, or sliding) with glass that exceeds 40 percent coverage within the door have side and top stiles dimensioned minimum 3" in width.

iii. Bottom door rails are a minimum of 6" in height.

iv. Where windows use muntin bars to create "divided effect" windowpanes, a dimensional muntin bar is on the exterior face of the glass and is at least one inch wide at their base and ½" tall from the glass face.

b. **Window area**. Maximum glazing area within a window are encouraged to be 24" x 24" without mullions or muntin's configured within the entire window area. The minimum area of glazing using muntin's are encouraged to be not less than 14" wide x 18" tall.

c. **Window Frame Color**. One color shall be used throughout a building.

Window/Door Trim. Windows and doors are encouraged to be trimmed with wood that has a dimension of 5½" x ¾" as measured from the face of the siding veneer. Trim color shall match color of the window sash or door stile.

Window Groups. Window walls, patio doors, or similar openings are encouraged to be separated by vertical 6" wide (minimum) mullions between window or door units that are a minimum of 6-feet and a maximum of 8-feet wide.

d. **Window Shape.** Aspect ratio of all window dimensions are encouraged to be a minimum 1:1.5. All windows shall be rectangular.

e. **Door Type and Design.** Garage or large storage access type doors are encouraged to be wood or painted wood-effect composite "barn-door styled" paneled with minimal patterning. Entry or passage type doors are encouraged to be wood or painted composite traditional four paneled doors.

4. Building Feature Elements.

a. **Exposed Beams, Braces and Brackets.** Any exposed exterior structural beams (porches) that are used shall be spaced no less than 3 feet and no more than 8 feet apart on center. All beam materials shall be wood or composite materials with an appearance of wood.

Braces, if used, shall be on open covers at beam-to-post connections. Braces or brackets are encouraged to be rustic and have a 30 to 45-degree angle configuration.

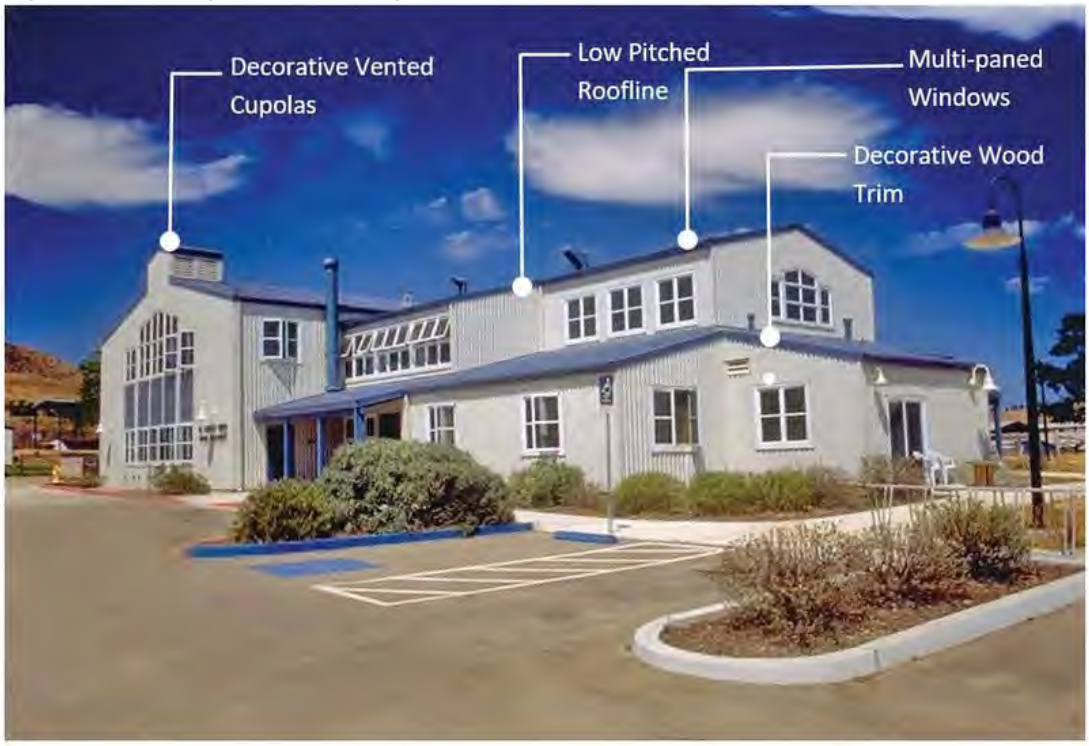
b. **Exterior Lighting Fixtures.** Light fixtures shall be rustic lanterns with a top cover to shield light.

Fixtures are encouraged to be simplistic square 4-sided form and of minimal ornament with a 30 percent metal to glass ratio and a minimum size of 10 x 10 inches. Fixture finish and/or inherent finishes including aged brown patina bronze or blackened steel are encouraged. Lamps are encouraged to use the old-fashioned type "Edison" LED equivalent decorative A-socket or similar. Encouraged lamp color temperature rating is from 2700 to 3100 K. Flood or spot-lighted directional or high-intensity fixtures shall not be attached to a building.

6.3 Mill / Agrarian Architectural Style

The Mill / Agrarian architectural style is characterized by a simple and utilitarian design stemming from designs of historic agricultural and mining buildings dating back to the County's early industrial roots. Mill / Agrarian buildings made use of local materials and traditionally are simple in geometry and arranged in clusters. The Mill / Agrarian architectural style is acceptable in the County's Mid and Lower-Foothill Architectural Design Zones.

Figure 1. Mill / Agrarian Building



Typical building elements:

- Deep covered porches with square posts
- Low pitched roofline with gabled, hipped, shed, or gambrel
- Heavy wood beams and timber trusses
- Exposed timber rafter tails
- Regularly placed and shaped multi-paned windows
- Vertically oriented windows with divided lights
- Decorative wood trim for windows and doors

Typical building materials:

- Horizontal lap siding
- Board and batten siding
- Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)
- Metal siding (corrugated or paneled)

Typical roofing materials:

- Standing seam metal
- Corrugated metal
- Treated wood shingles

Figure 2. Typical Design Features of the Mill / Agrarian Style

Design Standards and Guidelines for the Mill / Agrarian Architectural Style

1. **Roof Elements.**
   a. **Roof type**. Primary roof area shall be gabled (double sloped) with end fronting the primary roadway. Other allowed roof forms allowed are stepped gable, side gable,

hipped, gambrel, or low slope shed style (single sloped.) Attached shed roofs are approved for closed or open covers or as roofed window sun covers. Sawtooth, bowed, rounded or flat roofs are prohibited.

b. **Roof pitch**. Roof pitch shall be between 4:12 and 12:12 slope. All shed roof slopes on the same building shall match the same slope pitch. Exceptionally low pitched (1:12) shed roofs may be used on buildings one or two stories tall where there are at least two feature gables with roof pitches of 4:12 to 12:12 covering a minimum of 75%t of the building. Shed roof areas may not be more than 25% of the total roof area. Where a low-pitched shed roof folds from a steeper pitched primary roof, the shed roof slope shall be a minimum of 3X difference between pitches. For example, an 8:12 primary roof slope would allow an adjacent shed roof pitch of 5:12 to as low-pitched as 1:12.
c. **Roof Overhang**. Eaves shall be a minimum of three inches to a maximum of 24 inches in horizonal length from the building façade to the edge. Eaves on gable ends when used on same building shall be of same length for each gable end. Eaves on sides of buildings shall be same length when used on same building for each side. Gable eaves shall match in length and side eaves match in length. Eaves for gables and eaves for sides may be of different lengths. For roofed open covers, ceiling materials are encouraged to be Louisiana Pacific “Flame Block” or similar panels with cement facing to the exterior with overlaying battens - Hardie Trim 0.75 x 2.5” spaced between 12” and 24” or similar or exposed metal roofing with exposed support metal or wood rafters or timber truss members.
d. **Roof Materials and Features**. Roofing materials on a building shall be of same material and shall be one of the following types: Metal-painted, rusted finish, mill finish zinc, corrugated, flat panel, standing seam or similar metal paneling or treated wood shingles.
e. **Roof Edge and Gutters**. Roof fascia board trims shall be a maximum 11.5 inches tall. Connection details are simple and made of metal or wood. There are three types of eave condition: boxed eave, exposed purlins on gable ends, and exposed rafter tails on eaves. Gutters if used shall be painted metal to match the color of the building trims. Gutters shall be BOX style or half-round. Gutters of OGEE or sloped fascia are prohibited. All rainwater leader materials shall be metal in round or square pipe configuration. All leaders shall match color of gutters.
f. **Roof Beams**. Roof beams shall not be exposed on gables or on open covers without a fascia trimming and covering the ends.
g. **Roof Mass**. Roof mass shall include a minimum of one large roof with an area of between 50 to 70 percent of total building roof area and with at least one gable end. Gable and shed roofs shall have a maximum of three areas.
h. **Roof Features**. Dormers are not permitted. Two slope roofs may include a full-length ridge top symmetrical clearstory/monitor feature. The clearstory walls shall be at least thirty-six inches tall to a maximum of 60 inches tall and shall contain windows or louvers over 75 percent of the wall area. The clearstory unit shall not be less than 75% of the

length of primary roof when used. Roof clearstory/monitors may be used for light and air ventilation and shall have ganged windows along shed sides with divided lites. Roof shall match building roof pitch and material. Clearstory or monitors shall be a minimum of six feet wide on the gable end.

i. **Roof Color**. Roof colors shall include grays, browns, charcoal, mid-to-dark greens, mid-to-dark blues, and dark red. Metal or corrugated roofing may also be silver or steel.

j. **Roof Form**. Roof type shall be simple in geometric shape.

k. **Architectural Appendages**. Appendages to the primary structure shall have either a closed (walled) or open shed roof that is at least 50 percent less slope than the slope pitch of the main roof. Appendage roofs may extend on all sides of the main roof area (perimeter). Canopies (if used) over windows and/or doors shall project from the building wall at least five feet. Canopy materials may be exposed corrugated/standing seam metal or 1½ inch thick wood planking with steel supports. Canopy pitch is encouraged to be 1:12.

l. **Exposed Roof Beams**. Any exposed roof beams, if used, shall be dimensional wood timber, steel tube or I-beams, manufactured steel trapezoidal beams on gables. Beam ends shall be square cut.

2. Exterior Wall Elements.

a. **Building Materials.** Structures shall be designed with at least one but not more than two of the following exterior wall material compositions: wood vertical application pattern shiplap siding, board on board, board and batten, clay brick, stone, or metal panel (to match roof).

b. Wall Color. There shall be a minimum of one wall color.

c. Wall Bases. A minimum of 75 percent of exterior walls shall be supported on a base composed of one material of either stone or cast stone. The base shall be a minimum of three feet in height from the finished floor. Where concrete is used, it shall remain a natural formed or light sandblasted finish and shall not be painted.

3. Window and Door Elements.

a. **Window Shutters.** Window shutters are prohibited.

b. **Window Details and Glazing.** All windows and doors with glazing shall have mullions, muntin's, and similar features. Storefront boxed frame window systems are allowed only within a forecourt (open area in front of a large building) and/or on the primary façade.

c. Area of Glass in Window. Maximum glazing area are encouraged to be 2 x 3 feet without an additional mullion.

d. **Window color**. Window color shall be white, black, brown, or rusted steel. One color shall be used throughout. Silver colored windows are prohibited.

e. **Window Shape.** Windows shall have flat tops. Raked, round or octagonal windows are prohibited.
f. **Window Trim.** If used, wood window trim shall match the color of the window if painted and shall not be larger than 5½ inches in width. Metal trim if used, shall match roofing color and not be larger than 2½ inches in width.
g. **Window Groups.** A vertical mullion post unit shall separate large patio/window doors or similar units that are spaced a minimum of eight feet between the sides of the mullion post unit. Doors with glazing are encouraged to have narrow side stiles and top rails with a face width of 3½ inches minimum and 6 inches maximum with 10-inch base stiles minimum width.
h. **Door Design.** Garage or large utility doors shall be wood or metal. Coiling doors shall be limited in location to specified loading areas and shall not be on the primary or secondary façade faces. Entry doors shall be glass, metal, wood, or wood composite. Color shall match windows except with coiling doors that shall be painted a color to match the adjacent building exterior color. Large sliding barn-type doors are acceptable as security or access covers for window walls when directed toward and accessible to forecourts (display yards, dining courts, or similar outdoor programmed areas).

4. Building Feature Elements.

a. **Building Posts or Columns and Bases.** Posts shall be not smaller than 5½ inches in any dimension. Posts shall be square. Posts shall be wood and shall have stone, board formed or finished concrete, or masonry brick veneers not wider than 16 inches or 24 inches in height. Columns are not allowed.
b. **Building Braces.** Braces shall be used where posts and beams are and shall not be used on individual window or doorway shed roofed open covers or similar. Braces may be used on door and window canopies projecting from the vertical wall. Wood braces are encouraged to be 3½” in any dimension. Steel braces are encouraged to be 2” in any dimension.
c. **Exposed Exterior Beams.** Exterior beams are prohibited except in open cover areas.
d. **Exterior Lighting Fixtures.** Lighting fixtures shall consist of the following:
    i. Industrial-style fixtures that contain design features, such as exposed bulbs, metal shades, and simple forms;
    ii. Barn-style lights, which include gooseneck lights;
    iii. Farmhouse lanterns that are often made from wrought iron or aged brass;
    iv. Exposed Edison bulbs or filament bulbs;
    v. Caged fixtures, such as lighting with protective cages or grilles; or
    vi. Other simple metal fixtures.

6.4 Mountain / Lodge Architectural Style

Heavy timbered structures are typical of the Mountain/Lodge Architectural style. Buildings in this style utilized locally available building materials, including uncut logs, sawn timbers and local native stone. High-pitched roofs were designed to help relieve snow loads. This style uses smaller windows and doors to emphasize the natural rustic exteriors. This style is acceptable in the Mountain Architectural Design Zone.

Figure 1. Mountain/lodge style commercial building

Typical building elements:

- Heavy, oversize timber or log construction
- Broad, high-pitched roofs
- Overhanging upper floors and balconies
- Exposed timber trusses or lintel beams with decorative knee bracing
- Exposed rafter tails
- Wood doors with wood trim
- Natural stone building elements
- Expansive decks
- Textural and rough detailing

- Gable end roofs with wide overhanging eaves
- Gable and shed dormers

Typical building materials:

- Vertical rough sawn board and batten siding
- Horizontal rough sawn lap siding
- Native stone or river rock veneer
- Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)

Typical roofing materials:

- Rough texture shingles
- Stone slate
- Painted metal
- Standing seam metal

Figure 2. Typical Design Features of the Mountain/Lodge Style

Design Standards and Guidelines for the Mountain/Lodge Architectural Style

1. **Roofing Elements.**

   a. **Roof Type**. Primary roof shall be gable roofs. Secondary shed roofs are allowed. Hipped, butterfly, inverted, curved or flat roofs are prohibited.

b. **Roof Pitch**. 3:12 to 5:12 (slope) shall be required.
c. **Roof Materials and Color**. Encouraged roof materials include stone slate, painted nonreflective metal or heavy texture composition shingles. Installation pattern is encouraged to be fish scale or square butt. Roof colors shall be earthtone greens, browns or grays.
d. **Roof Overhangs**. Maximum 60-inch eve projections.
e. **Roof Beams**. Exposed beams, purlins, or ornamental end cuts on gable and eaves shall be required. Beams shall use braces and brackets on a minimum of 20 percent of the total of all exposed beams on each façade. Rafters shall not be exposed and shall be enclosed within the roof and eve cavity.
f. **Roof Mass**. There shall be a minimum of one large roof that comprises 40 to 60 percent of total roof area.
g. **Roof Features**. Dormers are acceptable and must have a shed roof slope or gable roof that matches the slope of the primary roof pitch.

2. Exterior Wall Elements.

a. **Building Materials and Finishes.** Building materials and finishes shall include one of the following primary architectural treatments: Natural wood logs or beams, natural stone. Encouraged finishes include applied and/or natural finishes including paint, blackened steel, exposed aggregate. Wall visual textures (except stone) shall consist of materials with low or no texture.

   The following siding materials/treatments are strongly recommended: wood, or composite V groove siding, ½ log (curved face) wood siding. All wall finishes shall match. An exception may be made for the ground floor. Stone, if used, shall be natural unquarried patterns with filled and tooled grout joints. Recommended minimum size stone is 6 inches and can include large scale field stone. Manufactured stone that meets the criteria for pattern, finish, color, and scale of a stone that is either quarried or as field stone is acceptable.
b. **Building Color**. A neutral or earthtone color palette is required. Exterior colors shall be limited to browns, whites, grays, and beiges. Stone, where used, shall contrast with the adjacent wall color. There should be one primary building color.
c. **Balconies**. Cantilevered balconies, when used, shall include exposed floor beams. Balconies supported by exposed posts are not allowed. Where structural support is required to augment a cantilever condition, large scaled (minimum 6”x 8”) wood or metal structural braces shall be used. Balcony railings should be constructed of natural wood or stone for maximum visual texture.
d. **Cantilevers**. Conditioned building areas that cantilever over a ground floor or balconies are limited to one building façade only. Cantilever conditioned areas of a

third floor over two lower floors shall be limited to a maximum of 20 percent of the third-floor area.

3. Window and Door Elements.

a. **Window Trim**. If used, window trim shall be no larger than 3.5 inches wide.
b. **Window and Glass Door Shutters**. If used, shutters shall be on a minimum of 50 percent of windows or glass doors and shall be colored to match window trims. Shutters are encouraged to be plank style and may have designed perforations cut out of the face as a decorative detail. Shutters shall be of smooth texture and shall be colored to contrast with the wall color on which they are located.
c. **Window Shape**. All windows shall be rectangular shaped with an encouraged minimum 1:1.5 aspect ratio configuration. Sloped top clearstory windows are prohibited.
d. **Door Design.** All exterior doors are encouraged to be wood or wood-effect composite with minimal patterning that may be vertical, horizontal or Chevron. Entry doors are encouraged to be wood or wood-effect composite. The color shall match color of siding or trims.

4. Building Feature Elements.

a. **Decorative Balcony Railings**. All balconies are encouraged to have wood railing and infill pickets or panels that are common to chalet style. Railing design shall have not more than 50 percent open area and not less than 25 percent open area and shall have a top rail cap of at least 3.5” in thickness.
b. **Brackets, Braces, and Exposed Beams**. Any exposed exterior structural members, such as trusses, beams, or braces, shall be spaced no less than 6 feet apart on center and no more than eight feet. All beam or brace materials shall be wood or composite materials with an appearance of wood.
c. **Exterior Lighting Fixtures**. Light fixtures shall be wall mounted lanterns in simplistic form with minimal decorative ornamentation such as scrolling, trimming and edgings. An aged brown patina bronze or blackened steel finish is encouraged.

7.0 Definitions

For the purposes of these standards, the following definitions shall apply:

Architectural projection. A building feature that extends from the face of the wall of the primary building. Examples include uncovered balconies, bays, porches, canopies, variations in massing proportions, or similar protrusions of a building.

Building massing. Overall form, shape and volume of a building.

Building recess. A building feature that is set back from the primary building elevation. Examples include covered balconies, covered porches, open galleries, arcades, loggias, or similar building elements that create a stepping back effect.

Building wall projection. A building wall projection creates a horizontal change outward in living area from the primary building elevation and creates a visual difference of light and shadow.

Common outdoor areas. Usable outdoor space that is designed and/or programmed for passive or active recreation and leisure.

Exterior wainscoting. Decorative accent material that covers the bottom of the wall.

Façade. The exterior face of a building on any side. A façade includes multiple wall planes that make up the overall face of the building. Architectural projections, such as a porch or balcony, are not considered a façade.

Mixed use development.

Horizontal mixed-use development. Any development that incorporates two or more different use categories alongside one another, either in one mixed-use building, or as two or more separate buildings on one parcel or project site.

Vertical mixed-use development. Any development that incorporates two or more different use categories stacked in one multi-story mixed use building.

Objective standards. Standards that 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 prior to submittal (California Government Code, Section 65913.4)

Parking garage. A covered and fully enclosed structure for the sole purpose of vehicular parking. A single parking garage may provide parking to serve one or more residential units.

Structural bay. Division of a building between architectural or structural elements, such as columns or walls.