Single-Family and Missing Middle Residential **Objective Design Standards**

August 2023

CITY OF ANTIOCH CALIFORNIA

Prepared by:

PLACEWORKS

2040 Bancroft Way, Suite 400
Berkeley, California 94704
t 510.848.3815

ORANGE COUNTY • **BAY AREA** • SACRAMENTO • CENTRAL COAST • LOS ANGELES • INLAND EMPIRE

www.placeworks.com

ANTIOCH
CALIFORNIA

August 2023

Single-Family and Missing Middle Residential **Objective Design Standards**

Acknowledgements

CITY OF ANTIOCH

City Council

- Lamar Thorpe, Mayor
- Tamisha Torres-Walker, Council Member District 1
- Michael Barbanica, Mayor Pro Tem, District 2
- Lori Ogorchock, Council Member District 3
- Monica Wilson, Council Member District 4

Planning Commission

- Kristina Gutilla, Chair
- Kevin Riley, Vice-Chair
- Milanka Schneiderman
- Robert Martin
- Kerry L. Motts
- Christian Hills
- Warren Lutz

Staff

- Zoe Merideth, Senior Planner
- Kevin Scudero, Senior Planner

CONSULTANTS

PlaceWorks

- Bruce Brubaker
- Greg Goodfellow

Table of Contents

1. Introduction

1.1 Purpose and Goals

The Single Family Residential (SFR) and Missing Middle (MM) Objective Design Standards provide objective requirements for the design of single family residential development and "missing middle" housing types such as duplexes and triplexes. "Land use" is a description of what kind of building or development is on a property, and single family residential land uses cover the largest area of all land uses in the City of Antioch. Therefore, SFR housing is a defining element of local character and community in Antioch.

These Objective Design Standards will ensure that new development creates buildings and landscapes that are in keeping with the physical and architectural character of Antioch. Unlike design guidelines, objective design standards are written to have "no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal." In other words, the goal of these objective design standards is to provide a clear and straight forward application and approval process for single family housing construction in the city.

1.2 User Guide

This document contains objective design standards for six topic areas. The first three areas apply to all single family residential sites and structures. These areas, and the developments to which they apply, include:

1. **Site Design**

   The standards in this section apply to all single family residential development projects.

2. **Building Design**

   The standards in this section apply to all single family residential development projects.

3. **Landscaping and Lighting**

   The standards in this section apply to all single family residential development projects.

4. **Rivertown Historic District Design**

   This section includes additional design standards that apply only to single family development in Antioch's Rivertown historic neighborhood. This area is bounded by the San Joaquin River on the north, L Street to the west, 10th Street to the south, and "A" Street to the east. Standards in Sections 1-3 also apply to single family development in this district.

5. **Missing Middle Housing Design**

   This section includes site and building design standards for a subset of residential development known as "Missing Middle" housing. This includes a variety of housing types, from duplexes to cottage courts, with higher densities and smaller footprints than single family residences.

6. **Neighborhood Design**

   The standards in this section apply to residential subdivisions and neighborhoods. While standards in the first three sections apply to individual houses within subdivisions, these standards govern larger circulation, landscaping, open spaces and other

features of entire neighborhoods. They do not apply to the development of single sites.

All individual topics or subtopics begin with a design intent statement, followed by specific standards. The intent statements are provided to help the reader understand the overarching principle behind the standard requirements and do not serve as review criteria.

A checklist listing the objective design standard requirements is provided in the appendix of this document. This checklist should be filled out by the applicant and reviewed by staff to indicate whether the applicant's project meets the requirements for non-discretionary staff review.

1.3 Relationship to State and City Regulations

The following describes how these objective design standards relate to and comply with State and City regulations:

- **California State Senate Bill (SB) 35.** SB 35 requires the availability of a streamlined ministerial approval process for multifamily residential developments to increase the supply of housing in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA). As part of the streamlining process, jurisdictions are required to establish objective design standards for multifamily residential development.
- **General Plan.** The Land Use Element of the City of Antioch General Plan includes the goal of providing opportunities for achieving quality design and avoiding the "sameness present in many suburban communities." The Community Vision of The General Plan calls for protecting the character of residential neighborhoods, and some of these standards are adapted from a set of general architectural design policies established in the Element.
- **Zoning Ordinance.** All development must comply with the regulations within the City of Antioch's Zoning Ordinance. These objective design standards are applicable to new SFR housing built on parcels in Districts in which single-family development is permitted, each of which is identified and described further in the City's Zoning Ordinance. In addition, residential subdivisions must continue to comply with the city's Subdivision Design Standards, Section 9-4.600 of the Antioch Municipal Code (AMC).
- **Downtown Specific Plan.** The area contained within the Downtown Specific Plan represents a unique zoning district (DSP Downtown Specific Plan District). Development here is subject to the regulations and standards in the Plan. In addition, the Rivertown Historic District is located in the Plan area. Per Plan policy, "New buildings shall reflect the historic character and traditional architecture of the Rivertown Historic District." The Plan calls for a traditional SFR aesthetic and designs that are compatible with existing neighborhoods. The Rivertown-specific historic design standards contained in this document were developed to support these policies.

1.4 Review Process

Only applicants with projects on sites on the Antioch Zoning Map where SFR or MM housing is permitted by-right (see Table 1) can apply for ministerial design review. As demonstrated by the following summaries, the SFR or MM project review process depends on the type of project, the property status and associated subdivision actions.

- **Single Family Residential on already subdivided parcel.** Applicants for projects that do not require map processing shall submit plans directly to the Building Services Division, which administers state and local building construction regulations, including the California Building Code, Title 24. Concurrent with the Building Services Division's review, the application will be routed to the Planning Division for review of compliance with these objective design standards and the city's

Zoning Ordinance. Such projects are ministerial and exempt from CEQA.

» **Residential Subdivision and Missing Middle housing.** Following a required pre-application conference with staff from multiple departments, applicants for residential subdivisions or Missing Middle housing shall submit plans to the city, which will be routed to various departments for entitlements and subdivision map processing. Individual units of such projects shall be reviewed for compliance with these objective design standards during entitlements phase, alongside evaluation for conformance with the General Plan, Zoning Ordinance and Subdivision Ordinance. Such projects require CEQA review, possibly in the form of Initial Study/Mitigated Negative Declaration or Environmental Impact Report (EIR).

If a project does not meet one or more of the objective design standards, the applicant can amend their application to comply, or when appropriate, the City of Antioch's Zoning Administrator can administratively approve minor deviations (e.g., when the applicant can demonstrate that site design/layout would be improved or that there is a constraint that would make complying with a standard infeasible given site layout, etc.) from the objective design standards.

For deviations not deemed minor by the Zoning Administrator, the applicant can choose to go before the Planning Commission for design review approval. The project will still be reviewed for conformance with the SFR and MM Objective Design Standards by the Planning Commission while taking into consideration whether the deviation(s) from the standards is appropriate. SFR, duplex or triplex development projects are typically categorically exempt from environmental review per CEQA Section 15013, Class 3—New construction of small structures. However, there are exceptions for projects that, due to location, may include an environmental resource of hazardous or critical concern designated by a federal, state or local agency.

2. Development Standards

Table 1 contains development standards for all zoning districts in which SFR and MM development is permitted by-right. These standards are from Section 9-5.601 of the Antioch Municipal Code and are not superseded by the design standards in this document.

TABLE 1 SINGLE FAMILY AND MISSING MIDDLE DEVELOPMENT STANDARDS, BY ZONING DISTRICT

Zoning District	Max. Building Height	Min. Building Site	Min. Lot Width		Max. Lot Coverage	Min. Density Allowed	Max. Density Allowed (DU/ acre)	Min. Front Yard	Min. Side Yard		Min. Rear Yard
			Corner	*Interior*					*Corner*	*Interior*	
RE	TBD through planned development process										
RR	TBD through planned development process										
R-4	35	6,000	65	60	40%	NA	4	Note 1	Note 1	5	20
R-6	35	6,000	65	60	40%	NA	6	Note 1	Note 1	5	20
R-10	45	6,000	65	60	40%	NA	10	Note 1,2	Note 1,2	5	10
R-20	45	20,000	70	70	40%	NA	20	Note 2	Note 2	5	10
Downtown Specific Plan District Zones											
MDR	30	3,300	NA	33	60%	NA	12	15	5	5	15
HDR	30	2,500	NA	50	60%	NA	18	15	5	5	15
MU	45	5,000	NA	50	100%	NA	28	0	0	0	0
C-N	35	10,000	NA	100	75%	NA	16	0	0	0	0

1. Single family residential setbacks. Arterial street: minimum 30-foot setback with 30-foot landscaping on all frontages. Collector street: minimum 25-foot setback and landscaping for front yard and 10-foot street side yard setback with landscaping. Local street: minimum 20-foot front yard setback with 20 foot of landscaping and 10-foot street side yard setback with landscaping.
2. Multi-family residential setbacks. Arterial street: minimum 15-foot setback with 15-foot landscaping on all frontages. Collector street: minimum 15-foot setback and landscaping for front yard and 15-foot street side yard setback with landscaping. Local street: minimum 10-foot front yard setback with 20 foot of landscaping and 10-foot street side yard setback with landscaping.

3. Objective Design Standards

3.1 Site Design Standards

The following standards apply to individual single-family lots, developed individually or as part of a subdivision.

3.1.1 Building and Driveway Orientation

Intent

Provide visually interesting residential streetscapes with open, pedestrian character.

Standard 3.1.1.A Orientation to Street

The main elevation of single-family homes shall face the primary public or private street on which the lot is located. In addition, the main entry to single-family homes shall also be located on the elevation facing the primary public or private street.

Standard 3.1.1.B Access to Main Entry

A minimum four-foot wide pedestrian walkway, other than the driveway, shall provide direct access from the sidewalk to the main entry.

Standard 3.1.1.C Driveway Centerline

Driveways shall include a decorative element at least one-foot wide composed of pavers, colored concrete, aggregate, brick banding or other decorative treatment to break up uninterrupted concrete surfaces to no more than 12-foot wide sections.

Single family homes facing the primary street and with dedicated walkways from sidewalk to entries.

3.1.2 Context Sensitivity

Intent

Preservation of privacy, provision of light and air and reduced impacts of bulk and mass on adjacent single-family homes.

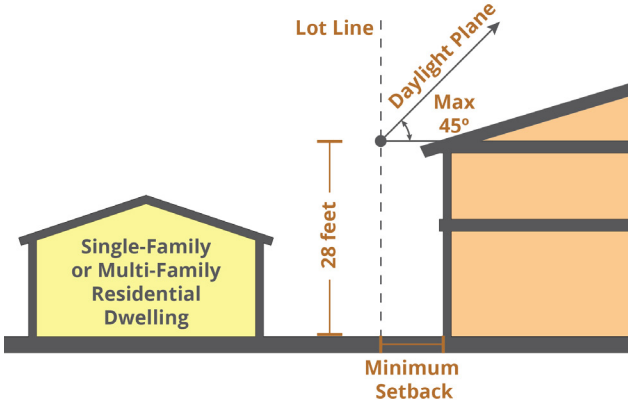
Standard 3.1.2.A Off-parallel window placement

Upper-floor windows facing dwellings within 15 feet of the property line shall be offset by a minimum of twelve inches, as measured from the window frame, from the adjacent property window frame to avoid direct view into adjacent properties.

Standard 3.1.2.B Daylight Plane Standard

No portion of the building volume shall encroach into a daylight plane starting at a point that is 28 feet above the property line abutting any adjacent lot with an existing single-family or multifamily residential use of two stories or less and sloping upward at a 45-degree angle toward the interior of the lot.

Figure 1. Daylight Plane Encroachment.



3.2 Building Design Standards

The following standards apply to all individual single-family homes, duplexes and triplexes located on a single lot.

3.2.1 Massing and Articulation

Intent

Design homes that avoid bulky, monolithic or messy appearance through various points of visual interest and coordinated external elements.

Front Elevation

Standard 3.2.1.A Front Elevation Massing

Building elevations on which the main entry is located shall include at least two of the following massing strategies, compliant with the associated standards:

- **Single Floor Projection.** A façade projection on the lower or upper floor that projects project at least one foot from the main wall plane, with a total area of at least 80 feet and capped by a gable, eave or other roof form.
- **Multi-Floor Projection.** A façade projection extending from ground level to the upper floor ceiling that projects at least one foot from the main wall plane, with a total area of at least 124 feet, and capped by a gable or other roof form. Multi-floor projections shall comply with the standards in Section 3.3.1.1.2 Separation of Floors.
- **Massing Break.** A break in the main wall plane of at least two feet that extends from ground level to the upper floor ceiling. The break shall be located so as to separate primary façade elements such as entries and garages, and picture windows.
- **Bay Window.** A protruding window, such as a bay window, which is at least two feet in depth.

» **Second Floor Stepback.** A minimum two-foot, street-facing stepback applied to the second floor. The setback shall span at least 60% of the total street-facing building elevation and shall be covered with an eave or roof component that matches the primary roof form of the building.

Front elevation massing strategies, top to bottom: Single floor façade projections, multi-floor façade projections and massing breaks in the main wall plane.

» **Contrasting Materials or Finish on Floors.** Application of siding, panels or materials that vary from the primary exterior finish, to at least 40% of the total elevation area of one story of the building. All materials shall comply with standards in Section 3.2.4 Design Detail.

Additional front elevation massing strategies, top to bottom: Bay window placement, second floor stepbacks and contrasting materials on floors.

3.2.2 Entryways

Intent

Create visually prominent and accessible entries that contribute to building design and neighborhood character.

Standard 3.2.2.A Porch or Recess Requirement

Main entryways shall incorporate a porch, recessed entryway, or a combination of porch and recessed entryway.

Standard 3.2.2.B Porch Standards

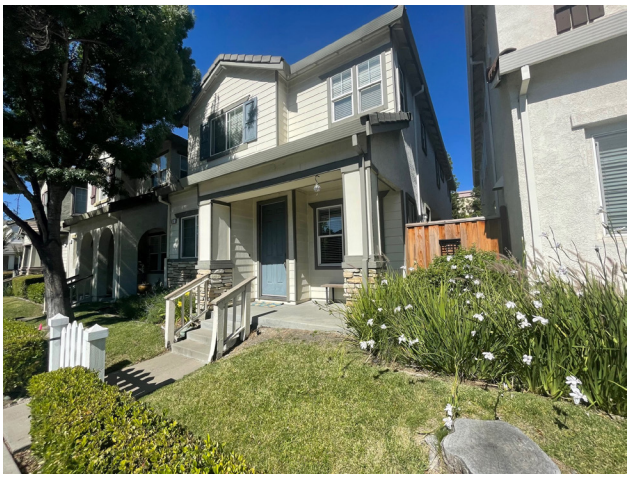
Main entryway porches shall comply with the following:

- **Area.** Porches shall include a covered area that extends 4-10 feet from the wall plane on which the door is located and have a minimum area of 36 feet. If combined with a recessed entry, the total area of recess and porch shall have a minimum area of 36 feet.
- **Height.** Porch roofs shall have maximum height of 12 feet.
- **Design.** Porch posts, columns and roofs shall include the same exterior materials and color palette as the primary structure.

Standard 3.2.2.C Recessed Entry Standards

Recessed entryways shall comply with the following:

- **Depth.** Recessed entries shall be recessed at least two feet from the wall plane on which the door is located to create a covered landing area.
- **Overhang.** Recessed entries shall include an eave or roof form at least six feet wide that extends at least two feet from the main wall plane.



Main entryway porch showing appropriate width, height and compatible materials and colors.

Recessed entryway and associated eave of appropriate depth and width.

3.2.3 Garage Size and Form

Intent

Ensure that garages and garage openings do not dominate the design of residential frontages.

Standard 3.2.3.A Design Sensitive Approach

All garages shall be designed and located to limit their visual presence, using one of the following techniques:

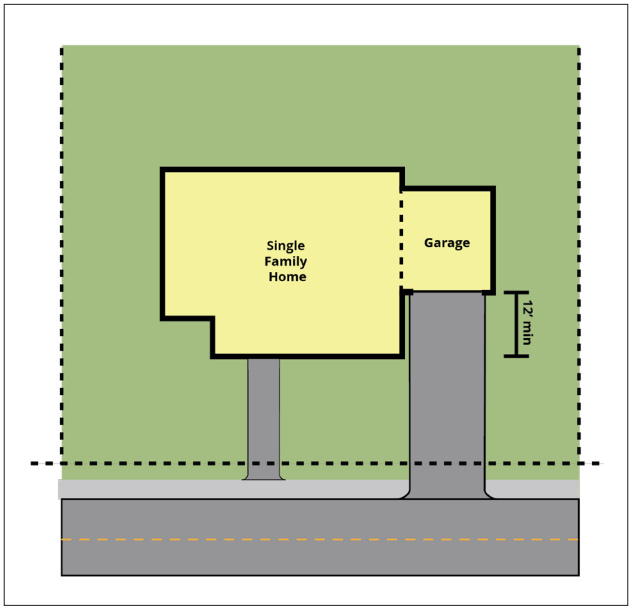
- **Design sensitive front garage.** Garages located at the front building elevation shall comply with the following standards:
  - The width shall not exceed 60 percent of the total width of the front elevation of the building.
  - The garage shall be prohibited from projecting from the surrounding wall plane.
  - The garage shall include either 1) an overhang at least 12 inches deep with the same materials and color palette as the primary roof form, or 2) a recess of at least 12 inches from the surrounding wall plane.
- **Side accessible attached garage.** Such garages shall be located a minimum of 12 feet behind the main elevation of the home.
- **Detached or attached rear garage.** Such garages shall be located at the rear of residential lots and be made accessible from a side lot driveway or from the rear.

Standard 3.2.3.B Complementary Garage Door Design

The color and design of all garage doors shall vary from the immediately adjacent wall plane and shall match colors used on exterior details of the home.

Front garage with sensitive design features such as proportional width and recess from surrounding wall plane.

Figure 2. Side garage location and access.



Rear garages with access from rear driveway.

3.2.4 Design Detail

Intent

Promote materials, finishes and colors that increase the visual quality of individual homes and public frontages.

Materials

Standard 3.2.4.A Material Mix

Up to four materials and four finishes may be used consistently on each building facade.

Standard 3.2.4.B Appropriate Building Materials

Materials used on building finishes shall be high quality and durable. Appropriate building materials include:

- Brick, rock, and stone, or a veneer of these materials
- Smooth troweled stucco
- Poured in place concrete
- Cementitious board
- Glass
- Plaster or stucco
- Ceramic tiles (as a secondary material)
- Slate tiles
- Stainless Steel
- Finished and painted wood trim
- Wood, aluminum, copper, steel, and vinyl clad frames for windows and doors

Standard 3.2.4.C Prohibited Materials

The following materials shall be prohibited from use on finishes:

- Porous materials
- Plywood
- Vinyl siding
- Faux materials such as foam material that replicates “stone” or “brick.”
- Plastic or vinyl

Standard 3.2.4.D Exterior Material Wrapping

Decorative material and design treatments used on front elevations shall extend to the fence line on each side elevation, at a minimum.

Color

Standard 3.2.4.E Limit

The number of colors on the entire building exterior shall be limited to a maximum of five colors (or five tones of the same color), including trim and accent colors.

Standard 3.2.4.F Functional Elements

All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface. Exception made be made for contrasting gutters and downspouts that are a feature of Spanish-style architecture.

3.2.5 Windows

Intent

Provide windows that provide well-proportioned articulation to building façades while adding visual interest, scale and character.

Standard 3.2.5.A Window Perimeter

All windows shall include one of the following perimeter design details:

- Trim at least two inches wide around the entire window.
- A minimum two-inch recess from the surrounding exterior wall plane.

Standard 3.2.5.B Front Window Detail

Windows located on front building façades shall be articulated with at least one of the following details, in addition to trim requirements in Standard 3.3.5.1.1:

- Sills
- Kickers
- Functional shutters
- Awnings

Standard 3.2.5.C Side Elevation Offset

Windows on the side elevations of two-story buildings shall be staggered horizontally by a minimum of six inches from center, between floors.

3.2.6 Roofs

Intent

Design rooflines that contribute to visual interest, neighborhood character and durability of the home.

Roof Form

Standard 3.2.6.A Street Fronting Roofline

Roof surfaces that face front property lines and are wider than 30 feet shall be vertically articulated at least once every 30 feet, with at least one of the following techniques:

- A change in height of at least four feet
- A roof dormer
- A change in roof orientation
- A change in roof form that projects at least three feet above the main roofline.

Standard 3.2.6.B Restricted Roof Forms

Superficial roof forms, such as “mansards,” affixed to the building are prohibited.

A wide, street-facing roofline with vertical articulation, changes in height and orientation and projecting forms.

3.3 Landscaping and Lighting Standards

The following standards shall apply to individual single-family lots and structures in order to create attractive street frontages and support local character.

3.3.1 Front Yard Landscaping

Intent

Ensure that front yards are defined by well-maintained landscaping and plantings that enhance residential buildings and visible outdoor spaces.

Standard 3.3.1.A Required Coverage

All portions of required front yards, except those occupied by walkways and allowable motor vehicle parking and storage areas, shall be landscaped according to the following standards:

- At least 75 percent organic plant material, including grasses, trees and shrubs; and
- No more than 25 percent inorganic ground cover, including decomposed granite, decorative pavers and river rock.
- Gravel surfaces are prohibited in all front yard areas except for secondary pathways less than 4' wide.

Standard 3.3.1.B Design Diversity

A variety of heights, textures, and colors shall be used in the front yard landscape palette.

Standard 3.3.1.C Utility Screening

All utility appurtenances such as transformers and generators that cannot be undergrounded or located in side or rear yards shall be screened with one of the following:

- Dense, U-shaped shrubs or plantings at least as tall as the utility and that do not prevent access to the utility.
- Architectural structures composed of at least one material used on the home and that do not prevent access to the utility.

Front yard landscaping defined by a variety of heights, colors and textures.

3.3.2 Plantings

Intent

Compose landscapes with diverse, robust plant types that are well-integrated into other components of site design.

Standard 3.3.2.A Planting Size

All proposed shrubs except accent, color or ground cover planting shall be a minimum five-gallon size.

Standard 3.3.2.B Tree Protection

No irrigated landscape area shall be permitted within a 10-foot radius around a landmark or heritage tree with a trunk diameter of 48 inches and/or in excess of 40 feet above natural grade in height.

Standard 3.3.2.C Automatic Sprinkler Controllers

Automatic irrigation 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.

Standard 3.3.2.D Sprinkler Heads

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.

3.3.3 Walls and Fences

Intent

Provide walls and fences that are durable and appealing design components rather than monolithic barriers.

Standard 3.3.3.A Open Fencing

Fences in the required front yard setback parallel to the street shall not be solid or opaque. Fences shall have a partially open design characterized by boards or slats spaced no more than four inches apart, lattice, posts, or other visually penetrable design strategy. Fences behind the front elevation of the house may be solid.

Standard 3.3.3.B Prohibited Materials

Chain link and barbed wire are prohibited from use for all residential fencing. Exceptions for chain link fencing may be made for the following: Fencing not visible from streets adjacent to the property; chain link with integrated slats of wood or vinyl; and gates at entries into side yards.

Standard 3.3.3.C Trash Storage Enclosure

Single family lots shall include a location for the storage of trash receptacles (waste wheelers, etc.) which is screened from public view by a fence or architectural enclosure that includes at least one material or color found on the primary residential structure.

Standard 3.3.3.D Trash Storage Access

All trash storage enclosures shall be made accessible by a minimum three-foot wide paved pathway from the enclosure to the front driveway or other paved area of the front yard.

3.3.4 Exterior Lighting

Intent

Provide outdoor lighting that increases residential safety without impacting adjacent properties or rights-of-way.

Standard 3.3.4.A Downward Facing Requirement

All building- and ground-mounted lighting shall be located and fully shielded so that no light is emitted above a 90-degree angle.

Standard 3.3.4.B Entryway Illumination

The front porch, landing or other recessed entryway shall include a lighting element consistent with the design, materials and/or color of the home.

Standard 3.3.4.C Ground-Mounted Lighting

Ground-mounted lighting to illuminate driveway edges, landscaped areas or stair approaches shall be limited to three feet tall.

Standard 3.3.4.D Inappropriate Lighting

No permanently-installed outdoor lights that blink, revolve, flash, or change intensity shall be permitted.

3.4 Rivertown Historic Design Standards

The following standards apply to new single-family residential development in Rivertown, the historic district bounded by the San Joaquin River on the north, L Street to the west, 10th Street to the south, and "A" Street to the east.

Intent

Preserve the historic integrity of Rivertown while maintaining citywide single family residential design priorities.

3.4.1 Site Design

Standard 3.4.1.A Front Yard Parking Limitation

All parking spaces provided beyond the required minimum number of covered parking spaces shall be located in side yard driveways of allowable motor vehicle parking and storage areas, or in rear yards accessible from side yard driveways.

3.4.2 Building Orientation and Design

Building Orientation

Standard 3.4.2.A Orientation to Rivertown Features

Single family homes in Rivertown that are adjacent to the San Joaquin River or an historic public paseo or plaza, shall be oriented such that the front building façade, including the primary entryway, provides direct physical access and line of sight to that feature.

Standard 3.4.2.B Ground Floor Height

The ground floor of single family homes in Rivertown shall be raised at least 24 inches above the sidewalk to support the transition from public to private realm.

» **Exception:** Ground floors may be lowered to 12 inches above the sidewalk to accommodate accessibility.

Historic Design Compatibility

Standard 3.4.2.C Historic Scale

Single family homes adjacent to a historic structure shall have the same number of stories as the adjacent structure and have an overall height within five feet of the adjacent structure. An exception is provided where a two-story house may be located next to an existing one-story house.

Standard 3.4.2.D Façade Width

New or renovated single family homes in Rivertown shall reinforce the existing facade rhythm with total façade no more than 10 feet wider than façades of adjacent properties.

Standard 3.4.2.E Historic Design

Single family homes in Rivertown adjacent to a structure 50 years old or over shall incorporate at least two of the following design strategies for compatibility with that structure:

- Roof pitch within 10 degrees of the adjacent roof.
- Horizontal articulation such as siding, cladding and floor separation that is parallel to that of the adjacent resource.
- Complementary articulation that includes window proportions and window spacing dimensions within 15 percent of the adjacent structure.
- Application of at least one shared façade material.

Standard 3.4.2.F Preservation of Original Façade

Redevelopment of historic structures into single family homes shall maintain the integrity the original building façade by:

- Reusing, to the highest degree possible, the original façade materials.
- Maintaining, to the highest degree possible, the pattern and style of façade openings, including windows, primary entryways, porches and balconies.
- Maintaining, to the highest degree possible, visual separation of first and second floor facades.

Standard 3.4.2.G Flat Roof Requirements

Flat roofs shall be permitted in Rivertown if the roof form is consistent with the roof line adjacent buildings, including:

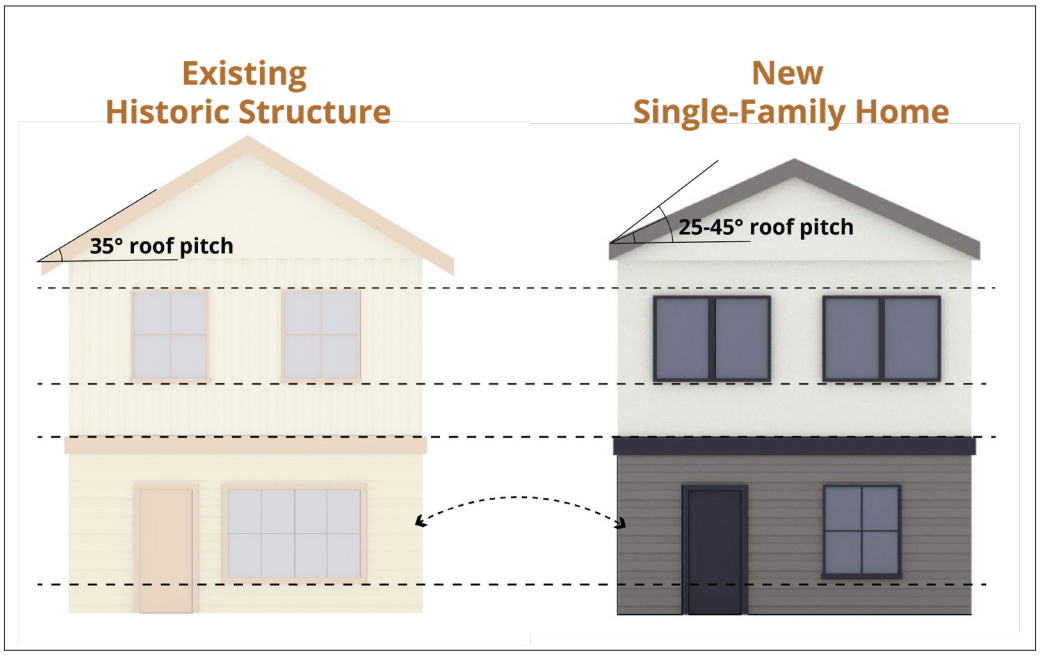


Figure 3. Historic compatibility standards, including similar roof pitch, parallel horizontal articulation, complimentary window proportions and shared façade materials.

- The height of the roof is consistent with adjacent roof heights through, if needed, the use of parapets.
- The design of the roof is characterized by cornice, eave, parapet or other forms found on adjacent roofs.

3.4.3 Building Detail

Standard 3.4.3.A Facade Components

The front façades of single family homes in Rivertown shall include at least two of the following traditional components:

- Oversized display or "picture" windows on the ground floor
- Arched entryways or windows
- Balconies
- Porches

Standard 3.4.3.B Window Trim

Single family homes in Rivertown shall include minimum 3.5-inch wide trim around doors and windows.

- **Exception:** Windows and doors of Spanish, Mission and Mediterranean-style style homes shall be recessed at least 3.5 inches.

Standard 3.4.3.C Color Approval

Project applicants shall submit color renderings that demonstrate compliance with the following standards:

1. Walls and other large expanses shall be limited to soft tones, natural tomes, light pastels and neutral colors.
2. Architectural details shall be accentuated using contrasting colors.
3. Primary and more intense colors shall be limited to ornamental and accent elements.
4. No more than three colors shall be used on any façade, including unpainted brick or stone.

3.5 Missing Middle housing Design Standards

The following design standards apply to multifamily housing types designed to be compatible in scale with single-family homes. These development types include:

- Duplexes, side-by-side and stacked (2 units)
- Triplexes (3 units)
- Fourplexes (4 units)
- Cottage Courts (4-8 units)

These housing types have smaller single unit footprints and greater overall densities than single family homes. Therefore, certain site and building design standards vary from those for single-family homes. All other single family residential design standards in this document apply to missing middle housing types.

Due to the variation in densities, not all missing middle projects are permitted in every zoning district where single family residential is permitted by-right (see Table 1). Unlike single family homes, these development types are also allowed in higher density zoning districts such as the R-20 District. The following standards apply only to projects in compatible zoning districts.

The following standards are allowed to provide flexibility for the diverse approaches to missing middle housing design. Design standards for townhomes and high density multifamily development are located in the City's Multi-Family Residential Objective Design Standards.

3.5.1 Site Design

Intent

These are intended to reduce the perception of density and encourage the thoughtful integration of units into existing residential areas.

Standard 3.5.1.A Front Setback

» No more than 85 percent of the total building façade length shall abut the minimum front setback line.

Standard 3.5.1.B Elevation Orientation

» The main elevation of duplexes, triplexes and fourplexes shall be oriented to the primary public or private street on which the lot is located.

» The common open space formed by detached structures of a cottage courtyard development shall open to the primary public or private street on which the lot is located.

Standard 3.5.1.C Entryway Orientation

Entryways shall be oriented per the following standards:

» Where a single building entrance provides access to multiple interior unit entrances, that external entrance shall be located on the elevation facing the primary public or private street.

» Where each unit has a separate entrance, at least two of those entrances shall be located on the elevation facing the primary public or private street.

» Entries to individual units of cottage courtyard developments shall face, and be directly accessible from, the common courtyard area.

Duplex with main elevation and combined entrance facing the primary street.

Duplex with main elevation and two separate entrances facing the primary street.

New courtyard developments showing common spaces open to the street and unit entries facing the common spaces.

Standard 3.5.1.D Entryway Access

A minimum six-foot wide walkway shall provide direct access from the sidewalk to all combined, multi-unit entryways. A minimum four-foot wide walkway shall provide direct access from the sidewalk to all separate unit entrances.

Standard 3.5.1.E Private Street Placement

- Private streets serving more than one lot shall be placed such they abut the least number of existing adjacent single-family zoned properties.
- Private streets providing access to corner lots shall be located beyond the midpoint of the distance between the street intersection and lot line.

Standard 3.5.1.F Vehicle Parking

Vehicle parking areas of duplexes, triplexes, fourplexes and cottage courtyard shall be located to the side or rear of the lot.

3.5.2 Building Design

Intent

To encourage neighborhood scale and pedestrian orientation of missing middle housing structures.

Standard 3.5.2.A Differentiation of Units

For Duplexes:

» Duplexes shall be designed to either 1) emulate a single larger house by composing a façade that has a single simple roof form and no material definition between units; or 2) express the presence of two units within a single building by creating separate but complementary roof forms on each unit and/or a vertical material definition between units that extends from the ground to the top of wall. The vertical material definition can consist of one of the following: a 3 ½" minimum width board; a minimum 6" deep notch in the wall; or a building offset of 6" minimum between units.

For Triplexes or Fourplexes:

» Triplexes or Fourplexes, due to their inherently larger volume, shall express the presence of multiple units within a single building by creating separate but complementary roof forms on each unit and/or a vertical material definition between units that extends from the ground to the top of wall. The vertical material definition can consist of one of the following: a 3 ½" minimum width board; a minimum 6" deep notch in the wall; or a building offset of 6" minimum between units.

Standard 3.5.2.B Main Entryway Design

Entryways shall comply with the following standards:

» Duplex, side-by-side: Entries to each unit shall be incorporated into one or two front-facing porch(es), stoop(s) or recess(es).

» Duplex, stacked: Separate entries to each "stack" of units incorporated into separate, front-facing porches, stoops or recesses.

» Triplex and Fourplex: Entries to each unit incorporated into one or more front-facing porch(es), stoop(s) or recess(es).

Standard 3.5.2.C Cluster Mailbox Design

Mailboxes clusters serving groups of lots or clusters of units shall meet the following standards:

» Clusters and associated structures shall be designed using one more exterior finish materials or colors used on the residential units with which the mailboxes are associated.

» Cluster design and location shall conform to all U.S. Post Office requirements.

Duplex that emulates a single house with a unified roof form and façade.

Duplex that highlights the different units through separate roof forms, vertical definition and offset units.

3.6 Neighborhood Design Standards

The following standards shall apply to the design of subdivisions and other complete residential neighborhoods with new rights-of-way. These standards shall be used in conjunction with the City's Subdivision Design Standards, AMC Section 9-4.600.

3.6.1 Entries and Edges

Intent

Provide neighborhood entryways and edges that introduce neighborhood character and create friendly neighborhood access.

Arterial Entry Drive

At least one entry into the residential neighborhood shall be developed as an Arterial Entry Drive with the following features:

Standard 3.6.1.A Entry Drive Design

The Arterials Entry Drive shall be distinguished through the use of at least two of the following design elements:

- Two- to three--foot tall architectural monument sign composed of stone, brick, wood or other natural materials. Monument signs shall include a solid base at least eighteen (18) inches in height.
- Textured, colored or stamped roadway paving from the neighborhood property line to the first interior intersection.
- Public art or water feature with integrated neighborhood signage.
- Minimum four-foot wide landscaped median with integrated signage from the neighborhood property line to the first interior intersection.
- Special landscaping on both sides of the entry drive that includes both specimen trees and larger background trees.

Standard 3.6.1.B Entry Drive Lighting

Shielded street lighting on poles 10 to 20 feet high shall be provided on at least one side of the Arterial Entry Drive, extending from the neighborhood property line to the first interior intersection.

Border Design

The borders of all residential subdivisions and neighborhoods at arterial streets shall include a combination of structural perimeter walls and landscape features, compliant with the following standards, to soften edges and contribute to neighborhood character.

Standard 3.6.1.C Perimeter Wall Design

Perimeter walls along arterials shall incorporate one of the following design variations at least every 40 feet in length:

- Change in height of at least twenty percent of the total wall height.
- Change in material, texture or color.
- Break in the wall plane, including projecting or recessed areas.

Standard 3.6.1.D Perimeter Wall Construction

All perimeter walls shall be of masonry construction using brick or stone. Precast or prefabricated perimeter walls of any material shall be prohibited.

Standard 3.6.1.E Perimeter Landscaping

Neighborhood perimeters shall incorporate landscaping designs in which plantings are paired with perimeter walls. A combination of grasses, ground covers and shrubs or vines shall be planted no greater than two feet from the base of the perimeter wall or fence.

Standard 3.6.1.F Perimeter Trees

Trees selected from the City of Antioch Approved Street Tree List and at least 15 gallons in size with a one-inch diameter at breast height (dbh) shall be planted a maximum of 30 feet apart along neighborhood perimeters.

3.6.2 Circulation

Intent

Provide a circulation system that facilitates neighborhood connectivity and ensures pedestrian and bicycle safety.

Connectivity

Standard 3.6.2.A Dead Ends

Dead-end streets, with the exception of cul-de-sacs, pedestrian pathways, bicycle facilities and multi-modal pathways shall be prohibited in residential subdivisions.

Standard 3.6.2.B Common Spaces

All parks and common spaces shall be directly accessible by at least one street and one pedestrian pathway, bicycle facility and/or multimodal pathway.

Standard 3.6.2.C External Connectivity

New arterial and collector streets within a subdivision or neighborhood shall be aligned with surrounding existing and planned streets to create a continuous street pattern.

Standard 3.6.2.D Cul-de-Sacs

The ends of all cul-de-sacs longer than 500 feet shall include a pedestrian connection to another street, multi-modal pathway or common open space.

Standard 3.6.2.E Pedestrian Pathway Design

Pedestrian pathways or sidewalks shall be separated from streets by a minimum four-foot wide planted buffer and incorporate canopy or shade trees planted at least every 24 feet on center.

3.6.3 Lot and Site Variation

Intent

Avoidance of repetitive lot patterns and building placement.

Standard 3.6.3.A "T" Intersection Restriction

Lots located at "T" intersections shall be offset from the point of intersection, such that driveway access, main entries and line of sight are not centered with the approaching right-of-way.

Standard 3.6.3.B Unit Design Variation

Subdivisions with more than four units shall include at least three models, each with a distinct floor plan and elevation design.

Standard 3.6.3.C Adjacent Building Design

No home shall be located adjacent to, or across the street from, a home with the with the same floor plan or building elevation.

Standard 3.6.3.D Corner Unit Design

Units located on corner lots have shall incorporate at least two of the following design details enhancements:

- Functional shutters on the street-facing windows
- Wrap-around decorative horizontal cladding
- Roof gables or other projections

Corner unit with roof gables and wrap-around cladding.

3.6.4 Common Open Space

Intent

Create active and passive common open spaces, each of which contributes to equitable access, safety, and service to residents who are differently abled or with special needs.

Active and Passive Recreation

Common open spaces in residential neighborhoods and subdivisions shall include active and passive assets to accommodate all neighborhood residents , as provided for by the following standards :

Standard 3.6.4.A Active Assets

Common open spaces shall facilitate movement and exercise by including at least three of the following active recreation assets:

- Play Structures
- Exercise machines
- Fitness series
- Play Courts
- Swing sets
- Jogging path
- Dog play area

Standard 3.6.4.B Passive Assets

Common open spaces shall facilitate outdoor relaxation and rest with at least three of the following passive recreation assets:

- Seating or benches
- Permanent picnic or game tables
- Planters within incorporated seating
- Permanent shade structures
- Dog waste station

Standard 3.6.4.C Bicycle Parking

All common open spaces shall provide parking racks for at least four bicycles at each pedestrian entry to the open space.

Inclusive Play

Community parks shall be made accessible to and safe for residents with special needs and abilities through compliance with the following standards.

Standard 3.6.4.D Equitable Access

Community parks shall be directly accessible from adjacent sidewalk(s) via an interrupted hardscaped pathway at least five feet wide.

Standard 3.6.4.E Enclosed Play Areas

Play areas of community parks shall be clearly defined by a one- to two-foot tall planter or seating structure for supervising adults. The enclosure shall include at least two, minimum five-foot wide access points.

Standard 3.6.4.F Diverse Equipment

Play equipment shall include a combination of swinging, balancing, climbing, spinning, sliding and rocking components to accommodate individuals across the needs spectrum.

Standard 3.6.4.G Safe Surfaces

All non-turf active play areas shall be underlain by soft ground cover such as mulch, safety playground mats or poured in place rubber.

Standard 3.6.4.H Color Palette

The color palette of play equipment and structures shall be limited to muted or natural tones. Vibrant, neon and bold primary colors are prohibited.

Accessibility and Safety

Standard 3.6.4.I Maximum Landscaping Height

Internal or border landscaping of common open spaces shall not exceed four feet in height when fully mature.

Neighborhood playground with a muted color palette, diverse play equipment and integrated seating, surrounded by a hardscaped path.

3.6.5 Neighborhood Lighting

Intent

Provide lighting that ensures multimodal safety, pedestrian scale and design compatibility.

Standard 3.6.5.A Pedestrian Lighting

All areas used by pedestrians and cyclists shall be illuminated at night. Such areas include:

- Pedestrian pathways
- Bicycle facilities
- Multi-modal pathways
- Open spaces

Standard 3.6.5.B Street Lighting

Street lighting shall be installed inside the project along the network of internal streets.

Standard 3.6.5.C Inappropriate lighting

No lights that blink, revolve, flash, or change intensity shall be permitted in residential neighborhoods.

Standard 3.6.5.D Shielding

All pole-mounted pedestrian and street lighting shall be shielded to minimize glare and prevent spill over onto adjacent properties.

3.6.6 Landscaping

Intent

Include landscaping and plantings that enhance quality of single family residential neighborhoods and the local environment.

Protection of Natural Features

Standard 3.6.6.A Tree Protection During Construction

An ISA-Certified Arborist or Landscape Architect shall be retained during demolition, grading and construction to ensure existing protected trees are protected as required in permit documents. Tree protection plans shall be included in the planning permit plan set as well as all demolition, grading and building permit drawings.

Standard 3.6.6.B Other Natural Features

Significant natural features (including wetlands, streams, rock outcroppings, unique habitats, etc.) on a site shall be protected or incorporated into the site design in a manner deemed appropriate in a study submitted by a certified biologist and approved by the City prior to project grading and construction.

Sustainable Landscaping

Standard 3.6.6.C Invasive Species Restriction

All plant materials shall be native California or non-invasive, drought tolerant species adaptable to the Antioch climate. All species identified in the California Invasive Plant Council's (Cal-IPC) Inventory of Invasive Plants are prohibited.

Standard 3.6.6.D Natural Turf Restriction

Natural turf in public areas shall be limited to play fields, dog runs and other active recreational areas of common open spaces.

Standard 3.6.6.E Artificial Turf Restriction

Artificial turf in public areas shall be limited to playgrounds, accent areas, and pedestrian pathways of open common open spaces. No artificial turf shall be installed within five feet of a tree root crown (measured in all directions).

Standard 3.6.6.F Recycled Irrigation Requirement

Landscape irrigation systems shall utilize recycled water systems, if available. If recycled water is available, salt-tolerant plant materials shall be selected.

Standard 3.6.6.G Low Maintenance Planting Design

Plants shall be selected and landscapes designed to ensure that plants will grow to maturity without regular clipping or pruning at pathways, curbs or buildings.

Standard 3.6.6.H Inorganic Material Restriction

Inorganic ground cover (gravel, river rock, etc.) is not an alternative for plant material. It shall cover no more than 35 percent of the total landscape area.

Landscape Design

Standard 3.6.6.I Design Concepts

All landscaped areas shall include at least two of the following planting design concepts:

- Specimen trees (48-inch box or more) in informal groupings or rows at major focal points.
- Use of planting to create shadow and patterns against walls.
- Use of planting to soften building lines and emphasize the positive features of the site.
- Use of flowering vines on walls, arbors, or trellises.
- Trees to create canopy and shade, especially in common open spaces.

Plantings

Standard 3.6.6.J Mulching

All planting areas shall be mulched to a minimum depth of three inches.

Standard 3.6.6.K Interference with Utilities

Plant materials shall be placed so they do not restrict access to emergency apparatus such as fire hydrants or fore alarm boxes or disturb overhead lines or underground utilities. Trees and large shrubs shall be placed as follows:

- A minimum of 6 feet between the center of trees and the edge of a driveway, a water meter, gas meter, and sewer laterals.
- A minimum of 20 feet between the center of trees and the beginning of curb returns at intersections to keep trees out of the line-of-sight triangle at intersections.
- A minimum of 15 feet between the center of trees and large shrubs to utility poles and streetlights.
- A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

Standard 3.6.6.L Staking and Root Barriers

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 conditions where roots could disrupt adjacent paving/curb surfaces.

Standard 3.6.6.M Irrigation Enclosures

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

Standard 3.6.6.N Right-of-Way Landscaping

The landscape design requirements in standards 3.6.6.4.1 through 3.6.6.4.4, above, shall be applied to landscaped areas along arterial, collector and local streets.

4. Definitions

- **Arterial Entry Drive:** The portion of an arterial street that functions as the primary vehicular entrance to a subdivision.
- **Arterial Street:** Any street or road passing adjacent to or through a subdivision which carries the major flow of traffic and for which the traffic entering from side roads and streets may be controlled.
- **Collector Street:** Any street within a subdivision which carries or will carry traffic from local streets to the system of arterial streets.
- **Cottage Court:** A group of small, detached housing units arranged around a shared court visible from the street.
- **Courtyard:** Outdoor area that is primarily open to the sky and surrounded by buildings, walls or a combination of the two.
- **Courtyard Building:** A detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or multiple courtyards.
- **Cul-de-sac:** A street which connects to another street only at one end.
- **Daylight Plane:** An angled building height limitation that regulates the massing of buildings and defines the building envelope within which all new structures or additions must be contained. Daylight plane requirements are intended to provide for light and air, and to limit the impacts of bulk and mass on adjacent properties.
- **Dormer:** A roofed structure, often containing a window, that projects vertically beyond the plane of a primary pitched roofline.
- **Duplex, stacked:** A detached structure that consists of two dwelling units arranged one above the other, each with an entry from the street.
- **Duplex, side-by-side:** A detached structure that consists of two dwelling units arranged side-by-side, each with an entry from the street.
- **Eave:** The edge of a roof which projects beyond the wall plane, forming an overhang.
- **Elevation:** The exterior wall or face of a building extending vertically from the grade to the top of a parapet wall or eave, and horizontally across the entire width of the building.
- **Fourplex:** A detached structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street.
- **Frontage:** The width of a lot or block measured along the property line adjacent to the street.
- **Gable:** A roof structure consisting of two sections whose upper horizontal edges meet to form its ridge.
- **Local Street:** Any street which serves local neighborhood traffic only and which, because of its location with reference to other streets, will not become a collector street or is a cul-de-sac street not designed for future extension.
- **Mansard:** A roof type having two slopes on every side, the lower slope being steeper than the upper.
- **Monument Sign:** A free-standing sign that is mounted to the ground that is often placed at entries to a building or development.
- **Parapet:** A low protective wall along the edge of a roof, bridge or balcony of diverse design and materials.
- **Porch:** A covered, sometimes partly closed area at the entrance to a building, usually projecting from the wall having a separate roof.
- **Primary Frontage:** Edge of the closest building to the street bordering the property. If there are two streets bordering the property, the street with the Main Entry Drive or Shared Entry Drive is the Primary Frontage.
- **Primary Street:** Street where the highest level of vehicle, pedestrian, and/or bicycle circulation is anticipated for a development project.

- **Setback:** The required distance from the nearest elevation of a structure to the property line on which it is located.
- **Stepback:** A change in the vertical plane of a multi-story building created by setting the upper story building elevation away from the story(ies) below.
- **Subdivision:** The division of any improved or unimproved land, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing, whether immediate or future.
- **Townhouse:** A single unit or series of attached units side-by-side that generally have front doors on one side and garages on the back side. Most townhouses have two-car garages, either two spaces wide or two tandem spaces (end to end).
- **Walkway:** A way designed for use by pedestrians and not intended for use as a way for motor-driven vehicles.

Appendix: Single-Family and Missing Middle Objective Design Standards Checklist

City of Antioch Single-Family and Missing Middle Objective Design Standards Checklist

Name of Applicant: _____

Date: _____

Project Address: _____

Project Application # (City staff to fill out): _____

Development Type (check all that apply):

- ☐ Single Family Residential on Subdivided Parcel
- ☐ Residential Subdivision
- ☐ Missing Middle Housing

Project Site Context (check all that apply):

- ☐ Situated adjacent to existing residential development
- ☐ Situated adjacent to designated historic structure

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.1 Site Design Standards							
3.1.1 Building and Driveway Orientation							
A: Orientation to Street							
B: Access to Main Entry							
C: Driveway Centerline							
3.1.2 Context Sensitivity							
A: Off-parallel window placement							
B: Daylight Plane Standard							
3.2 Building Design Standards							
3.2.1 Massing and Articulation							
Front Elevation							
A: Front Elevation Massing							
3.2.2 Entryways							
A: Porch or Recess Requirement							
B: Porch Standards							
C: Recessed Entry Standards							

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.2.3 Garage Size and Form							
A: Design Sensitive Approach							
B: Complementary Garage Door Design							
3.2.4 Design Detail							
Materials							
A: Material Mix							
B: Appropriate Building Materials							
C: Prohibited Materials							
D: Exterior Material Wrapping							
Color							
E: Limit							
F: Functional Elements							
3.2.5 Windows							
A: Window Perimeter							
B: Front Window Detail							
C: Side Elevation Offset							
3.2.6 Roofs							
Roof Form							
A: Street Fronting Roofline							
B: Restricted Roof Forms							
3.3 Landscaping and Lighting Standards							
3.3.1 Front Yard Landscaping							
A: Required Coverage							
B: Design Diversity							
C: Utility Screening							
3.3.2 Plantings							
A: Planting Size							
B: Tree Protection							
C: Automatic Sprinkler Controllers							
D: Sprinkler Heads							
3.3.3 Walls and Fences							
A: Open Fencing							
B: Prohibited Materials							

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
C: Trash Storage Enclosure							
D: Trash Storage Access							
3.3.4 Exterior Lighting							
A: Downward Facing Requirement							
B: Entryway Illumination							
C: Ground-Mounted Lighting							
D: Inappropriate Lighting							
3.4 Rivertown Historic Design Standards							
3.4.1 Site Design							
A: Front Yard Parking Limitation							
3.4.2 Building Orientation and Design							
Building Orientation							
A: Orientation to Rivertown Features							
B: Ground Floor Height							
Historic Design Compatibility							
C: Historic Scale							
D: Façade Width							
E: Historic Design							
F: Preservation of Original Façade							
G: Flat Roof Requirements							
3.4.3 Building Detail							
A: Facade Components							
B: Window Trim							
C: Color Approval							
3.5 Missing Middle housing Design Standards							
3.5.1 Site Design							
A: Front Setback							
B: Elevation Orientation							
C: Entryway Orientation							
D: Entryway Access							
E: Private Street Placement							
F: Vehicle Parking							

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.5.2 Building Design							
A: Differentiation of Units							
B: Main Entryway Design							
C: Cluster Mailbox Design							
3.6 Neighborhood Design Standards							
3.6.1 Entries and Edges							
Arterial Entry Drive							
A: Entry Drive Design							
B: Entry Drive Lighting							
Border Design							
C: Perimeter Wall Design							
D: Perimeter Wall Construction							
E: Perimeter Landscaping							
F: Perimeter Trees							
3.6.2 Circulation							
Connectivity							
A: Dead Ends							
B: Common Spaces							
C: External Connectivity							
D: Cul-de-Sacs							
E: Pedestrian Pathway Design							
3.6.3 Lot and Site Variation							
A: “T” Intersection Restriction							
B: Unit Design Variation							
C: Adjacent Building Design							
D: Corner Unit Design							
3.6.4 Common Open Space							
Active and Passive Recreation							
A: Active Assets							
B: Passive Assets							
C: Bicycle Parking							

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
Inclusive Play							
D: Equitable Access							
E: Enclosed Play Areas							
F: Diverse Equipment							
G: Safe Surfaces							
H: Color Palette							
Accessibility and Safety							
I: Maximum Landscaping Height							
3.6.5 Neighborhood Lighting							
A: Pedestrian Lighting							
B: Street Lighting							
C: Inappropriate lighting							
D: Shielding							
3.6.6 Landscaping							
Protection of Natural Features							
A: Tree Protection During Construction							
B: Other Natural Features							
Sustainable Landscaping							
C: Invasive Species Restriction							
D: Natural Turf Restriction							
E: Artificial Turf Restriction							
F: Recycled Irrigation Requirement							
G: Low Maintenance Planting Design							
H: Inorganic Material Restriction							
Landscape Design							
I: Design Concepts							
Plantings							
J: Mulching							
K: Interference with Utilities							
L: Staking and Root Barriers							
M: Irrigation Enclosures							
N: Right-of-Way Landscaping							

CITY OF
ANTIOCH
CALIFORNIA