



6.0 residential design guidelines

6.1 single-family residential

6.1.1 Introduction

The guidelines in this section seek to provide property owners, project designers, and developers with a clear understanding of the City's expectations for new single-family residential development. These guidelines will be used as criteria for approval during the City's plan review process.

The intent of these guidelines is to ensure that single-family residential developments are architecturally diverse and appear to be neighborhoods that have evolved naturally over time rather than master planned communities. Variation in home sizes, floor plans, elevations, and lot sizes contribute to such diversity. Regional architecture styles such as Craftsman, Spanish Colonial Revival, Mission Revival, and Victorian are encouraged.



Figure 6.1.1 Diversity among single-family houses gives a neighborhood a distinct character

All single-family detached residential development shall comply with the City of Antioch Zoning Ordinance and all other applicable codes and ordinances while reflecting the intent of the Design Guidelines. All required setbacks, building heights, lot coverage, street designs and other applicable minimum requirements are not addressed here. These guidelines seek to set a higher degree of design excellence than the minimum zoning standard.

6.1.2 Design Objectives

The following goals and objectives form the basis for the single-family residential design guidelines. These guidelines seek to promote a desired level of development quality that will:

- Recognize and fulfill the different economic, social, and physical needs of residents;
- Create a human-scaled, bicycle and pedestrian-friendly environment;
- Create visual diversity and create neighborhoods with a unique sense of place; and
- Incorporate physical and pedestrian connections between neighborhoods to help create a unified community .

6.1.3 Site Planning

Site planning is one of the most important aspects of making a residential neighborhood a desirable place to live. A mix of densities and lot sizes creates diversity in housing products. Neighborhoods should be pedestrian scaled, have a high quality streetscape, and provide access to open space and neighborhood serving commercial uses, where appropriate.

A. Project Entry and Character

Residential neighborhood entries shall incorporate special paving, architectural elements, and landscaping treatments to set the overall tone for the community's character and design. In larger projects a hierarchy of design, similar but smaller entry features, shall be used to further distinguish the residential clusters within a neighborhood.

1. Neighborhoods in Antioch shall be distinguished from one another through the use of edges and landmarks that are formed with trees, open space, parks, natural features, or major streets.



Figure 6.1.2 Different types of housing respond to the different needs of Antioch residents

2. Project entry features shall reflect the overall architectural identity and character of the project. Entry features shall consist of authentic materials (real rock, stone, brick, wood, iron-work,

etc.). Stucco is discouraged unless true to the architectural style of the home, i.e. Spanish Revival, Mission, etc.

3. A combination of the following accent features shall be incorporated into the project entries: lighting, public art, large specimen trees, landscaped medians, stone wall features, water features, architectural monumentation, and / or signs.



Figure 6.1.3 A sign or public art can be components of a project entry

4. Colored and textured paving treatment at entry drives is encouraged to accentuate these areas.

B. Circulation

Single-family residential development shall have a circulation network that will efficiently connect all parts of the neighborhood together. All modes of transportation — vehicular, transit, bicycle, and pedestrian — need to be



integrated into the circulation network.

1. The length of blocks within single-family subdivisions should be between 300 and 400 feet.
2. The use of cul-de-sacs is encouraged where they can be incorporated appropriately into the site design and shall be used where topographical constraints exist.
3. Cul-de-sacs shall provide bicycle and pedestrian connections within the neighborhood other than that provided at the single entry/exit point.
4. Single-family residential developments shall provide vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential areas.



Figure 6.1.4 The use of a bicycle / pedestrian trail to connect different areas reduces the need for dependence on an automobile

5. Security walls and fences shall not be used as community barriers because they isolate neighborhoods from surrounding areas. Pedestrian access and mobility through neighborhoods is encouraged. Walls and fences may be appropriate as a land use "edge" treatment depending on the nature of adjoining uses.

6. Where shrub planting or low walls are used for screening allow a clear line of sight into the area.
7. A street circulation network shall provide access to all areas of the development. Dead-end streets shall be discouraged.
8. The circulation network design shall consider the location of street trees, parkways, pedestrian scale lighting, sidewalks, and on-street parking, along with determining the appropriate relationship between the street width and building setbacks.
9. In addition to walkway lighting, peripheral lighting shall be provided for neighborhood streets to provide security.
10. Neighborhood streets shall be as narrow as possible and shaded by rows of trees. These techniques slow traffic and create an environment suitable for pedestrians and bicycles.

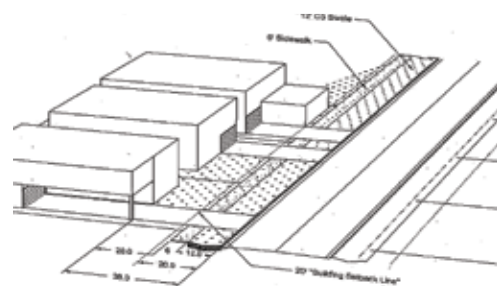


Figure 6.1.5 Residential Street with detached sidewalk

11. Streets shall be bordered with a minimum five foot wide irrigated parkway/planter strip and minimum five foot wide sidewalk.

C. Building Placement

Building placement shall enhance the quality of the streetscape. Neighborhood development shall provide variation in lot sizes and building placement to avoid a repetitive and regimented appearance. Setbacks shall conform to City standards, but follow these guidelines whenever possible.

1. When siting homes, great care shall be taken to highlight view corridors of the San Joaquin River and Mount Diablo from streets and neighborhood open space.
2. Architectural diversity in the neighborhood shall be enhanced by providing a minimum of 5 foot variation in lot width, side setback, and/or building height for at least every third house. The front setback shall be staggered at least every third house an additional five feet to create a varied streetscape.

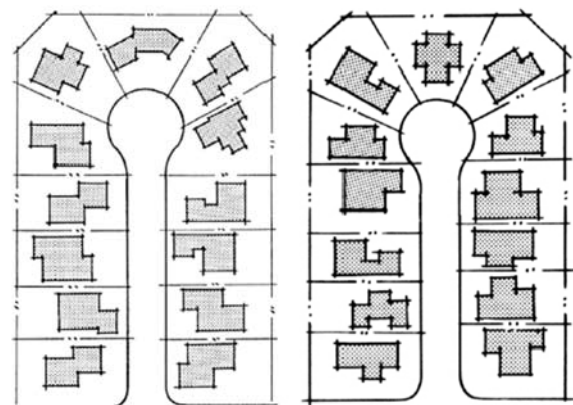


Figure 6.1.6 Illustrations of varied lot widths (left) and front setbacks (right)

3. No two identical floor plans shall be

placed on adjacent lots.

4. Residents shall be provided with privacy both inside and outside their homes by utilizing site layout techniques such as alternating the placement of windows, rear yard outdoor patio areas, and entrances on adjacent lots. Windows on adjacent properties shall not be located directly across from each other.
5. Maximize energy conservation by considering climactic factors such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site.

D. Street Orientation

Homes shall be oriented towards the street to establish a sense of belonging and community for the residents.

1. Homes and other structures shall be sited to define the street environment and the transition between public and private space.
2. Residential development on a single loaded street shall look onto the adjacent open space.



Figure 6.1.7 A house where living spaces face the street creates an inviting streetscape



3. Lots shall not be placed centered on "T" intersections since noise and glare from headlights is often problematic for homes on those lots.

E. Parking Orientation

Neighborhood parking lots and single-family residential garages shall be as invisible as possible.

1. In new subdivisions, only one house plan shall have a garage that extends beyond the main portion of the home. All other house plans shall vary garage door placement and layout to de-emphasize the garage. Possible techniques include:
 - a. Locating the garage at the rear of the lot, accessible from the side or rear;
 - b. Recessing the garage behind the main living portion of the home;
 - c. Garage door must be architecturally compatible with the style of the house and high end designs will provide color and articulation choices.
 - d. Placing the garage perpendicular to the street (side entry garage); and
 - e. Providing shared driveway access.
2. Garages shall be used for vehicle parking and not used for storage.
3. Tandem parking bays are generally not supported, but may be contemplated for any bays above the minimum parking requirement to provide additional parking or storage space.
4. If parking lots are needed for guests, the lots shall be integrated into the overall

project design and consist of a number of smaller lots central to residential units.

F. Storage

Adequate private storage space shall be provided for each single family residence within each residence, garage and within rear yards.

1. A minimum of 150 cubic feet of usable storage space shall be provided in addition to the garage and designated utility area.
2. Residential storage areas shall not be allowed on balconies or porches visible from public right away.

G. Grading and Drainage

These guidelines are intended to create landforms that work together with the surrounding topography, existing vegetation, circulation, and land features as well as other elements of the total project site.

1. Grading shall be in compliance with provisions of the Antioch Municipal Code.
2. Development on hillside lots shall accommodate a majority of the grade differential by stepping the building to reflect the slope of the natural topography.



Figure 6.1.8 The slopes on this property are contoured to meet the grade of the street

3. The differentiation in pad heights between the subject property and adjacent properties shall be kept to a minimum.
4. Drainage methods shall be coordinated with adjacent properties.
5. Cuts and fills shall be a 2:1 slope or less unless stabilized by a stone retaining wall or crib walls as approved by the City Engineer. Retaining walls 4 feet high or more, not located within a City right-of way, are acceptable providing they are cast-in-place concrete walls faced with natural materials (river rock, brick, etc.).
6. Excessive cut and fill shall be avoided by following natural contours whenever possible.
7. Slopes shall be rounded and contoured to blend with the existing terrain and to minimize grade differentials with adjacent streets and properties. Manufactured slopes shall not be a dominant site feature.

6.1.4 Architecture

These guidelines aim to promote high quality architectural designs that enhance the character of Antioch. Neighborhood developments shall utilize architectural styles that complement each other when grouped together. The architectural style and design theme of each residential development shall establish unique a neighborhood identity.

A. Architectural Styles

To understand and recognize “architectural style” for the purpose of these guidelines, architectural styles classify architecture in terms

of form, techniques, materials, time period, region, etc. It overlaps with, and emerges from, the study of the evolution and history of architecture.



Figure 6.1.9 An example in Antioch of a Victorian style house

1. When determining the architectural style of a house for style selection or design review purposes, there are several common characteristics that can be used to help identify the proper style. These same characteristics shall be carefully examined for design review purposes to be sure that they are consistent with the style identified on the house plans.
2. To truly be loyal to any particular house plan style, the floor plans and interior features of the house shall also be considered. The more a style is researched, the better the art form is understood and can then be applied throughout the resulting plans. The results can be beautifully replicated house plans that go well beyond the scope of design review.

These features or characteristics are the component parts that, when put



together, make up the style:

- a. Roof type;
- b. Symmetry and shape;
- c. Frame;
- d. Articulation;
- e. Massing;
- f. Windows and doors;
- g. Building materials and colors;
- h. Decorative trim; and
- i. Porches, eaves and columns.



Colonial Revival Style

Figure 6.1.10 Many characteristics contribute to the architectural style of a building

A more complete description of styles and their characteristics can be found in the following resources:

- A Field Guide to American Houses by Virginia McAlester.
- Encyclopedia of 20th-century Architecture by R. Stephen Sennott
- American Shelter: An Illustrated Encyclopedia of the American Home by Les Walker
- The Visual Dictionary of American Domestic Architecture by Rachel Carley

B. Street Environment and Building Frontage

Single-family residential development shall efficiently use the site, and relate to the street.

1. Front porches are encouraged to create an attractive interface with semi-public front yard areas. Porches shall match the scale and be integral to the architectural design of the home.



Figure 6.1.11 A front porch provides an opportunity for relaxation and interaction with the neighbors

2. The front entry shall be the focal point of the home. Roof elements, columns, porticos, or other architectural features shall be utilized.
3. Garages in single-family residential neighborhoods shall be subordinate to the front of the house and shall not dominate the streetscape.
4. The height, mass, and appearance of residential units shall include some variation to provide visual interest to the streetscape. The lower floor of a two-story house shall use architectural accents, texture and/or color to add detail and interest.

C. Building Form and Articulation

Building form and articulation includes variation in wall planes (projections and recesses) and wall height (vertical relief) as well as variations in roof forms and heights to reduce the perceived scale of the structure.

1. Residential homes shall incorporate articulation of all facades, including variation in massing, roof forms, and wall planes, as well as surface articulation.
2. The highest level of articulation will likely occur on the front facade and facades visible from public streets. Similar and complementary massing, materials, and details shall be incorporated into every other structure elevation.
3. Elements and details of homes shall be true to the chosen architectural style. See Appendix for individual style sheets

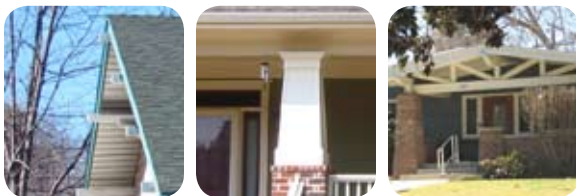


Figure 6.1.12 Details such as projecting eaves, tapered columns and exposed beams are characteristics of a Craftsman style house

4. Wall planes on all sides of the house shall be variable if visible from a public street or pedestrian pathway.
5. Surface detailing shall not serve as a substitute for well integrated and distinctive massing.
6. Architectural elements that add visual interest, scale, and character such as recessed or projecting balconies, trellises, recessed windows, and porches are strongly encouraged.

7. Architectural elements such as overhangs, trellises, projections, and awnings shall be used to create shadows that contribute to a structure's character.
8. Chimneys should be featured as architectural elements rather than hidden with a wall surface. Chimney caps shall be decorative and spark arrestors concealed.



Figure 6.1.13 The chimney is a featured architectural element along with window insets and trim

9. Variation in mass and building height in higher density developments along streets and public right-of-ways shall be incorporated by providing a mix of single-story and two-story homes. Two-story homes shall have single-story elements on prominent elevations.



10. A mix of single story homes, two story homes, and even one and one half story homes shall be included to provide an appealing streetscape with a variety of home types, height, mass and size.
11. Massing shall accentuate entries and minimize garage prominence.
12. Porches shall be a minimum of six feet deep with materials and/or details that are authentic to the architectural style of the home.

D. Building Height

Single-family residential homes shall be one or two stories. Homes shall have varied heights to create visual interest in the neighborhood.

1. In order to encourage a mix of building heights, the Floor Area Ratio (gross floor area divided by the lot area) shall be .60 for single-story buildings and .54 for two-story buildings and above.
2. New developments shall have a two thirds / one-third mix of two-story and single-story buildings.
3. Corner lots shall feature single-story homes.
4. Depending on architectural style, two story residences shall emphasize first story architectural features.
5. Additions to structures shall be designed to be compatible with adjacent structures and neighborhood. The height and mass of additions shall not adversely impact any adjacent structures.

Existing Single Family Elevations



Inappropriate infill of two-story structure



Multi-family addition does not conform to style of existing neighborhood

Appropriate infill of two-story structure



Architectural form and details conform to existing neighborhood

Figure 6.1.14 Single Story and Two Story are compatible when appropriate scale and massing techniques are employed

6. The second story of a house shall be designed to reduce the appearance of the overall scale of the structure depending on the chosen architectural style. Possible techniques include setting the second story back from the fronts and sides of the first story, providing larger front and/or side setbacks for the entire structure, and/or placing at least 60 to 70% of the second story floor area over the back half of the first story.



Figure 6.1.15 This Second Story addition over part of the existing structure uses the same architectural style, materials and rooflines.

7. A second story shall not exceed 80% of the first floor square footage.

E. Roof and Upper Story Details

Visual diversity shall be created by incorporating multiple rooflines and designs while remaining consistent with the architectural style of the home.

1. A variety of roofs shall be incorporated throughout the development (e.g., gabled, hipped, dormers, etc.).
2. Multi-form roofs, gabled, hipped, and shed roof combinations are encouraged to create varying roof forms, and break up the massing of the building.
3. Various roof forms and changes in roof plane shall be used on all structure elevations visible from a public street or pedestrian right-of-way.



Figure 6.1.16 Craftsmen roofs feature intersecting gables to create an interesting building form

4. Variation in ridgeline height and alignment shall be utilized to create visual interest.
5. Full, sloped roofs are strongly encouraged with both vertical and horizontal roof articulations.

6. Where applicable to the architectural style, roof eaves shall extend a minimum of 18 inches from the primary wall surface to enhance shadow lines and articulation of surfaces.
7. Roof overhangs shall be sized appropriately for the desired architectural style.
8. Gable ends shall face the street.
9. Exposed gutters and downspouts, unless designed as an outstanding architectural feature of the overall theme, shall be colored to match fascia.

F. Building Materials and Finishes

The use of high quality materials will create a look of permanence within a project. Materials and colors shall be varied to generate visual interest in the facades and to avoid the monotonous appearance that is sometimes common in some contemporary residential development projects.

1. Key portions of the facade shall be enhanced with special materials and color.



Figure 6.1.17 The white trim on this house contrasts with the blue siding for a pleasing appearance



2. Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect (e.g., chimney, pilaster, projection, fence line, etc.).
3. Contrasting but complementary colors shall be used for trim, windows, doors, and key architectural elements.
4. Roof materials and colors shall be consistent with the desired architectural style as identified in the appendix on the style sheets.
5. Projects of three or more homes shall provide a minimum of three distinctly different color/material palettes per architectural style.
6. Heavier materials shall be used lower on the structure elevation to form the base of the structure.



Figure 6.1.18 A heavy material such as brick serves as a strong base for a house

7. Paving materials shall be compatible with the project aesthetic. Permeable paving materials are encouraged.
8. Stucco may be an appropriate

building material if careful attention is paid to ensure it is appropriate to the architectural style of the house (i.e., the creamier stucco colors and finishes of a Spanish eclectic home would be appropriate).

G. Windows, Doors and Entries

The desired architectural style of the building can be captured by carefully designing windows, doors, and entries.

1. Entrances shall be enhanced by using lighting, landscaping, and architecture detailing.
2. The main entrance to a home shall be clearly identifiable and shall be articulated with projecting or recessed forms so as to create a covered landing that will provide for shelter from the weather.



Figure 6.1.19 A recessed entry to a house adds interest and provides protection from the elements

3. Window type, material, shape, and proportion shall complement the architectural style of the building.
4. Windows shall be located to maximize incoming daylight and reduce the need for indoor lighting and promote energy efficiency. Environmental Protection Agency (EPA) "Energy Star" windows with low e-coatings shall be used.
5. In order to enhance privacy, windows on side elevations shall be staggered and not be positioned directly opposite of the adjacent structure's windows.
6. Windows shall have mullions appropriate to the architectural style of the structure.
7. Where architecturally appropriate, windows shall be generously inset from structure walls to create shade and shadow detail. The minimum inset shall be six inches.



Figure 6.1.20 An inset window is appropriate for Spanish Colonial style houses

8. Windows shall be articulated with sills, trim, kickers, shutters, or awnings that are authentic to the architectural style of the structure.

H. Garages

When garages are well integrated into a project it will ensure that they do not dominate front facades.

1. Garage doors shall be recessed a minimum of six inches from the face of the garage.
2. Garage doors facing the street shall be set back from the exterior face of the main house to help reduce their visual impact.



Figure 6.1.21 The garage pictured here is set back from the rest of the house to de-emphasize its visual impact on the streetscape

3. A maximum of two garage bays shall face the street. Garage bays over two units shall have a different orientation. However, in the case of a custom home on a large lot, more than two garage bays may face the street if the garage is placed towards the rear of the site or



if a third bay is oriented differently.

4. Garage doors shall incorporate panels and/or windows to articulate large planes.
5. Garage standards shall be:
 - Interior dimensions: twenty-five by twenty-five feet;
 - Minimum garage door width of nine feet single, sixteen feet double;
 - Seven feet minimum height.
6. The ratio of garage frontage to the width of the house shall not be greater than 50 percent.
7. Each garage shall include a wash tub and sink.
8. Roof forms, trellises, and balconies shall be located directly above the garage door to help minimize the impact of garage doors on the street scene.

I. Compatibility with Adjacent Properties

In new developments, single-family homes shall vary from adjacent neighbors in architectural style, height, and material selection, while still relating to the overall theme of the larger development as a whole.

1. The same floor plan or exterior colors for dwelling units shall not be placed side by side.
2. Homes directly across the street from one another, shall not have the same floor plan.

6.1.5 Landscaping

Landscaping shall be used to define entrances

to neighborhoods and homes, to provide a buffer between incompatible land uses, and to provide screening when necessary.



Figure 6.1.22 Plant variety creates a high level of interest for passers-by yet does not interfere with the corner line of site

A. A variety of height, textures, and colors shall be used in the landscape palette. A combination of trees, shrubs, and ground cover shall be incorporated into landscaping plans.

B. Plant materials shall be placed to not interfere with lighting, clear line of sight or restrict access to emergency equipment (e.g., fire hydrants, fire alarm boxes, etc.). Trees or large shrubs shall not be planted under overhead lines or over underground infrastructure if growth may interfere with public utilities.

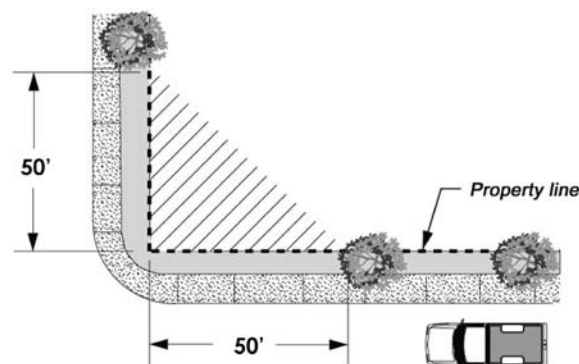


Figure 6.1.23 Limit the height of structures and other visual obstructions in the hatched area for clear line of sight

C. Large specimen trees (48" box) shall be strategically placed to assist new development in looking "established" as quickly as possible.

D. Trees shall be kept trimmed. When selecting tree species, consider maintenance and wildfire issues (trimming for example) and nearby pedestrian activities and public right-of-way.

E. Trees and shrubs shall be located and spaced to allow for mature and long-term growth.

F. Root problems caused by trees and shrubs shall be minimized by carefully selection and planting procedures. Root barriers shall be required for any tree placed by pavement or other situations where roots could disrupt adjacent paving/curb surfaces. (See Tree planting diagram and detail in Appendix)

G. Landscaping efforts shall be coordinated with adjacent property owners whenever possible to provide a consistent aesthetic.



Figure 6.1.24 Complementary landscaping plans on adjacent home create a unified streetscape

H. Parkway shall be planted with shade trees to provide a pleasant pedestrian environment and contribute to streetscape continuity.



Figure 6.1.25 Parkway canopy trees provide shade on a hot afternoon

I. Individual lot landscaping shall be compatible with the architectural style, size, and massing of the individual home creating a diverse landscape streetscene.

6.1.6 Walls

Walls should be designed to complement the architecture of the project and should be heavily landscaped.

A. The maximum height of any perimeter wall should be six feet. Specialty walls such as screen walls, sound walls, and retaining wall should have a maximum height dependent on necessity and location.

B. Perimeter walls should be architecturally enhanced and should use materials and colors that complement the neighborhood's architectural style.



C. Perimeter walls should incorporate design techniques such as textures, staggered setbacks, and variation in height in conjunction with landscaping to provide visual interest and to soften the appearance of perimeter walls.

D. Walls shall be constructed of natural materials such as plaster or smooth stucco finish, brick, flagstone, slumpstone, split face block or other approved masonry. Unfinished precision masonry block is not permitted. Walls shall be designed in a style, material and color to complement the house or neighborhood.

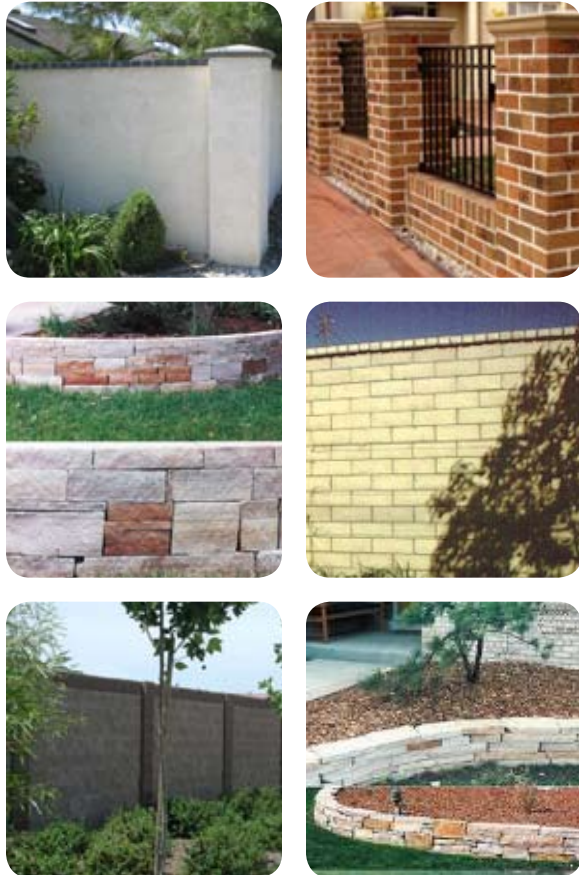


Figure 6.1.26 Acceptable wall materials include (clockwise from top right): Brick, Slump Stone, Stack Stone, Split Face Block, Flagstone and Smooth Stucco

E. Side yard and rear yard walls should be no higher than six feet. Front yard walls should be a maximum height of three feet.



Figure 6.1.27 Wrought iron accents continue from front facade to front wall creating a unifying effect by design

F. Walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions with a maximum height of 6 feet unless additional height is required for noise attenuation.

G. Walls required for screening purposes should be constructed of non-transparent materials and incorporate standards to provide for wall inserts and/or decorative columns or pilasters to provide relief.



Figure 6.1.28 An example of pilasters on a perimeter wall

H. Non-transparent perimeter walls and/or fences shall be architecturally treated on both sides and shall incorporate landscaping whenever possible.

I. Walls on sloping terrain should be stepped to follow the terrain.

J. In designing sound walls, rhythm and sequence should be employed to establish consistent, recognizable patterns that create a sense of familiarity and comfort. They also provide a sense of progression, unless continued indefinitely. Rhythm and sequence should be created using both articulation in the barrier wall and/or landscaping.

K. Sound walls should be constructed of precast concrete, metal, brick or wood. Several surface finishes and textures are available to provide a large variety of options for barrier wall design. A variety of colors can be used to create contrast. All stucco walls shall have a cap of a different material to give it a definite finished appearance.

L. Sound walls shall be softened through the use of plants that camouflage their hard edges (e.g. cap, base, and ends) such as vines cascading over the top of walls and base plantings. Planting mature tall trees in front or behind a wall can effectively reduce the apparent wall height and shrubs and vines can be used to break up the expanse of the wall body.



Figure 6.1.29 The use of landscaping around a sound wall

M. Wall foundations must be designed by civic in concert with soils engineer.

6.1.7 Fences

Although there are many design possibilities (as shown in the photographs), fences can either be solid or open and can be constructed of various materials. A sampling of wall and fence style is shown on page 6-19.

A. Fences are an integral part of the streetscape. They shall be coordinated with the style, color, and material of the house.

B. Fences, and hedges in the required front yard setback shall be less than 36 inches in height.



Figure 6.1.30 Fencing color and materials should be consistent with the architecture of the house

C. Either no front yard fencing or low (three foot high) classic garden fencing or retaining walls (sandstone) are preferred.



Figure 6.1.31 A front yard fence is intended to delineate private property while remaining low

D. Fencing shall be constructed of authentic materials (natural woods, common brick, stone, river rock, clinker brick, wrought iron and wooden beams for example). However, vinyl and other manufactured fencing materials may be acceptable if the overall appearance appears natural. No wire fencing is allowed.



Figure 6.1.32 Fencing can be used to create an inviting entry

E. Whenever possible homes adjacent to common open space areas should have wrought iron grillwork and view fences to provide visual access to open space.

F. The recommended standard for wrought



Figure 6.1.33 Wrought iron view fencing allows safe views of public areas

iron is 1/2 to 3/4 inch thick pickets, at a maximum of four inches on center with pilasters every 12 feet on center. Powder-coating of all wrought iron fencing is required to reduce the potential for rust. No sharp projections are allowed to protrude above the fence.



Figure 6.1.34 Fencing behind the front setback line works with the architectural style and the landscaping to create a pleasing street front appearance

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Fences



Walls

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6.1.8 Community Facilities and Open Space

Neighborhood spaces and pedestrian features are important places for residents to gather, socialize, and play. Community facilities and open space must be safe and secure. Provide spaces for small intimate meetings or larger community gatherings. Spaces/amenities shall be centrally located and serve a variety of functions. Incorporate natural site features whenever possible. C-3 criteria are included in the appendix for reference.

A. The size and scale of neighborhood amenities shall be appropriately scaled.



Figure 6.1.35 An HOA maintained open space is appropriate usable open space for some residential areas

B. Open space shall be a primary feature of the development site plan, not just the unusable open space between buildings.

C. Open space shall accommodate a variety of sitting areas, gathering areas, and active recreational areas.

D. Open spaces and community facilities shall be visible from adjacent residences to help promote site safety.

E. Open spaces and community facilities shall be easily accessible from all residential units.

F. Community features such as plazas, interactive water features, and community gardens shall be included whenever possible.



Figure 6.1.36 A playground or tot lot may be included as a public facility in residential open spaces

G. Public art in the community shall be designed in context with the development. Art shall help create an identity and character for the neighborhood.

H. Promote connectivity by providing pedestrian and bicycle access to adjacent neighborhoods, open space, and other land uses where possible.

6.2 multi-family residential

6.2.1 Introduction

The multi-family design guidelines are intended to foster quality developments and to provide a pleasant residential environment within the context of higher density. Multi-family buildings in Antioch shall contribute to the sense of community by carefully relating to the scale and form of adjacent properties, and by designing street frontages that create architectural and landscape interest for the pedestrian and neighboring residents. As defined for purposes of this section, multi-family includes all “attached” dwelling units, including townhouses and apartment complexes.

6.2.2 Design objectives

The design guidelines for multi-family developments are based on the following objectives.

- A.** Establish distinctive multi-family residential architectural designs that support high quality development.
- B.** Provide attractive, functional, and convenient site arrangements.
- C.** Identify landscape materials and designs that enhance the appearance of multi-family housing developments and contribute to the overall quality of the community.
- D.** Provide amenities appropriate for different age groups of multi-family residential developments as appropriate.
- E.** Use crime prevention techniques to enhance safety and security within multi-family residential developments such as:

- Avoid long, dead-end drive aisles.
- Off-street parking shall be located interior to the site, and be designed to minimize visual disruption of the overall project design.
- Pathway lighting is a safety feature and shall be used to light all pathways and open areas including pathways from the parking lot to the building's entrance.
- No parking shall be located between a building and a public street.



Figure 6.2.1 The design of this project allows residents to monitor the courtyard

6.2.3 Site Planning

A. Building Siting and Massing

1. Views, particularly of the San Joaquin River and Mount Diablo, mature trees, and similar natural amenities unique to the site shall be preserved and incorporated into development proposals whenever possible.
2. Clustering of multi-family units shall be a consistent site-planning element. Large projects shall be broken up into groups of structures.
3. Buildings shall be generally oriented



to the street with varying setbacks to provide visual interest and varying shadow patterns.

4. Developments shall relate directly to the adjacent street, and present an attractive and interesting facade to passersby as in figure 6.2.2.



Figure 6.2.2 These townhouses are oriented to the street

5. Buildings shall be oriented to promote privacy to the greatest extent possible.
6. Multi-family residential development shall respect existing development in the immediate area.

B. Circulation

1. Principal vehicular access into multi-family projects shall be through an entry drive.
2. All site entrances shall be visible from a public street and well lighted.
3. The main site entry design shall incorporate patterned or colored concrete.
4. Special accents, such as monument, public art, ornamental features, decoration, special textured paving,

flowering accents, walls, shrubs, and the use of specimen trees, shall be used to generate visual interest at entries.



Figure 6.2.3 An entry sign located at the project entrance is an integral part of a wayfinding system

5. Entry drives shall have sidewalks on both sides.
6. All entry drive locations shall be coordinated with existing or planned median openings.
7. Where possible, all multi-family projects shall incorporate pedestrian connections to adjoining residential, commercial projects, and other compatible land use facilities.
8. Cross circulation between vehicles and pedestrians shall be minimized. A continuous, clearly marked walkway shall be provided from the parking areas to main entrances of buildings.
9. Walkways shall be located to minimize the impact of pedestrians on the privacy of nearby residences or private open space. Avoid siting a walkway directly against a building. A landscaped planting area between

walkways and building facades is strongly encouraged.



Figure 6.2.4 a front walkway landscaped so it does not impact the privacy of residents

C. Parking

1. Multi-family parking areas shall be divided into a series of connected smaller parking courts.
2. Parking areas shall be located within the development's interior and not along street frontages. Carports and tuck-under parking shall not be visible from a public street.
3. Adverse visual impacts of parking areas and garages on the residential character of the street, including blank walls, garage doors, parking facilities, and driveway openings along street frontages, shall be minimized.
4. Carports, detached garages, and accessory structures shall be designed as an integral part of the architecture of projects. They shall be similar in material, color, and detail to the principal buildings of a development. Prefabricated metal carports are prohibited.
5. Parking courts shall be treated as an

important public space whose character is clearly and coherently delineated by landscaping, lighting, building massing, and pedestrian/vehicular circulation.



Figure 6.2.5 A well-designed parking court that incorporates landscaping into the circulation pattern

6. Where garages are utilized, garage doors shall not appear flush with the exterior wall.

6.2.4 Architecture

A. Character Defining Elements

1. While there is no required architectural "style" for multi-family residential structures in Antioch, regional styles such as Craftsman, Spanish Colonial Revival, Mission Revival, and Victorian are encouraged. The primary focus shall be on constructing a high-quality residential environment.
2. Architectural elements such as bays, bay windows, recessed or projecting balconies, verandas, balconies, porches and other elements that add visual interest, scale and character to



the neighborhood are encouraged.



Figure 6.2.6 Balconies can be used to effectively break up the building facade

B. Building Height, Scale and Articulation

1. The maximum number of attached units per building shall be 8. Buildings with 3, 4, 5, and 6 units per structure shall be mixed throughout the project.



Figure 6.2.7 A tri-plex uses changes in color and facade to create the appearance of different buildings

2. Building heights shall be varied to give the appearance of a collection of smaller structures.
3. In some cases, upper stories shall be stepped back to reduce the scale of facades that face the street, common space, and adjacent residential structures.
4. Buildings containing 3 or more attached dwellings in a row shall incorporate at least one of the following:
 - a. Each dwelling unit shall have at least one architectural projection not less than 2 feet from the wall plane and not less than 8 feet wide.



Figure 6.2.8 Modern designs incorporate a variety of projections to vary the facade

- b. Projections shall extend the full height of single story buildings, at least one-half the height of two-story buildings, and two-thirds the height of a three-story building; or

- c. A change in wall plane of at least 3 feet for at least 12 feet for each two units.



Figure 6.2.xx Projections and wall plane changes 9 to the style, create interest and break up the monotony of a multi-family structure

5. The perceived height and bulk of multi-story buildings shall be reduced by dividing the building mass into smaller-scale components and adding details such as projecting eaves, dormers and balconies. The use of awnings, moldings, pilasters and comparable architectural embellishments are also encouraged.



Figure 6.2.10 An example of a dormer window

6. All building elevations shall be considered in the evaluation of any new construction, additions or alterations. Side and rear views of a building shall not be minimized because of their orientation away from the public right-of-way. The same or compatible design features shall be continued or repeated upon all elevations of a building.
7. Arcades and other types of overhangs shall be used to provide human scale to the interface between the facade and sidewalk.
8. Building facades that enclose stairwells shall include residential-type windows to reduce the visual bulk of the stairwell and enhance safety. Building facades enclosing elevator shafts shall use architectural treatments to reduce visual mass.
9. All mechanical equipment, whether mounted on the roof or the ground, shall either be suitably screened or placed in locations that are not viewed from residences, common areas, or the street. All screening devices shall be compatible with the architecture and color of the adjacent buildings.

C. Entryways

1. Courtyard doors or gates used at multifamily building entries shall be attractively designed as an important architectural feature of the building or complex.
2. Strongly delineate the separation between public and private space with paving, building materials, grade separations, or with physical barriers



such as landscaping, fences, walls, screens, or building enclosures.



Figure 6.2.11 A courtyard gate complements the theme of the complex

- Each entry to a dwelling unit shall be emphasized and differentiated through architectural elements such as porches, stoops, roof canopies, and detailing. Opportunities shall be provided for residents to personalize their entry by providing ground level space or a wide ledge for potted plants.



Figure 6.2.12 Individual dwelling units can be personalized through planters

D. Stairways

- Not more than four second floor dwelling units shall be served by a single flight of exterior stairs. Where appropriate for the architectural style, the stairway design shall be open to allow views for natural surveillance.
- Stairways shall be constructed of durable material that is compatible with the design of the primary structure. Prefabricated metal stairs are strongly discouraged but may be considered on a case by case basis.



Figure 6.2.13 stairs should be integral to the architecture of the structure

E. Building Materials

- The development's dwelling units, community facilities, and parking structures shall be unified by a consistent use of building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and

porches, shall utilize materials and colors that are compatible with the entire project.



Figure 6.2.14 This project has variety while maintaining similar building materials, textures, and colors

2. Building materials shall be durable, require low maintenance, and relate a sense of quality and permanence. Frequent changes in materials shall be avoided.
3. Inappropriate materials for exterior applications include:
 - a. Plastics/plastic laminates;
 - b. Asphalt shingles;
 - c. Corrugated fiberglass, metal or plastic;
 - d. Rock veneers or unrealistic imitation rock;
 - e. Plywood or similar wood;
 - f. Highly reflective materials;
 - g. Unfinished concrete; and
 - h. Unfinished metal, aluminum or similar material.

F. Roofs

1. Rooflines shall be segmented and varied within an overall horizontal context. Varying heights are encouraged.



Figure 6.2.15 An example of variation in rooflines for interest

2. Combinations of one, one-and-a-half, and two story units are encouraged to create variation and visual interest.
3. Use of vertical elements such as towers may be used to accent the predominant horizontal massing and provide visual interest.
4. Full hipped or gabled roofs covering the entire building are preferred over mansard roofs and segments of pitched roofs applied at the building's edge.
5. Roofs shall reflect a residential appearance through pitch and use of materials.
6. Roof pitch for a porch may be slightly lower than that of the main building.
7. Carport roofs visible from buildings or streets shall incorporate roof slope and materials to match adjacent buildings. Flat carport roofs are prohibited.



G. Colors

1. Color is an important element in establishing a structure's character and architectural style. The predominant color of the building and accessory structures shall be a muted, non-garish tone.
2. Color shall be used as an important accent in the project's appearance. More than one predominant paint color is encouraged. Compatible accent colors shall be used to enhance important architectural elements and details.
3. Bright or intense colors shall be used very sparingly, and shall typically be reserved for more refined or delicate detailing.
4. Materials such as brick and stone shall be left in their natural colors.



Figure 6.2.16 The stone on this building retains its natural color and complements the colors of the structure

6.2.6 Landscaping

A. Introduction

Landscaping for multi-family projects can be used to define and accent specific areas (e.g., building entrances, parking lots), define the

edges of various land uses, provide a transition between neighboring properties (buffering), and screen storage areas. Landscaping shall be used as a unifying element within a project and to ensure compatibility with surrounding projects.



Figure 6.2.17 Landscaping within a multi-family project adds color and interest

1. Landscaped areas shall generally incorporate plantings utilizing a three-tier system: (1) grasses and ground covers, (2) shrubs and vines, and (3) trees.
2. New landscaping shall complement existing landscape materials, location, and massing on adjacent established developments where appropriate.
3. The following planting design concepts are encouraged within each project:
 - a. Specimen trees (48 inch box or more) in informal groupings or rows at major focal points;
 - b. Use of planting to create shadow and patterns against walls;
 - c. Use of planting to soften building lines and emphasize the positive features of the site;

- d. Use of flowering vines on walls, arbors, or trellises;



Figure 6.2.18 An example of vines on a trellis

- e. Trees to create canopy and shade, especially in parking areas and passive open space areas; and
 - f. Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.
4. Landscaping around the building perimeter is encouraged.
 5. Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces and the use of curbs. Concrete step areas shall be provided in landscape planters adjacent to

parking spaces.

6. Vines and climbing plants on powder-coated metal trellises and perimeter walls are encouraged.
7. Gravel, bark, or Astroturf is not allowed as a substitute for plant materials.
8. Landscaping shall emphasize water-efficient plants.

B. Landscaping at Site Entries and Entry Statements

Vehicular entries provide a good opportunity to introduce and identify multi-family projects. The vehicular entry zone in a multi-family development is the area between the public street and the project's internal circulation system.



Figure 6.2.19 Plants, paving, and structures welcome residents and visitors into this project

1. The vehicular entry zone shall be treated with special landscape elements that will give individual identity to the project (i.e. special paving, graphic signage, specialty lighting, specimen trees, flowering plants).



2. Textured paving, stamped concrete or rough textured concrete may be used to delineate site entries.

C. Landscaped Area Spacing and Size

1. Plant materials shall be placed so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities. Trees and large shrubs shall be placed as follows:



Figure 6.2.20 The landscaping here still allows the light to work effectively

- a. A minimum of 8 feet between the center of trees and the edge of the driveway, 6 feet from a water meter, gas meter, and sewer laterals.
- b. A minimum of 25 feet between the center of trees and the beginning of curb returns at intersections.
- c. A minimum of 15 feet between the center of trees and large shrubs to utility poles and street lights; and

- d. A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

D. Plant Maintenance and Irrigation

1. All young trees shall be securely staked with double staking and/or guy-wires. Root barriers shall be required for any tree placed within 10 feet of pavement or other situations where roots could disrupt adjacent paving/curb surfaces.
2. Automatic sprinkler controllers shall be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves shall be provided in accordance with current codes.
3. Sprinkler heads and risers shall be protected from car bumpers. "Pop-up" heads shall be used near curbs and sidewalks. The landscape irrigation system shall be designed to prevent run-off and overspray.



Figure 6.2.21 An example of a pop-up sprinkler

4. All irrigation systems shall be designed to reduce vandalism by placing controls in appropriate enclosures.

6.2.6 Lighting

- A.** Street lighting shall be installed inside the project on both sides of the street using a minimum 70 watt HPSV.
- B.** All lighting in parking areas shall be arranged to provide safety and security for residents and visitors but prevent direct glare of illumination onto adjacent units.
- C.** Pedestrian-scaled lighting shall be located along all pedestrian routes of travel within multi-family communities.



Figure 6.2.22 Pedestrian scaled lighting improves the safety of multi-family areas

6.2.7 Walls and Fences

Walls and fences provide security and privacy in addition to screening unsightly views. They can be utilized with landscaping to enhance and buffer the appearance of development. The following guidelines apply to walls and fences in multi-family residential development.

- A.** The design of walls and fences, as well as the materials used, shall be consistent with the

overall development's design. Fence and wall



Figure 6.2.23 This fence color is consistent with overall project design

color shall be compatible with the development and adjacent properties. Paint color used on fences shall be common colors readily purchased and kept readily available on the development's premises.

- B.** Visually penetrable materials (e.g., wrought iron or tubular steel) shall be used in areas of high activity (i.e., pools, playgrounds) and areas adjacent to street frontage.
- C.** Wall design and selection of materials shall consider maintenance issues, especially graffiti removal and long-term maintenance. Decorative capstones on stucco walls are required to help prevent water damage from rainfall and moisture.
- D.** Perimeter walls shall incorporate various textures, staggered setbacks, and variations in height in conjunction with landscaping to provide visual interest and to soften the appearance of perimeter walls. Chain link fencing is not permitted.
- E.** Screen walls, sound walls and retaining walls



height shall be determined by site features and location, such as proximity to noise generators and privacy issues.

F. The proportion, scale, and form of the walls adjacent to homes shall be consistent with the building's design.

G. Long continuous perimeter walls are discouraged. Perimeter walls shall incorporate wall inserts and or decorative columns or pilasters to provide relief. The maximum unbroken length of a perimeter wall shall be 100 feet.

H. The colors, materials and appearance of walls and fences shall complement the architecture of the buildings. Fencing, where screening is not specifically required, shall be of decorative iron or similar material.

6.2.8 Multi Family Storage

A. Adequate private storage space shall be provided for all multi-family units.

B. A minimum of 250 cu feet of lockable, enclosed storage space shall be located in a garage, carport, storage building or in an enclosed storage space that is accessed from the rear of the unit. Exterior closets on balconies may also be used if not visible from the public right of way

C. Multi-family storage must be in addition to designated utility area.

6.2.9 Trash and Storage Facilities

Trash enclosures and storage facilities shall be located in nonconspicuous areas, well screened with landscaping, and fortified so as to protect adjacent uses from noise and odors.

A. Trash enclosure locations shall be accessible for trash collection but shall not block circulation

or driveways. Trash enclosures shall be located inside parking courts or at the end of parking bays.



Figure 6.2.24 An example of an appropriate trash enclosure

B. Architectural screening elements shall be constructed of the same materials and finishes as the primary building. Gates shall be solid metal painted to match adjacent building design.

C. Trash enclosures shall be adequately screened on three sides with landscaping.

D. All trash enclosures shall be covered.

E. Trash enclosures shall be sized to accommodate both recycling and trash containers.

F. The trash enclosure pad shall be designed to drain to a pervious surface through indirect soil infiltration in accordance with the Contra Costa Clean Water Program Stormwater C.3 Guidebook, which can be referenced from the following website link: <http://cccleanwater.org/construction/nd.php#Guidebook>

6.2.10 Community Facilities and Open Space

A. Residents of housing projects shall have access to community facilities and useable open space, whether common or private, for recreation and social activities.

B. All support buildings within multi-family residential projects (i.e., laundry facilities, recreation buildings, and sales/lease offices) shall be compatible in architectural design with the rest of the complex.

C. The design and orientation of open space areas shall be sheltered from the noise and traffic of adjacent streets or other incompatible uses.

D. Buildings shall be oriented to create courtyards and open space areas, thus increasing the area's aesthetic appeal. Community features such as plazas, interactive water features, and community gardens shall be included whenever possible.



Figure 6.2.25 A community garden provides a chance for residents to interact

E. Community facilities and open spaces shall be conveniently located for the majority of units.



Figure 6.2.26 Community open space is convenient for most units

F. Open space areas shall take advantage of prevailing breezes and direction of the sun to provide natural lighting and ventilation for open spaces.

G. Community facilities and open spaces shall be contiguous to the units they serve and be screened from public view.

H. Children's play areas shall be visible from as many units as possible.



Figure 6.2.27 A playground visually accessible but secure

I. In large developments, separate, but not necessarily segregated, play areas or informal outdoor spaces shall be provided for different age groups for safety reasons. Small developments may combine play areas (e.g., a tot lot incorporated into a larger activity area for older children).

J. Seating areas shall be provided in areas where adults can supervise children's play and also where school-age children can sit. Seating location shall consider comfort factors, including sun orientation, shade, and wind.

K. Mailboxes shall be located in highly visible, heavy use areas for convenience, to allow for casual social interaction, and to promote safety.

L. A trash and recycling receptacle shall be located adjacent to the mailboxes.



6.3 rivertown residential

6.3.1 Introduction

Rivertown is bounded by the San Joaquin River on the north, 4th Street to the west, 10th Street to the south, and F and "A" Street to the east. Many of the residential buildings in Rivertown were built in the early portion of the twentieth century, when site planning was less focused on automobiles and development was smaller-scale and more diverse. The guidelines in this section are intended to ensure that patterns of new infill single-family and multi-family residential development preserve and enhance the character of Rivertown. The most important issue with infill development is one of compatibility, especially when considering larger single-family homes and multi-family projects. The architectural style, height, bulk, landscaping, and setbacks of infill projects shall consider and complement the characteristics of nearby properties.



Figure 6.3.1 A variety of architectural styles can be found throughout Rivertown

One of the distinguishing characteristics of Rivertown neighborhoods is the diversity of residential architectural styles. Some of the predominant styles include:

- Craftsman - a very popular California architectural style during the first three decades of the 1900s. One to one-and-a-half story Craftsman bungalows featured shallow pitched roofs, projecting eaves, and exterior walls of wood shingles, wood siding, or stucco.



Figure 6.3.2 A front porch with sturdy columns is typical for a Craftsman style house

- Colonial Revival - based on diverse historic styles in the eastern United States, Colonial Revival became popular during the 1920s.



Figure 6.3.3 Strong symmetry and dormer windows are common design features of the Colonial Revival style

This style incorporates simple rectangular volumes and classical details. Identifying features include symmetrically balanced

windows with a center door or entry porch supported by pilasters.

- Spanish Colonial Revival - derived from a variety of European and American sources, including the Pueblo and Mission styles, Spanish Colonial Revival became a dominant California style after 1915. Features include stucco exterior walls, red clay tile roofs, and wood and iron decorative detailing.



Figure 6.3.9 Arched windows are common design elements of the Spanish Colonial Revival style

- Victorian - In the late 1800s and early 1900s, the Industrial Revolution transformed the



Figure 6.3.10 Prominent porches, asymmetrical structures and brightly painted wood siding are common components of Victorian style houses

construction industry and home styles. Victorian houses took advantage of new technology by utilizing rounded porch

columns, ornate decoration, and manufactured windows. These houses also feature a prominent front porch.

6.3.2 General Guidelines

The following guidelines are applicable to both single-family and multi-family residential projects in Rivertown. These guidelines are intended to address issues specific to Rivertown residential neighborhoods. In all other instances the general guidelines for single-family residential in chapter 6.1 and multi-family residential in chapter 6.2 will apply. The guidelines for Mixed-use residential projects are found in Chapter 5.

A. Site Planning and Architecture

New single-family and multi-family residential projects have the following site planning and architectural guidelines in common:

1. Projects shall incorporate views of the San Joaquin River whenever possible.
2. Balconies, porches, and patios shall be incorporated to break up large wall masses, offset floor setbacks, and add human scale to buildings.



Figure 6.3.11 A porch can visually break up a vertical plane and add human scale

3. Details shall reinforce and enhance the architectural form and style of the house.



B. Materials and Color

The choice of materials and colors for residential projects shall provide enduring quality and reflect the existing historic architectural styles in Rivertown. New architecture shall use a palette of materials that are compatible with the existing structures and convey an image of quality and durability.

1. Walls shall consist of Smooth stucco, board-and-batten or ship-lap wood siding, wood shingles, natural brick, or natural stone;



Figure 6.3.12 Recommended wall materials include (clockwise from top left) Smooth Stucco, Board-and-Batten wood siding, Wood Shingles, Brick and Stone

2. Roofs shall consist of asphalt composition shingles (50 year minimum), unglazed clay tiles, or split wood shingles (class C required); Several manufacturers produce wood

shingles which are pressure-treated with fire retardant chemicals to meet Underwriters Laboratories, Inc. Class C requirements.



Figure 6.3.13 Acceptable roofing types include (from top) Asphalt Composition Shingle, Clay Tile and treated Wood Shingle

3. Materials that appear inexpensive, insubstantial or garish shall not be used in new construction, such as:
 - a. Vinyl, metal, plywood, and other sheet materials for walls; or
 - b. Glazed or painted tiles, metal or sheet materials, composition roll for roofing.

4. Board-and-batten siding shall be installed so there are no visible joints in the underlying "board" material.
5. Painted surfaces shall use colors that reinforce the architectural style and are compatible with natural materials, such as brick or stone, used on the building.



Figure 6.3.14 Board-and-batten installation shall be seamless, and all painted surfaces shall complement natural materials

6.6.3 Single-Family Residential

The single most important issue with infill development is compatibility with the existing neighborhood. The design of single-family housing shall reflect the walkable scale, visual variety, and street orientation of Antioch's traditional neighborhoods.

A. Site Planning

Single-family development shall be physically integrated into the surrounding neighborhood. Common patterns, such as entries facing the street, front porches, setbacks, and garages/ parking toward the rear, shall be continued in new projects.

1. Front yard setbacks shall consider the existing street setback pattern and follow either of the following criteria:
 - a. Equal to the average setback of all residences on both sides of the street within 100 feet of the property lines of the new project, but in no case less than that required by the subject zone; or;

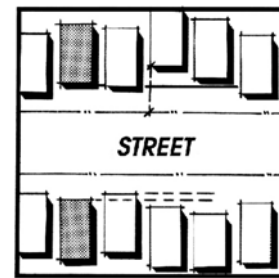


Figure 6.3.15 Average of setbacks on both sides of street

- b. Equal to the average of the two immediately adjacent buildings but in no case less than that required by the subject zone. The new building may be averaged in a stepping pattern. This method works well where it is desirable to provide a front porch along the front façade.

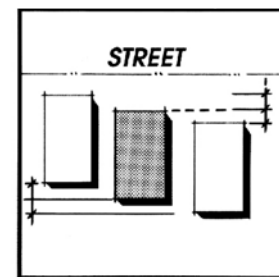


Figure 6.3.16 Averaging existing setback patterns helps to determine the best setback for new infill development



2. Two-story houses shall have additional setbacks at the second story to blend with adjacent single story residences unless this guideline conflicts with the architectural style of the structure.

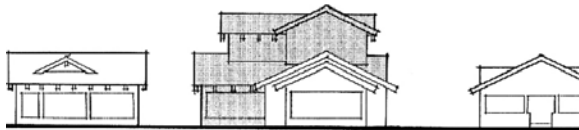


Figure 6.3.17 Articulation and form is compatible with the existing structure and adjacent one-story units

3. Side yard setbacks in the neighborhood create a certain rhythm along the street. New residential projects shall be respectful of the open space patterns created by these setbacks and shall provide side yards that repeat the existing pattern. Infill projects will be required to demonstrate how they meet these criteria.

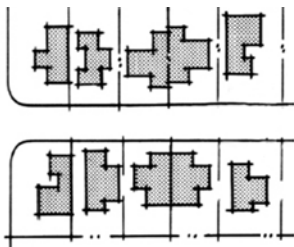


Figure 6.3.18 Varying side yard setbacks can be used to break up the monotony along a residential street

4. The total square footage of the footprints of a house, garage and any ancillary structures shall not exceed 50% of the total lot size.



Figure 6.3.19 Ample sideyards and varying setbacks loosen the appearance of the streetfront

5. Entrances and windows, not garages, shall be the dominant elements of front facades.



Figure 6.3.20 A facade that is dominated by inviting elements such as doors and windows adds warmth and a human element to a home

6. All off street parking and/or garages shall be located behind the front façade to the rear of the property or not be visible from the street.
7. Garages shall be set back at least 5 feet from the porch entry. Rear garages are strongly encouraged and shall be designed to preserve back yard space.

8. The width of the garage shall be less than 50% of the width of the structure.
9. On corner lots, the garage face shall be at least 30 feet from the corner.

B. Architecture

New residential development shall reflect a common vocabulary of forms, details, and materials that are consistent with the architectural styles currently found in Rivertown. Buildings shall be designed to be compatible with the surrounding neighborhood. Measures shall be implemented to insure that the height and mass of new structures do not adversely impact any adjacent structures.

1. Living areas, such as living rooms, family rooms, or dining rooms, shall be oriented towards the street.
2. New residential construction shall incorporate roofs that are compatible with the existing neighborhood styles. The use of flat roofs is not permitted unless architecturally consistent with the style of the structure.
3. Roof forms shall be consistent on all parts of the house and garage. All roofs shall have a similar pitch.



Figure 6.3.21 The use of consistent roof pitches gives a house a cohesive appearance

4. Projects containing at least four houses must include at least three distinct models (both in plan and elevation), plus one or more variations for corner lots. Homes of the same model may not occur on adjacent lots. A project shall include an equal amount of one- and two-story houses.

6.3.4 Multi-Family Residential

Multi-family residential housing shall be designed to fit the scale and rhythm of Rivertown and incorporate the distinctive characteristics and architectural styling of the surrounding neighborhood.

A. Site Planning

Site planning of new multi-family residential projects in Rivertown shall consider the project's relationship with existing homes and streets. Transitions between new projects and their surroundings shall enhance the charm and character of the existing neighborhood.

1. New development shall blend with the existing street setback pattern in Rivertown residential areas.
2. Upper stories should provide an additional ten-foot setback from the ground floor.

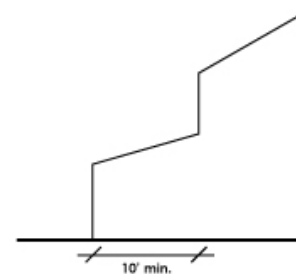


Figure 6.3.22 Second stories should be set back at least 10'



3. Development shall provide “eyes-on-the-street” security by orienting residences towards the street and common spaces.
4. Ground floor residences shall have direct access from the street and/or common spaces.
5. Public, communal, and private spaces shall be clearly distinguished by design elements such as fences and walls, landscaping, changes in grade.
6. The entry drive to multi-family projects located on a street frontage, shall be designed to create a positive identity for the project.



Figure 6.3.23 A well designed entry sign lends a feeling of unity to a multi-family development project

7. Landscaping, enhanced paving, and other design elements shall frame and distinguish entry drives.

8. Parking shall be located behind, under or within the buildings.



Figure 6.3.24 Parking spaces sheltered from street frontage views

9. Parking shall be unobtrusive and not disrupt the quality of common spaces and pedestrian environments.
10. Service facilities shall not be visible from public areas. Utility meters, transformers, and other service elements shall be enclosed or otherwise concealed from view.
11. Trash enclosures shall be architecturally compatible with the buildings, covered by a roof structure, and heavily landscaped. The enclosure shall contain sufficient room for recycling.
12. Trash enclosures shall be designed as part of the structure wherever possible or located to the rear of the project and not visible from the street.

B. Architecture

The design of new multi-family residential projects shall draw on the architectural styles of Rivertown residential areas and demonstrate a commitment to lasting and durable design. Multi-family projects shall have a unifying theme and possess a common vocabulary of forms and architectural elements consistent with existing Rivertown architectural styles.

1. Building forms shall vary roof heights and wall planes. Long, unbroken volumes and large, unarticulated wall and roof planes are prohibited



Figure 6.3.17 A variety of roof heights and broken-up wall planes adds visual interest to a multi-family structure

2. Roof forms shall cover the entire width and depth of buildings. Superficial roof forms, such as “mansards,” affixed to the building are not allowed.
3. In areas near the Rivertown commercial district, flat roofs may be allowed, but only if they are screened from public view by continuous parapets or by

pitched roofs and consistent with their architectural context.

4. Individual residence entries shall be clearly identified by employing different details and contrasting materials.



Figure 6.3.26 The individual units are clearly separated by different design elements and paint applications. The landscaping clearly delineates private and public spaces.

5. Stairways, fences, trash enclosures and other accessory elements shall be designed as integral parts of the structure. Manufactured components attached to the exterior of buildings, such as stairways and sheds, are prohibited.



C. Landscaping, Common Space, and Lighting

Landscaping and common space for multi-family residential projects shall integrate the project into Rivertown residential areas and create a sense of continuity between the site and architectural concepts. Lighting is an integral part of the planning and design of multi-family residences and shall not be treated as an afterthought.

1. Landscaping shall support and enhance the distinction and transition between private, common, and public spaces.



Figure 6.3.27 Mature landscaping softens the transition from private to public space and provides increased privacy to the residents

2. Plazas and common areas subject to pedestrian traffic shall be surfaced with a combination of landscape and decorative pavers or textured concrete.

3. Onsite lighting shall be mounted on architecturally designed posts less than 16 feet in height and preferably lower.



Figure 6.3.28 Light posts can add architectural interest to a residential area

4. Exterior lighting fixtures shall be compatible with the architectural style, color, and materials of the structure.
5. The use of "flood" lights to light an entire structure or yard is prohibited. Colored lights are prohibited.
6. Any exterior night lighting installed shall be of a low intensity, low-glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent parcels.



Figure 6.3.20 Low intensity lighting illuminates without disturbing neighboring parcels

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