

# CHAPTER 6

## DESIGN GUIDELINES

## 6.1 Introduction

Three vision statements from the introduction of the General Plan read as follows:

- foster community-oriented neighborhoods that are diverse, attractive, safe, walkable, and affordable
- ensure that development adheres to basic principles of high quality design
- promote the health of its residents by providing a safe environment and increased opportunities for physical activity

In order to realize these and other General Plan vision statements for new development, it is important to have a set of guidelines that ensure that the vision of the City and of the community is achieved through high quality, cohesive design throughout all areas of the project. The design guidelines listed in this chapter are not a set of rigid requirements, but rather a collection of suggestions and ideas that when implemented, will make Roberts' Ranch a distinct community. The word "shall" is used in some guidelines, which indicate a requirement for the project. The ultimate goal of this section is to provide enough direction for designers and decision makers to realize the vision and goals of the project, while allowing for a range of flexibility to encourage creativity in design solutions.

The design guidelines are divided into three sections: community-wide guidelines, architectural style, and residential guidelines. Many of the guidelines may inevitably overlap, which is a result of the interrelationships between all aspects of design within the community, and the intent of creating one cohesive project. These guidelines augment and reinforce the development standards provided in Chapter 3.

## 6.2 Community-Wide Design Guidelines

The following guidelines apply to the public areas within Roberts' Ranch. Creating a consistent theme and quality of design in the public realm of the project is imperative in order to create a strong sense of community, and set Roberts' Ranch off as a place of distinction. From the main entry monumentation to the parkways and parks, it should be clear to residents and visitors as they move through the project, that they are in Roberts' Ranch. The community structure plan shown in Figure 6-1 portrays how the public areas throughout the project work together to establish the overall framework for the community.

### 6.2.1 Monumentation and Project Signage

1. Monumentation and signage throughout the project shall have a consistent design theme in materials and color palette to create a unified aesthetic for the community.
2. A hierarchy of signage in size and scale should be utilized to designate areas of significance such as main entries, and areas that can be more understated such as park entries. See Figure 6-1 for the suggested hierarchy of monumentation and signage.
3. Distinctive monumentation should be incorporated into the center island of the main roundabout to establish character at the heart of the community.

### 6.2.2 Streetscapes/Parkways

1. Streetscapes throughout the project should be designed using consistent elements such as landscaping, street furniture, lighting, and signage to create a unified aesthetic. Street trees shall be selected to create a significant shade canopy as the trees mature.
2. Parkway should be appropriately scaled according to the street hierarchy.
3. Decorative paving should be used at significant intersections and important pedestrian crossings.
4. Traffic calming devices such as pedestrian refuge islands at traffic circles and roundabouts should be employed in areas of high pedestrian activity and adjacent to neighborhoods to promote a pedestrian-friendly environment, and to support good street design by eliminating the need for speed bumps or other undesirable design solutions.



example of distinctive monumentation in traffic circle

5. Homes along major collectors and two lane arterials should front onto the street to provide a dynamic streetscape, and should not be separated by walls.

### 6.2.3 Community Walls and Fences

1. Walls and fences should be incorporated into the design of the community using similar natural materials and details consistent with the architectural character of the project.
2. Walls and fences should be used to provide screening, privacy, and visual enhancement as appropriate for the community.
3. See Figure 5-3a in Chapter 5 for wall locations within Roberts' Ranch.

### 6.2.4 Parks and Open Space

1. Smaller scaled parks should be integrated throughout the residential areas of Roberts' Ranch with a variety of spaces and elements in each park to meet the needs of individuals in the community. See Figure 6-1.
2. The agricultural buffer and open space area on the east side of the project should incorporate a variety of active and passive uses on a larger scale within the open space area as allowed per the development standards—this space will be connected to a regional system of parks and trails, offering access to more active uses as shown in Chapter 5.
3. Linkages from the residential portion of the community to the agricultural buffer area and open space area should contain signage and monumentation to create distinction and an identity for Roberts' Ranch, and to help separate the more public buffer from the more private community.
4. Parks and open space areas should be designed to accommodate the needs of differing ages and physical abilities.
5. Structures within parks and open space should exhibit a high level of quality and design on all visible sides of the structure.
6. Benches, lighting, trash receptacles, and other community elements should be consistently themed with the architectural character of the community.
7. Further details regarding parks and open space can be found in Chapter 5.



example of a small scaled neighborhood park

Figure 6-1 Community Structure Plan



### 6.2.5 Pedestrian and Bicycle Connectivity

1. Trails and sidewalks should be integrated throughout the community to promote a healthy lifestyle and connectivity to community parks, open spaces, and school.
2. Bike racks should be placed in parks, playgrounds, open scape areas, and schools to allow cyclists to safely secure their bikes.
3. Trails and sidewalks should have clear signage and be well lit.

### 6.2.6 Community Facilities

1. All community facilities throughout the project in parks and open space areas shall be designed in the same architectural character as the rest of the community according to their function.
2. Trash receptacles as part of community facilities should be clearly visible, and placed in areas of high traffic to encourage their use.

### 6.2.7 Sustainable Design

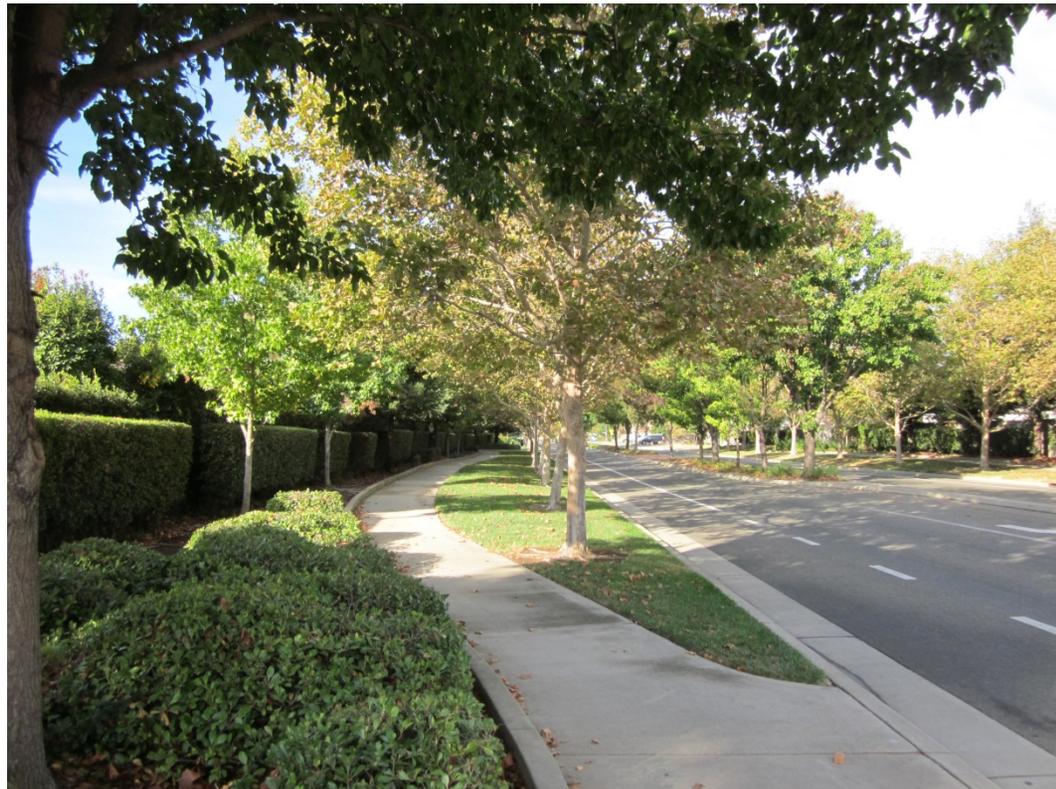
1. Development in the community is encouraged to incorporate sustainable design practices and green design strategies where feasible.
2. Accommodate pedestrians, bicycles, electric vehicles, and other alternatives modes of transportation by linking trail systems with parks, open spaces, residential, commercial, and schools.
3. Ensure bike trails connect with Citywide Bikeway Plan to provide a bike to work option.
4. Provide convenient pedestrian access to transit stops adjacent to the site.
5. Utilize existing drainage corridors on the site where possible and incorporate them into the overall grading and drainage design.
6. Where possible and consistent with City standards, minimize the amount of water run-off through the use of open swales, rain gardens, permeable paving, and other similar methods.
7. Limit the use of landscaped turf areas and use drought-tolerant and native species with drip irrigation systems in public landscape areas.
8. Consider placing large deciduous trees next to buildings to provide cooling in the summer and additional heat from the sun in the winter.
9. Refer to the Energy and Conservation Action Strategy Plan for further sustainable design measures.



trails and sidewalks connect to parks and schools

### 6.2.8 Landscape and Lighting

1. By using appropriate scale, massing, and composition, community landscape should define different land uses and reflect both the regional setting and historic context of Vacaville.
2. Community lighting within Roberts' Ranch shall provide a safe and pleasant visual environment, be energy effective, and respond with varying intensity to different land uses and street conditions.
3. See Chapter 5 for further community landscape and lighting guidelines.



### 6.3 Architectural Style

Maintaining the unique character of Vacaville by preserving its historic and cultural resources is one of the main vision statements in the General Plan. Roberts' Ranch intends to uphold the essence of Vacaville by incorporating the architectural character of the homes in the historic downtown and the styles that embody the history of the City and the American West.

Each project shall include at least one of the architectural styles showcased in Figures 6-3 through 6-9. These styles were chosen as they are rooted in the culture and history of the City as per the vision of the General Plan and will provide a diversity of architectural character throughout the community. Each Village is encouraged to include at least three of these styles.

Descriptions and photographs accompany each style to provide design options and ideas for builders, and to provide the City a basis from which to evaluate proposed designs. Any hybrid of the proposed architectural styles or any new styles that complement the history and culture of Vacaville may be considered and approved through the City's Design Review and Planned Development Process. The City of Vacaville uses a set of single family design standards which are amended from time to time, and may be consulted during the Design Review and Planned Development Process. Attention to detail, use of high quality materials, and timeless character should be defining factors of the architecture within Roberts' Ranch.

The following is the list of preferred architectural styles for Roberts' Ranch:

- **American Traditional**
- **Farmhouse**
- **Craftsman/Bungalow**
- **European Cottage**
- **California Ranch House**
- **Spanish Colonial**
- **Contemporary**

*Figure 6-2 List of Architectural Styles*



**American Traditional**



**Farmhouse**



**Craftsman/Bungalow**



**European Cottage**



**California Ranch House**



**Spanish Colonial**



**Contemporary**

**Figure 6-3 American Traditional**

The American Traditional style includes elements of several early American archetypes including Colonial Style and Cape Cod. This style was brought out to California soon after the 1890's as Americans began to value their own heritage and architecture as, opposed to the Queen Anne and Spanish styles so abundant in the West.

This style features porticos, slender columns, restrained capitals, and classical Greek moldings. Narrow clapboard siding is used to cover the exteriors and is trimmed with black or green shutters.



<b>FORM</b>	<ul style="list-style-type: none"> <li>• symmetrical one and two story stacked massing</li> <li>• simple plan form massing, simple roof design</li> </ul>
<b>ROOF</b>	<ul style="list-style-type: none"> <li>• front to back dominant gable with one intersecting gable roof</li> <li>• moderate pitched roof slope</li> <li>• wide projecting eaves with exposed rafter tails</li> <li>• decorative beams or braces under gables</li> <li>• flat tile or composition shingles</li> </ul>
<b>WALLS</b>	<ul style="list-style-type: none"> <li>• stucco with lapboard, board/batten, wood shingles or siding where more detail is desired</li> <li>• brick veneer wainscot</li> <li>• decorative shingles</li> <li>• stone or brick accent materials</li> </ul>
<b>WINDOWS</b>	<ul style="list-style-type: none"> <li>• symmetrical placement of windows on front elevation</li> <li>• vertical, wood cased, multi-paned windows</li> <li>• bay window as principal window on front elevation</li> </ul>
<b>COLORS</b>	<ul style="list-style-type: none"> <li>• off white to light colors with contrasting trim and accent colors</li> </ul>
<b>DETAILS</b>	<ul style="list-style-type: none"> <li>• porticos with colonial detailing</li> <li>• decorative attic vents</li> <li>• door trim surround simple and elegant</li> <li>• cornice gable-end trim</li> <li>• doors with fan lights and side lights</li> <li>• louver, plank, or panel shutters</li> <li>• restrained moldings</li> </ul>



**Figure 6-4 Farmhouse**

Drawing from the history of agriculture in Vacaville, Farmhouse style homes are characterized by a predominant gable roof form to the front, and a partial or full-width front porch. This style of home, with a modern application of materials and forms, should be familiar, welcoming residences.

Typical architectural elements include gable roof forms with pitch breaks at porches, lap and board and batten siding, porches with simple yet decorative columns and railings, and white or light paint colors or rich earth tones accented with white or a contrasting accent color.



<b>FORM</b>	<ul style="list-style-type: none"> <li>• asymmetrical 2-story building forms</li> <li>• dormers on front elevations</li> <li>• wide front porch as a dominant feature supported by square posts with decorative brackets</li> <li>• wood beams and brackets</li> </ul>
<b>ROOF</b>	<ul style="list-style-type: none"> <li>• gable roofs (5:12 to 8:12)</li> <li>• roof accents up to 12:12</li> <li>• 12" overhangs</li> <li>• decorative trusses at gable ends</li> <li>• flat concrete tiles, asphalt shingles</li> <li>• metal roof accents</li> </ul>
<b>WALLS</b>	<ul style="list-style-type: none"> <li>• stucco blended with board and batten siding with stone or masonry wainscot base for detail</li> <li>• brick or stone as accent</li> </ul>
<b>WINDOWS</b>	<ul style="list-style-type: none"> <li>• square or rectilinear window shapes, with divided lights</li> <li>• window groupings of two or three</li> <li>• dormer windows</li> </ul>
<b>COLORS</b>	<ul style="list-style-type: none"> <li>• primary-shades of whites or reds, brighter to mid-tone shades of yellows, blues, and greens</li> <li>• fascia and trims - light or contrasting cool colors from the main color palette</li> <li>• roofs - gray tones and darker</li> </ul>
<b>DETAILS</b>	<ul style="list-style-type: none"> <li>• fascia - smaller scaled, double trim boards with decorative gutter</li> <li>• porch railing of picket fence or post fence</li> <li>• unique lighting fixtures appropriate to style</li> </ul>

**Figure 6-5 Craftsman / Bungalow**

The Craftsman style was inspired by the English Arts and Crafts Movement and utilized the inherent beauty of natural materials such as stone and wood. Craftsman and Bungalow homes are dominated by low-pitched, gable roofs with overhanging eaves and exposed rafters. A wide front porch with over-scaled columns also defines this style.



<b>FORM</b>	<ul style="list-style-type: none"> <li>• symmetrical or asymmetrical one and two story, boxed massing with vertical and horizontal breaks</li> </ul>
<b>ROOF</b>	<ul style="list-style-type: none"> <li>• 3.5:12 to 4.5:12 roof pitch</li> <li>• 12" minimum overhangs</li> <li>• wide projecting eaves with exposed rafter tails and decorative beams or braces under gables</li> <li>• architectural quality asphalt shingles or concrete shakes</li> <li>• varied porch roofs - shed or gabled</li> </ul>
<b>WALLS</b>	<ul style="list-style-type: none"> <li>• blend of stucco with clapboard, board/batten, wood shingles or siding</li> <li>• river rock stone or brick accent materials</li> <li>• stone base accents</li> </ul>
<b>WINDOWS</b>	<ul style="list-style-type: none"> <li>• vertically hung, upper mullioned windows</li> <li>• three or more feature ribbon windows</li> <li>• single-hung wood windows</li> </ul>
<b>COLORS</b>	<ul style="list-style-type: none"> <li>• light to medium earth tones with contrasting trim and accent colors</li> </ul>
<b>DETAILS</b>	<ul style="list-style-type: none"> <li>• prominent entry porch with heavy, square columns on stone piers</li> <li>• arts and crafts style lighting fixtures</li> <li>• shaped wood header trim at windows and doors</li> <li>• open eave overhangs with shaped rafter tails</li> <li>• stone and brick accents</li> <li>• triangular knee braces</li> </ul>



**Figure 6-6 European Cottage**

The European Cottage style evolved out of medieval Norman and Tudor influences that came together to create the English and French cottage homes. The Victorian version of this style is commonly found in Downtown Vacaville.

Often thought of as the fairytale house, this style is characterized by steep, sometimes swooping roofs and side gables. The most recognizable feature of this style are the accent details at the gable ends and alcove entry porches.



<b>FORM</b>	<ul style="list-style-type: none"> <li>• asymmetrical one and two-story forms</li> <li>• tower feature at entry</li> </ul>
<b>ROOF</b>	<ul style="list-style-type: none"> <li>• typically side-gabled</li> <li>• facade dominated by one or more prominent cross gables</li> <li>• steeply pitched roof</li> <li>• sculptured swooping roof</li> <li>• architectural quality wood or asphalt shingles or smooth, flat concrete tiles</li> </ul>
<b>WALLS</b>	<ul style="list-style-type: none"> <li>• primary walls of stucco; sand or light lace finish</li> <li>• use of stone and brick</li> <li>• horizontal siding accents</li> <li>• wood claddings on principal gables or upper stories</li> </ul>
<b>WINDOWS</b>	<ul style="list-style-type: none"> <li>• tall, narrow windows, usually in multiple groups and with multi-pane glazing</li> <li>• typically casements of wood or metal, or double-hung sash</li> <li>• bay window as principal window on front elevation</li> <li>• stone mullions to divide casements or transoms</li> </ul>
<b>COLORS</b>	<ul style="list-style-type: none"> <li>• off-white light tones with contrasting accents</li> <li>• opportunity for brighter colors in Victorian style</li> </ul>
<b>DETAILS</b>	<ul style="list-style-type: none"> <li>• louver and panel shutters</li> <li>• simple round-arched doorways with board and batten doors</li> <li>• accent details at gable ends</li> <li>• small boxed eaves</li> <li>• timber framing elements</li> <li>• elaborate chimney feature</li> </ul>

**Figure 6-7 California Ranch House**

Rooted in the forms and materials of traditional California Ranch Style is a contemporary vernacular that expresses living on the ranch in a modern way.

Gable roof forms, earthy colors and solid massing combine with fresh materials, such as metal roofing and expanses of glass, to bring the homes up to date with today's standards of living.



<b>FORM</b>	<ul style="list-style-type: none"> <li>• asymmetrical, vertical and horizontal form</li> <li>• rustic appearance</li> <li>• low-plane lines and low-pitched roof forms</li> <li>• deep overhangs on rakes and gables</li> </ul>
<b>ROOF</b>	<ul style="list-style-type: none"> <li>• gable and shed roofs</li> <li>• lower 3:12 to 5:12 roof pitches</li> <li>• 12" rake and 18"-24" eaves</li> <li>• standing seam or corrugated metal roof</li> <li>• occasional flat concrete tiles, flat rustic shingle tiles, arch. grade asphalt shingles</li> </ul>
<b>WALLS</b>	<ul style="list-style-type: none"> <li>• light to medium sand finish stucco</li> <li>• vertical board and batten</li> <li>• horizontal siding</li> <li>• stone used as wall mass or accent</li> <li>• brick or siding elements</li> </ul>
<b>WINDOWS</b>	<ul style="list-style-type: none"> <li>• square or rectilinear window shapes</li> <li>• grouped window ribbon with continuous sill</li> </ul>
<b>COLORS</b>	<ul style="list-style-type: none"> <li>• light to medium earth tones with contrasting trim and accent colors</li> </ul>
<b>DETAILS</b>	<ul style="list-style-type: none"> <li>• wide front covered porch</li> <li>• square wood columns with trim</li> <li>• enhanced sills</li> </ul>



**Figure 6-8 Spanish Colonial**

Spanish Colonial, also known as Spanish Eclectic, is an adaptation of Mission Revival enriched with additional Latin American details and elements. Developed and showcased during the 1915 World's Fair in Balboa Park, San Diego, this style gained widespread popularity and acceptance thereafter.

Spanish Colonial is characterized by a number of different low-pitched roof types with little or no eave overhang. Prominent archways over front doors and main windows and decorative details borrowed from Spanish architecture are defining features of this style.



<b>FORM</b>	<ul style="list-style-type: none"> <li>• square or rectangular plan form massing</li> <li>• simply articulated, two story boxed plan massing with not more than 50% one story element across front elevation</li> </ul>
<b>ROOF</b>	<ul style="list-style-type: none"> <li>• 4:12 to 5:12 roof pitch</li> <li>• 12" to 15" overhang</li> <li>• simple hip or gabled roof with one intersecting gable</li> <li>• curved concrete or clay barrel or 'S' shaped tiles</li> <li>• shed roof over porch</li> </ul>
<b>WALLS</b>	<ul style="list-style-type: none"> <li>• smooth or trowel finish stucco</li> </ul>
<b>WINDOWS</b>	<ul style="list-style-type: none"> <li>• vertically hung six and eight paned windows, often grouped in pairs</li> <li>• recessed arched feature window</li> <li>• recessed, beveled-glass accent window</li> <li>• single pane windows at sides and rears</li> </ul>
<b>COLORS</b>	<ul style="list-style-type: none"> <li>• white toned body with deep jewel tones of red, green, blue on accent trim</li> <li>• dark brown trims</li> </ul>
<b>DETAILS</b>	<ul style="list-style-type: none"> <li>• stucco over foam window and door trim</li> <li>• arched stucco column porches</li> <li>• arched forms at entry elements, arcades, and windows</li> <li>• round tile attic vents</li> <li>• wrought iron balconies and accent details around windows</li> <li>• shaped rafter tails at feature areas</li> <li>• metal decorative pot shelf</li> <li>• sculptural chimneys</li> <li>• ornamental light fixtures</li> </ul>

**Figure 6-9 Contemporary**

Borrowing from historically based forms and details, and making use of natural materials, this style of contemporary architecture offers a fresh, clean look, while still fitting in with the otherwise historically detailed neighborhood. This style may appeal to executives and young professionals as part of the City’s Economic Vitality Strategy.



<b>FORM</b>	<ul style="list-style-type: none"> <li>• simplified interpretation of historical styles</li> <li>• asymmetrical layering of building forms, textures, and colors</li> <li>• one to two story massings</li> </ul>
<b>ROOF</b>	<ul style="list-style-type: none"> <li>• flat and/or pitched roofs</li> <li>• variety of roof materials including architectural grade asphalt shingles, flat concrete tiles, standing seam</li> </ul>
<b>WALLS</b>	<ul style="list-style-type: none"> <li>• stucco with horizontal wood siding, stone, brick, metal, board and batten, paneling systems</li> <li>• window glazing a dominant feature in wall design</li> <li>• additional glazing in clerestory conditions</li> </ul>
<b>WINDOWS</b>	<ul style="list-style-type: none"> <li>• oversized and added windows, uncharacteristic of historical counterparts</li> <li>• horizontal or vertical window bands to create an architectural element</li> <li>• oversized primary and corner windows</li> </ul>
<b>COLORS</b>	<ul style="list-style-type: none"> <li>• colors of natural materials to dominant facade</li> <li>• deep or muted hues of a variety of colors can be used to complement the natural materials</li> <li>• contrasting colors for trim and fascia</li> <li>• bright colors on selective features may be used to pop accents</li> </ul>
<b>DETAILS</b>	<ul style="list-style-type: none"> <li>• minimal ornamentation</li> <li>• clean lines and details in metal, wood, or stone</li> <li>• window, door, and roof trim to be clean and simple</li> </ul>

## 6.4 Residential Design Guidelines

### 6.4.1 Neighborhood Design

1. Residential Buildings should face onto streets, parks, and open space to activate those areas and create more pedestrian-friendly streetscapes and public spaces.
2. Design active, indoor living spaces and outdoor porches and patios in the front of the house to promote eyes on the street and the proposed parks. This will provide added safety for the community.
3. The garage should not be the dominant feature of the building façade along the street. Garages should be setback from the main façade of the house.
4. Residential projects should incorporate stroller parks and open spaces in the site plan design.
5. Residential site plans should be designed to create views of parks and amenities.
6. On-street parking is encouraged where possible to provide a safety barrier between vehicles on the street and pedestrians on the sidewalk. See Chapter 4 for street sections that allow on-street parking.
7. Sidewalks systems within residential communities should provide access to the overall community trail system.

### 6.4.2 Architectural Character

1. The massing, character, and detailing of the architectural style should coincide with the architectural character details set forth in Section 6.3 of this chapter.
2. Architectural styles should be appropriately scaled and proportioned to the respective building typology.
3. Architectural features appropriate to the vernacular of the style should be an integral part of the building form and not appear to be added in a cheap, inauthentic manner.
4. Box-like designs are discouraged. Details appropriate to the architectural style, projections, and changes in rooflines will create a varied experience and enhance the look of the neighborhood.
5. Corner buildings in residential communities should have additional detailing to provide an enhanced appearance at visually prominent locations.



front porches promote eyes on the street

### 6.4.3 Trash Receptacles

1. Trash receptacles should be stored in areas completely screened from public view.

### 6.4.4 Variety and Aesthetic Quality

1. Elements such as porches, roofed porte-cocheres, and gabled projections should be incorporated into the façade of buildings to provide pedestrian scale and variety.
2. Entry features such as gates, trellises, and arbors should be used to vary the street scene in the neighborhood.
3. A mix of one and two story elements as appropriate to the architectural style is encouraged to provide a variety of massing options.
4. Homes along the same street should have varying second floor footprint sizes to avoid the same massing along the street.
5. Adjacent homes of the same architectural style should not have the same elevation and color palette.
6. Create variety in building masses by using horizontal and vertical offsets.
7. A mix of materials appropriate to the architectural style shall be used to avoid one material dominating an entire building.



architectural variety along the street

### 6.4.5 Roofs

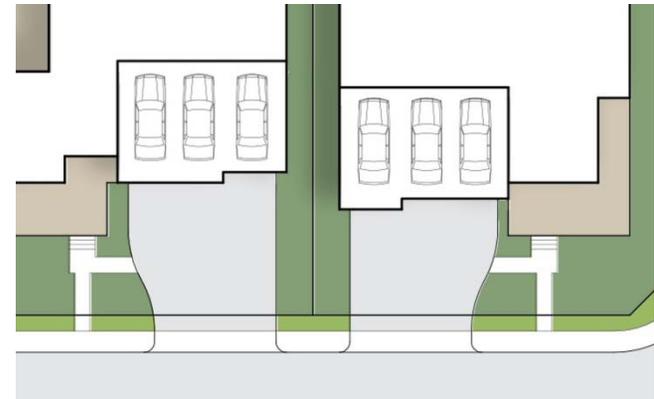
1. Articulated and varied rooflines of one and two stories with multiple wings and intersecting smaller roof elements are encouraged to break up the massing.
2. To lower the perceived height and breakup the building mass along the front setback line, second floor living spaces are encouraged to be placed within the first floor roof form using dormer windows.
3. Roof materials, colors, and treatments should be appropriately detailed per the architectural style and building form.
4. Roof forms between different plans should vary their orientation by alternating between front to rear and side to side pitches, and incorporating gables, hips, and single story elements.
5. Overly complex or distracting roof forms are discouraged.



articulated roof lines break up the massing

### 6.4.6 Garages

1. Garages should be recessed on the front building elevation so as not be the dominant feature.
2. Garage door appearance should be varied within each architectural style by using several door patterns, window patterns, and appropriate architectural details.
3. The use of alternative garage entry types such as staggered garages, side-entry garages, and rear-loaded garages are encouraged to break up the appearance of garages along the street.
4. Garage doors should be inset from the face of the garage where architecturally appropriate.
5. Three car garages should have offsets and appropriate detailing to vary the garage front.
6. Three car garages should not have a solid concrete driveway for the entire width of all 3 doors. Driveway should neck down or be softened by landscaping to reduce the amount of paving.
7. Landscape pockets at the base of garage doors are encouraged to soften the appearance of garages.
8. Articulation around garages doors with elements such as trellises, trim detail, and architectural projections, is encouraged to help recess the appearance of the door. These projections may encroach 2 feet into the front yard setback as stated in section 3.6.3 of this document.
9. All garages shall include a dedicated circuit that could accommodate an electric vehicle charger.



3-car garage driveway narrows down at street



articulation will recess appearance of garage door

### 6.4.7 Colors and Materials

1. Color and material choices should be appropriate with the architectural character of the building.
2. Each elevation should use a minimum of three colors: one field color, one trim color, and two or three accent colors.
3. Accent materials should “wrap” around the front elevation and terminate at inside corners or other architectural feature in the building façade.
4. Materials, colors, and details should be used to enrich building character with durable, high quality finishes.



the home entry should be the focal point

### 6.4.8 Doors, Windows, and Entries

1. The home entry should be the focal point of the front elevation.
2. Recessed windows are encouraged as appropriate to the architectural style of the building.
3. Style-appropriate detailing around windows are encouraged as appropriate to the architectural style of the building, especially for windows on rear elevations visible from Leisure Town Road, Alamo Drive, and Fry Road.
4. Direct alignment of windows between homes should be avoided.
5. Elevations within the same community should include differing window treatments and styles to provide variety

### 6.4.9 Outdoor Spaces

1. The use of covered outdoor rooms (California Rooms) is encouraged to be integrated into the floor plans of homes to promote an indoor/outdoor experience—provisions for setbacks relating to outdoor, covered patios are included in Table 3.1 Building Standards.
2. Front porches are encouraged to be an integral part of the overall front façade of the building—front porches should be designed with an adequate depth to allow it to be a usable feature.
3. Wrap-around front porches are encouraged on corner lot conditions.



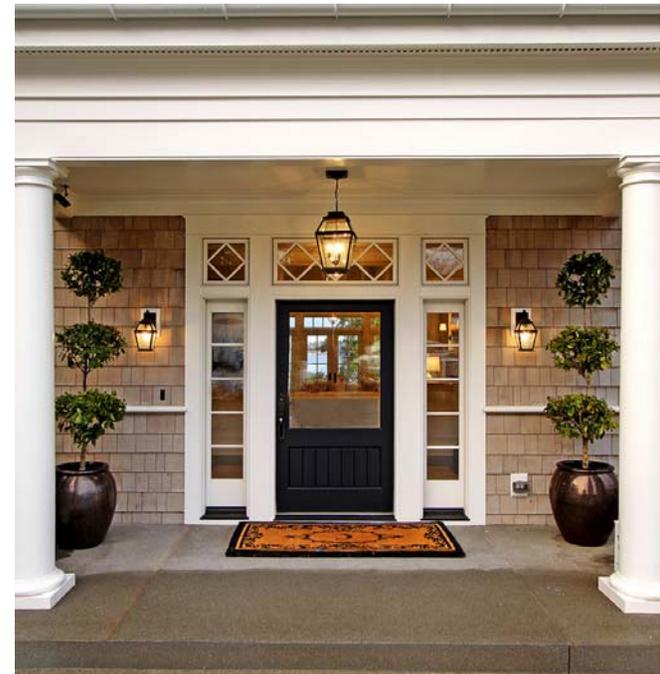
the use of covered outdoor rooms is encouraged

### 6.4.10 Environmental Considerations

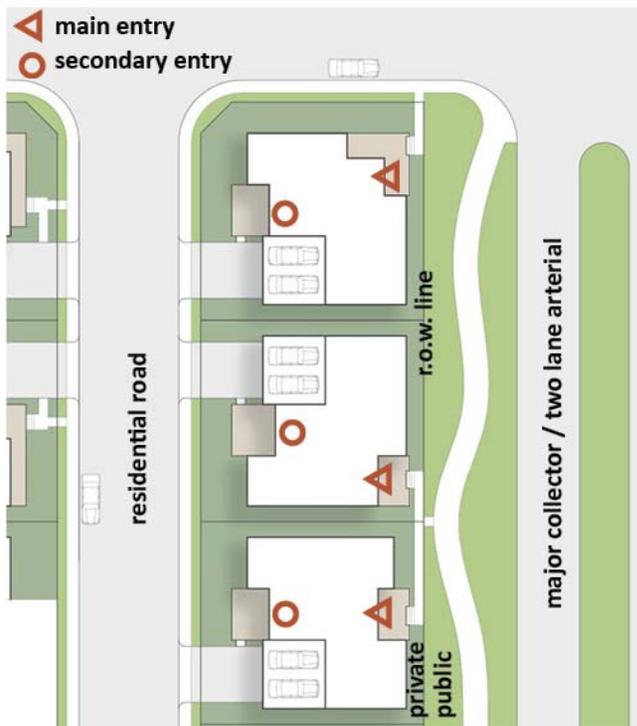
1. Architects are encouraged to use sustainable design practices including roof-integrated solar panels, large roof overhangs, rain gardens and cisterns, grey water systems, and energy-efficient appliances, consistent with state and local laws.
2. Consider solar orientation in architectural design and utilize landscaping, prevailing winds, shade, and sun screens to minimize solar heat in the summer and maximize solar heat gain in the winter.
3. Shaded courtyards and outdoor rooms are encouraged to promote air flow within buildings and reduce the need for air-conditioning.
4. Each project shall identify the measures in the Energy and Conservation Action Strategy Plan incorporated into the project design. Mitigation measures applicable to Roberts' Ranch are provided in Appendix C.

### 6.4.11 Exterior Lighting

1. Outdoor light sources should be concealed and concentrated where the lighting fixture is not a focal point of the design.
2. Lighting along walkways and on walls should be focused downward to avoid glare.
3. Wall-mounted lighting fixtures should be appropriate to the architectural style of the dwelling.



exterior lighting appropriate to architectural style



### 6.4.12 Frontage Zone Housing

1. Homes within the frontage overlay zone described in Section 2.3.1 that front along the Major North/South Collector and Two Lane Arterial, shall be designed with the main elevation and front door facing the Major Collector/Two Lane Collector in an effort to provide expansive viewsheds and create the appearance of manor style homes along the major corridors.
2. Car access to the garage shall be off the residential road as shown on the graphic at left; no driveway cuts will occur on the Major North/South Collector and Two Lane Arterial.
3. A secondary entry at the “rear” of the property will also be provided with clear access off the driveway as shown in the graphic on the left.
4. Frontage zone homes shall therefore be designed with enhanced elevations on both the front and rear of the homes.
5. The main entry to the home will be accessed in pairs off the community trail within the public right of way as shown on the graphic on the left. Intermittent breaks between frontage homes should be provided to allow access between the community trail and residential road, as illustrated in the photo at the lower left.
6. Corner home architecture within the frontage zone should be given special consideration by bringing high quality materials onto the exposed side elevation, and engaging the street with a corner front porch.
7. See Section 5.3.4 for landscape guidelines within frontage zones.
8. See Section 5.5.2 for the rear yard “courtyard” style wall guidelines for homes fronting along the Major North/South Collector and Two Lane Arterial.



breaks between buildings link trail and road



frontage zone housing provides expansive views along major project corridors

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