

## **2.0 Design Standards that Apply to all Projects**

This Section provides general design standards that are applicable to any type of new construction, remodels, or additions throughout the City.

### **2.1 Overall Design Objectives**

1. **Keep It Simple:** The image of Jackson is that of a simpler time. Much of the built environment is composed of simple forms which reflect the gold country Mother Lode Style and individual small cities.
2. **Keep It In Scale:** Another aspect of Jackson is its sense of scale. Much of the City is perceived from a variety of viewpoints. This overall scale is reflected in the street layout and in the buildings which enhance a small City environment.
3. **Respect All Historic Resources:** Jackson’s historic resources are very important. The sense of history is evident through the integrity of the City’s many historic buildings. Typically, old buildings should significantly outnumber new structures in the historic districts. The *sense of time and place* on the street is also important. One should be able to perceive the character of a neighborhood, as it was historically.
4. **Make All New Design Compatible with its Existing Context:** The City is not frozen in time. For this reason, new construction outside the historic districts should draw upon the design elements of the historic buildings. New interpretations of traditional building styles are encouraged.
5. **Use All Applicable Design Standards:** Applicants must demonstrate how their proposed project will comply with the design standards.

### **2.2 Definitions of Key Terms**

The degree to which a property owner must comply with design standards varies from project to project. The following terms related to compliance are used in the design standards contained in this document.

***Appropriate*** – In some cases, a stated action or design choice is defined as being “appropriate” in the text. In such cases, by choosing that design approach, the applicant will be in compliance with the standard. However, in other cases, there may be another approach that is not expressly mentioned in the text which also may be deemed “appropriate.”

***Consider*** – When the term “consider” is used, a design suggestion is offered to the applicant as an example of one method of how the design standard at hand could be met. Applicants may elect to follow the suggestion, but may also seek alternative means of complying.

**Context** – In many cases, the applicant is instructed to relate to the context of the project area. The “context” relates to those properties and structures adjacent to, and within the same block or area, as the proposed project.

**Compatible** – In many cases, the applicant is instructed to make the project be compatible with the project area. “Compatible” relates to those properties and structures adjacent to, and within the same block or area, as the proposed project.

**Encourage** – In some cases a particular design approach is “encouraged.” In such cases, that method should be utilized, unless an alternative would meet the intent of the standard. For example, a standard addressing the design of new buildings states that “New interpretations of traditional building styles are encouraged.” In such a case, a new building should not directly imitate a historic style. However, a specific condition may arise in which an imitation, accurately executed, could be determined to be appropriate. Reconstruction of a building that once stood on a site that conveys a particularly significant part of the community’s history is an example.

**Historic Structure** – For the purpose of these Standards a historic structure or property is defined as any individual building, structure, object or site that is significant in the history, architecture, archeology and culture of the City of Jackson, the County of Amador, or the State of California.

**Inappropriate** – Inappropriate means impermissible. When the term “inappropriate” is used, the relevant design approach shall not be allowed. For example, one standard states: “A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate.” In this case, a design out of character with the historic building would not be approved.

**Non-Essential** – These structures are those that, although they date from the period of significance, have been altered so radically that the historic information is no longer interpretable and they no longer merit preservation or restoration. In many of these buildings, nearly all of the structure’s historic fabric has been replaced with new materials. Other non-essential structures may lie outside the boundaries of the historic district, or may have been constructed outside the period of significance.

**Preferred** – In some cases, the applicant is instructed that a certain design approach is “preferred.” In such a case, that approach should be utilized, unless an alternative can be demonstrated to meet the intent of the standard. For example, a standard addressing design character for a new building states: “A new design that draws upon the fundamental similarities among historic buildings in the community (without copying them) is preferred.” In such a case, a design that imitates a historic style generally is inappropriate. However, a specific condition may arise in which an imitation, accurately executed, could be determined to be appropriate. Reconstruction of a building that once stood on a site and which conveys a particularly significant part of the City’s history is an example.

**Reasonable** – Prudence with which a person reflects qualities of attention, knowledge, intelligence and judgment which society requires of its members for the protection of their own interests and interest of others. (Black’s Law Dictionary)

**Shall** – Used in laws, regulations, or directives to express what is mandatory: Will have to: Must. (Merriam-Webster.com)

**Should** – If the term “should” appears in a standard, compliance is expected, when the particular condition described applies to the project at hand. However, flexibility in applying the standard may occur, when relaxing it would permit greater compliance with other standards and when the general intent is still met. For example, a standard states: “Buildings should generally be oriented parallel to streets.” In most cases, compliance would be expected.

**Standard** – In the context of this document, a “standard” is a design requirement that must be met when appropriate for a project. On a case-by-case basis a standard may be subordinated by the review authority in order to facilitate compliance with another standard that has been deemed more important, without compromising the overall objectives of the document.

### **2.3 Site Planning Standards**

Project site planning shall comply with the following standards:

2.3.1. Consider adjacent development. Each proposal shall demonstrate consideration for the existing conditions on and off the site including the following:

- a. Land use and site organization of neighboring properties;
- b. Architectural character, style, and scale of neighboring structures;
- c. Existing natural features (i.e., mature trees, landforms, etc);
- d. Opportunities to preserve or enhance views of the mountains;
- e. Privacy and solar access of the site and neighboring properties;
- f. Links to adjacent development using sidewalks and shared access driveways and parking; and
- g. Use of construction/restoration materials in a manner that is consistent with the texture, color, geometry, and visual relationship to that of historic building materials.

2.3.2. Building and parking location.

a. General placement principles. Buildings should generally be oriented parallel to streets and placed as close to the street as required and established setbacks permit. Buildings may be angled to create interesting juxtapositions if there is a specific design goal to be achieved. However, the definition of the street edge is an important and legitimate role for buildings and this needs to be considered. Exceptions may occur for wider setbacks from the street if a compatible use is proposed (for example, outdoor dining or pedestrian rest area), to maintain continuity with landscaped areas on adjacent properties, or to accommodate maximum southern exposure for buildings utilizing solar power. (See Figure 2-1 Building Placement at Street.)

b. Pedestrian or vehicular orientation. The orientation of buildings shall respond to the pedestrian or vehicular nature of the street. Buildings with high pedestrian use shall face, and be directly accessible from the public sidewalk. Buildings in areas of the City that rely more on the use of the automobile for access shall be oriented to major open space and streetscape elements. They shall not be oriented to large parking lots located between the building and the street.

c. Protection of views and natural features. Buildings shall be sited to preserve significant views, vegetation, and existing land forms. Views from three vantage points are critical in the siting of buildings: looking at the site from other areas, looking at other areas from the site, and looking through the site from key places within the project. The primary concerns relate to maintaining views both to the site and features beyond. Projects shall be designed so they complement rather than dominate the natural landscape. Views should also be considered in the preparation of a landscape plan, particularly where plant material will be considerably larger at maturity. On-site simulation or accurate photographic simulations should be used to describe the impact of larger projects on views.

d. Consideration of views in project design. Scenic views and the natural environment surrounding the project site shall be considered early during the conceptual design stage of a project. For instance, buildings placed against the backdrop of hillsides, mountains or watercourses shall be considerate of their surroundings and not obscure scenic views by being oversized, extremely tall, or painted to draw attention away from the natural environment.

e. Commercial building placement. Commercial sites shall be designed so that a minimum of 50 percent of the total street frontage is occupied by

buildings located at the sidewalk. This siting, together with substantial landscaping treatment, reinforces and strengthens the overall streetscape, and helps to screen off-street parking areas.

f. Corner buildings. Corner buildings should have a strong tie to the setback lines of each street. The primary mass of the building should not be placed at an angle to the corner. This does not preclude angled building corners or an open plaza at the corner which are strongly encouraged.

g. Projects with multiple structures. Multiple buildings in a single project should create a positive functional relationship with one another. Whenever possible, multiple buildings should be clustered to achieve a "village" scale. This creates opportunities for plazas and pedestrian areas while preventing long "barracks-like" rows of buildings. When clustering is impractical, a visual link should be established between buildings. This link can be accomplished through the use of an arcade system, trellis, colonnade, or through enhanced paving. (See Figures 2-2 and 2-3 Location of Parking and Buildings)

h. Open space areas. Open space areas shall be accessible from the majority of structures, and shall be oriented to take advantage of sun or shade as appropriate.

i. Pedestrian walkways. Projects shall connect the on-site pedestrian circulation system to the off-site public sidewalk at intervals of at least one connection for each 200 lineal feet (or fraction thereof). Parking areas shall be connected to building entrances by a clearly defined system. Elements such as a colonnade, a series of arches, a pergola, or stamped or patterned concrete are some examples of this defined system.

j. Off-site views, solar access. Building placement should optimize off-site views to mountains, open space, or watercourses whenever possible. Solar access should be considered for natural lighting.

k. Buildings on slopes. Buildings constructed on hillsides should step to follow the natural terrain. Projects that significantly alter the natural slope can have a great visual impact and are strongly discouraged. Refer to Development Code Article III Section 17.36.050 (Design Criteria for Hillside Development).

l. Parking facilities.

(1) The visual impact of parking lots shall be minimized by locating these facilities to a portion of the site least visible from the street and by providing adequate screening and parking lot landscaping. Refer to

Development Code Article III Chapter 17.50 (Parking Design Standards).

(2) Parking areas shall be located to the rear of buildings or screened so that they do not dominate the streetscape. Combinations of fences, hedges, berms, and landscaping shall be used to screen parking areas.

(3) When parking occurs on sloping terrain, step the parking areas to follow the terrain rather than allowing the lot surface to extend above or below natural grade. When large areas of parking are required, utilize the buildings, natural topography, and landscape to break them up into smaller more sensitively-scaled parking areas.

(4) Enclosed parking structures should be designed to minimize their visual impact. Detaching an enclosed parking structures will make them less obvious to passersby and will facilitate screening with landscaping.

m. Fence and wall design. The design of fences and walls should harmonize with the site and with the buildings in both scale and materials. The placement of walls and fences should respect existing land forms and follow existing contours and fit into existing land masses rather than arbitrarily following site boundary lines. Fencing should not dominate the buildings or the landscape. Planting may often be integrated with fencing schemes to soften the visual impact. If the ground slopes, the fence should be stepped. Fencing materials should be compatible with the materials and color of surrounding buildings. Chain link, plywood, chain and bollard, and slump block fencing are generally undesirable, and their usage shall only be considered on a case by case basis.

2.3.3. Landscaping.

a. Landscaped areas shall be planned as an integral part of the overall project and not simply located in "left over" areas of the site.

b. Landscaping shall be used to help define outdoor spaces, soften a structure's appearance, and to screen parking, loading, storage, and equipment areas.

c. The use of on-site pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting, and trash receptacles) is encouraged. These elements should be provided in conjunction with on-site open spaces and be integrated into the site plan as primary features.

d. In addition to the above general standards for landscaping, more detailed design standards are provided in Development Code Article III Chapter 17.40 (Landscape Standards).

2.3.4. Solar exposure and orientation.

a. Building placement and landscaping should accommodate solar designs. Maintaining solar exposure to adjoining buildings and sites is essential. The objective is to create exterior spaces around buildings that will be used and easy to keep clear for access to buildings. In the winter, places that are mostly in shadow will be cold and unusable while places in sunlight will get used. Buildings, vegetation, and land forms can cast shadows and block sunlight, and the color and choice of building surface can play an important role in reflecting sunlight into adjoining exterior spaces.

b. New structures should be oriented to maximize solar access opportunities to the greatest extent feasible.

c. Lot sizes/configurations should be planned to maximize the number of structures oriented so that the south wall and roof area face within 45 degrees of due south, while permitting the structures to receive cooling benefits from prevailing breezes and any existing or proposed shading.

d. Roof-mounted solar collectors should be placed in the most inconspicuous location without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors should be screened from public view with material that is compatible with the building's architecture.

e. Roof-mounted collectors should be installed at the same angle or as close as possible to the pitch of the roof.

f. Appurtenant equipment, particularly plumbing and related fixtures, shall be installed in the attic or screened from public view.

g. Exterior surfaces of solar collectors and related equipment should have a matte finish and should be color coordinated to harmonize with roof materials and other dominant colors of the structure.

h. Skylights and solar panels should be installed as unobtrusively as possible. Skylights and solar panels should be designed to fit flush with the roof surface or up to a maximum of two feet above the surface of the roof. Reflective materials should not be used unless thoroughly shielded to prevent reflection onto adjoining or nearby properties.

#### 2.3.5. On-site lighting.

- a. Exterior lighting shall be consistent with Development Code Article III Chapter 17.43 (Lighting Regulations) of the Development Code and designed to be compatible with the architectural and landscape design of the project.
- b. An appropriate hierarchy of lighting fixtures/structures and intensity shall be considered when designing the lighting for the various elements of a project (i.e., building and site entrances, walkways, parking areas, or other areas of the site).
- c. The use of exterior lighting to accent a building's architecture is encouraged. All lighting fixtures shall be properly shielded to eliminate light and glare from impacting adjacent properties, and passing vehicles or pedestrians. If neon tubing is used to illuminate portions of a building it shall be concealed from view through the use of parapets, cornices or ledges. Exposed neon tubing may not be used except when included in the restoration of a building façade.
- d. To achieve the desired lighting level for parking and pedestrian areas, the use of shorter, low intensity fixtures is encouraged over the use of a few tall fixtures that illuminate large areas.

#### 2.3.6. Screening.

- a. Screening is a technique used to protect and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind, or visual impacts and to provide privacy. The need for screening shall be considered early in the design process so that screening elements (e.g., walls, fences, berms, landscaping) can be effectively integrated into the overall project design and not added later as an afterthought.
- b. The method of screening shall be compatible with the adjacent structure in terms of overall design, materials, and color.
- c. Where screening is required at the ground level, a combination of elements should be considered including solid masonry walls, wood fences, berms, and landscaping.

#### 2.3.7. Refuse, storage, and equipment areas.

- a. Refuse containers, service areas, loading docks, and similar facilities shall be located in areas out of view from the general public and so that their use does not interfere with on-site parking or circulation areas, and

adjacent uses, especially residential uses. (See Figure 2-4, Screening Service Areas)

b. Trash bins shall be fully enclosed in compliance with Development Code Article III Section 17.30.150 (Solid Waste/Recyclable Materials Storage). Enclosures shall be screened with landscaping on their most visible sides. Recommended locations include inside parking courts or at the end of parking bays. Locations shall be conveniently accessible for trash collection and maintenance and shall not block access driveway during loading operations. (See Figure 2-5, Trash Enclosure Location)

c. Trash storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views. The covering structure shall be compatible with the site's architectural style.

d. All screening facilities shall be of adequate size for their intended purpose without dominating the site, blocking sight distances, or creating unnecessary barriers.

e. Utility equipment (e.g., electric and gas meters, electrical panels, and junction boxes) shall be located in a utility room within the structure or enclosed utility cabinets at the rear of the structure.

f. Mechanical equipment (e.g., compressors, air conditioners, pumps, heating and ventilating equipment, generators, solar collectors, satellite dishes, communications equipment) and any other type of mechanical equipment for the building shall be concealed from view of public streets, and neighboring properties. Utility meters and equipment shall be placed in locations that are not exposed to view from the street. Screening devices shall be compatible with the architecture and color of the adjacent structures.

g. Mechanical equipment shall not be located on the roof of a structure unless the equipment can be hidden by building elements that are an integral part of the building's design. (See Figure 2-6, Screening of Roof-Mounted Equipment)

## **2.4 General Building Design Standards**

### **2.4.1. Architectural style.**

As Jackson continues to develop, there is concern that the City will continue to lose its uniqueness and Mother Lode charm and will be overcome by "franchise" architectural design solutions that do not "fit" into the traditional Jackson

environment. It is this local context, therefore, that derives the architectural style appropriate to Jackson's environment. There are a number of shopping centers and sites for commercial structures along our Highway corridors. Particular attention should be paid to maintain Mother Lode Style impressions in these areas. (For more specific information on residential standards, please see Section 3.0.)

For this reason, the architectural style most appropriate for the City is referred to as "Mother Lode Style". It is not the intent of these standards to develop a detailed or exhaustive study or apply a singular design solution to all development types, but rather to work toward a common material vocabulary and set of character defining elements that may be used to direct new development. Just as the original buildings in Jackson were not dictated by rigid rules and regulations, it is vital that the design and form of new structures respond to locally available materials and climate, rather than a tightly defined style.

The Mother Lode Style establishes a style mode within which various projects may be designed. Following is a discussion of appropriate design styles and features associated with this style. The examples and sketches provided are not intended to be copied, but are provided as examples of how the desired style might be implemented.

- a. Appropriate styles. Some of the architectural styles and motifs that may be appropriate include:
  - Block. Simple box or rectangular-shaped façade, peaked roof, simple detail in period style, first floor commercial frontage, with overhead canopy, wood frame or wood frame with masonry.
  - Cottage. Same as above except with peaked roof and residential style details, most often wood frame with wood exterior.
  - Grand. Large, usually masonry over wood frame, simple yet elegant details, neo-classical style, and generally two-to-three stories in height.
- b. Desirable character elements. New projects shall incorporate some of the following "character defining elements" of the historic buildings of Jackson:
  - Horizontal wood siding or brick exterior cladding;
  - Exposed wooden structural elements;
  - Brick, greenstone and river cobble bulkheads/foundations/walls;

- Metal roofs/treated wood shake/thick composition shingles;
- Greenstone or other native rock chimney elements and other details;
- Craftsman style gable-roofed entryways with exposed braces;
- Multi-light windows and doors.

c. Inappropriate styles. The following architectural styles and motifs are considered inappropriate:

- Geodesic dome structures;
- Tudor or half-timbered Tudor;
- Colonial;
- Pueblo; and
- Other historical or period design motifs that have a strong connection or association with other regions that have no historical or climate connection with the City of Jackson.

d. Roof forms. Utilize either hip or gable roof forms as elements of the Mother Lode Style. Combinations of these roof types are also acceptable.

e. Multi-tenant structures. Multi-tenant structures should emphasize the individuality of units by variations in rooflines and wall planes. Larger building masses should be broken up into smaller units using both horizontal and vertical wall articulation. (See Figure 2-7, Breaking Up Building Mass)

f. Residential compatibility. New buildings along the edge of a commercial district should step down to a height and scale similar to the abutting residential structures. This step-down in size and scale helps create a smooth transition between the two districts.

g. Compatibility with context. New buildings should be in proportion to surrounding buildings, except in those cases where current buildings are oversized. New buildings should also be properly proportioned to the pedestrian realm. Harmony in mass, lines, and materials are important but monotony should be avoided. Buildings should be designed so that adverse impacts on adjacent buildings and properties are minimized. Loss

of natural lighting, shade trees, noise pollution, and exhaust fumes and heat from venting should be addressed during project review, and all possible efforts should be made to avoid these effects. (See Figure 2-8, Consistency With Context)

h. Façade design. Building façades shall be designed to provide visual interest and relief. Continuous street façades, as near the street as possible with predominantly retail uses at grade and office/professional uses above, are encouraged. Buildings shall not be overpowering or monotonous. A change in the planes of walls or variety in the roof form provides diversity and visual interest. (See Figure 2-9 Façade With Visual Interest)

i. Façade elements. Building façade elements (e.g., windows, doors, and eaves) should be in proportion and relate to one another. Window openings should reflect a distinction between uses that occur within the building. Typically ground floor windows will be larger than those found on upper levels. Careful consideration should be given to the ratio of solid wall area to window area. Treatments that will obscure the visual distinction between windows and walls (e.g., spandrel glass) shall not be approved. (See Figure 2-10, Articulation Example)

j. Windows, doors. Windows and doors should be of a simple uncluttered design. Windows with vertical proportions, as typically seen on Jackson's older buildings, are often appropriate for contemporary structures. Most importantly, the proportion of the windows should complement the proportions of the building. Raw aluminum windows and door frames, reflective glass, and tinted windows shall be avoided. (See Figure 2-11, Window Design)

k. Decorative windows. Decorative windows should be used in limited quantities. Window shapes other than flush-mounted rectangles, (e.g., round, oval, arched, spherical, and bays) should be used sparingly as accents to avoid creating overly busy façades.

l. Doors. Doors should be located in a manner that complements the design of the building as well as serving their intended function. Excessive numbers of exterior doorways may give a building a dormitory-like character. The use of common entry ways in protected locations may also contribute to energy efficiency.

m. Wall features. Wall design features should not be overly decorative; however, blank side and end walls should be avoided. Continuity of design should continue around all visible sides of the building. The use of ornamental detailing should be limited and in keeping with historical contexts. While detailing is often required to make a building look

attractive, the overuse of it will detract from the composition as a whole. Likewise, the use of detailing which is not in context with its architectural style will detract from the overall appearance of the building.

n. Balconies and porches. Balconies and porches, like other wall features, should be simply designed. The use of long, vertical or horizontal balconies or horizontal bands of balconies is encouraged. The mass of the balusters and the railing should be a substantial visual element of the building's design.

#### 2.4.2 Roofs and rooflines.

a. Roof materials should be selected to "fit" within the Mother Lode Style. The following roofing materials are considered appropriate:

- (1) Thick or dimensional asphalt shingle;
- (2) Reproduction shake shingle;
- (3) Flat concrete tiles/shingles in dark earth tone colors;
- (4) Corrugated metal:

The following roofing materials are discouraged:

- (1) Brightly colored materials;
- (2) White rock/gravel:

b. Roof design contributes strongly to the image of a structure as having quality and permanence. Structures with full-pitched roofs project a more small-city image and reinforce the pedestrian orientation that is encouraged in Jackson. Therefore, new freestanding structures shall incorporate full-pitched roofs whenever possible. Structures with flat roofs and parapets often appear unfinished and less permanent and are therefore discouraged.

c. Roofs may be gable, hip, or shed-type, but in all cases shall either be full pitched or should appear so from the street. Any flat portions should be relatively small and not visible from streets or other areas where the public has access. On larger structures, pitched roofs should be multi-planed to avoid large expanses of monotonous single-planed roofs.

d. Flat roofs may be considered for larger structures when it is determined that a project's overall design is amenable to flat roofs and is otherwise

consistent with the objectives of these standards. When flat roofs are used, there shall be a screening parapet topped with a coping or cornice. Mansards shall be prohibited.

e. Roof architectural features should be used judiciously. The location of roof architectural elements is critical to avoid an over decorated, visually confusing appearance. Dormers can be placed at the roof eave or within the field of the roof. Dormers should have the following shapes: shed dormer, gable dormer, and hip dormer. Swoop dormers should not be permitted. In general, roof ornaments (e.g., finials, scroll work on the ridge or on barge boards or on eave boards, and decorative turrets) are encouraged.

#### 2.4.3. Equipment screening.

a. All roof equipment should be used judiciously screened from public view, in compliance with Development Code Article III Section 17.30.110 (Screening and Buffer Requirements). Screening should be an integral part of the roof design and not appear as a "tacked-on" afterthought. For flat roofs, a screen enclosure behind the parapet wall may be used if it is made to appear as an integral part of the structure's design. Ground or interior-mounted mechanical equipment (with appropriate screening) is encouraged as an alternative to roof-mounting.

b. Roof penetrations (e.g., plumbing and exhaust vents and air conditioning units) should be grouped together to minimize their visual impact. The roof design should help to screen or camouflage rooftop protrusions.

#### 2.4.4. Parapets.

a. Parapet walls should be treated as an integral part of the structure's design. They should receive architectural detailing consistent with the rest of the façade and should not appear as unrelated elements intended only to screen the roof behind.

#### 2.4.5. Entries.

a. Entries should be protected from the elements and should create a focal point for the building.

b. Wall recesses, roof overhangs, canopies, arches, signs, and similar architectural features should be integral elements of the building's design calling attention to the importance of the entry.

2.4.6. Additions to existing structures.

- a. Building additions shall follow the same general scale, proportion, massing, and detailing as the original structure and should not be a stark contrast.
- b. The design of a new addition shall incorporate the main characteristics of the existing structure. This may include: the extension of architectural lines from the existing structure to the addition; repetition of bays, windows, and entrance spacing; use of harmonizing colors and materials; and the inclusion of similar architectural details (e.g., window/door trim, lighting fixtures, stone/brick decoration). (See Figure 2-12, Compatible Design in Building Additions)

2.4.7. Building materials.

- a. Artificial or decorative façade treatments, where one or more unrelated materials appear to be simply applied to the surface of a building rather than an integral part of its design, shall be avoided. Materials should be used honestly. Artificial products that poorly imitate real materials (for example, wood, stone, brick, etc.) are discouraged.
- b. The composition of materials should avoid creating the impression of thinness and artificiality. Veneers should turn corners, avoiding exposed edges.
- c. Natural building materials (e.g., wood, stone, and brick) that blend with the natural surroundings shall be used. Other materials should be reviewed on a case-by-case basis. Buildings shall minimize the use of large expanses of reflective glazing, aluminum panels, and other materials not normally found in the foothill environment. Synthetic materials that poorly simulate the textures or patterns of other materials (e.g., vinyl siding that attempts to simulate the pattern of wood grain) shall not be used.

2.4.8. Colors.

- a. Colors should be compatible with the existing colors of the surrounding area but need not duplicate existing colors. The use of muted tones for the structure's base color is recommended. Color shall not be used as an attention getting device.
- b. Accent colors should be used carefully and be complementary to the base color or a variation of its hue, either weaker or stronger.

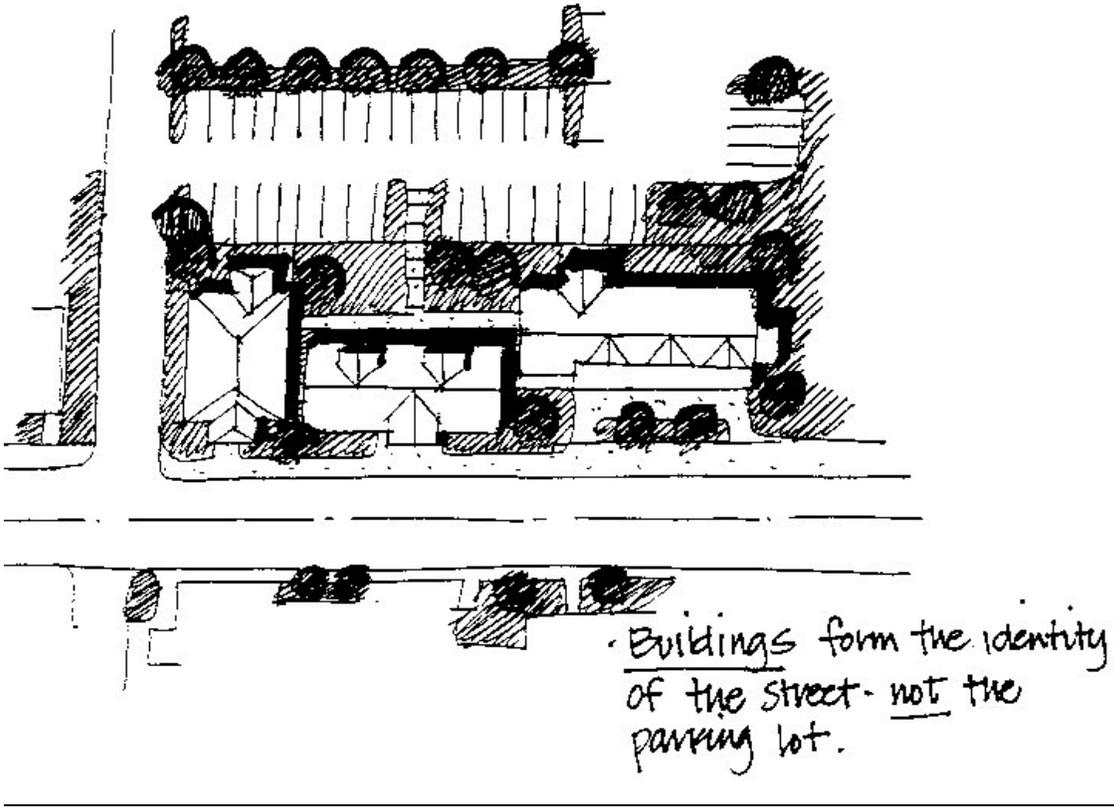
c. The transition between base and accent colors should relate to changes in building materials or the change of building surface planes. Colors should generally not meet or change without some physical change or definition to the surface plane.

d. In most cases, only one or two accent colors should be used in addition to the base color.

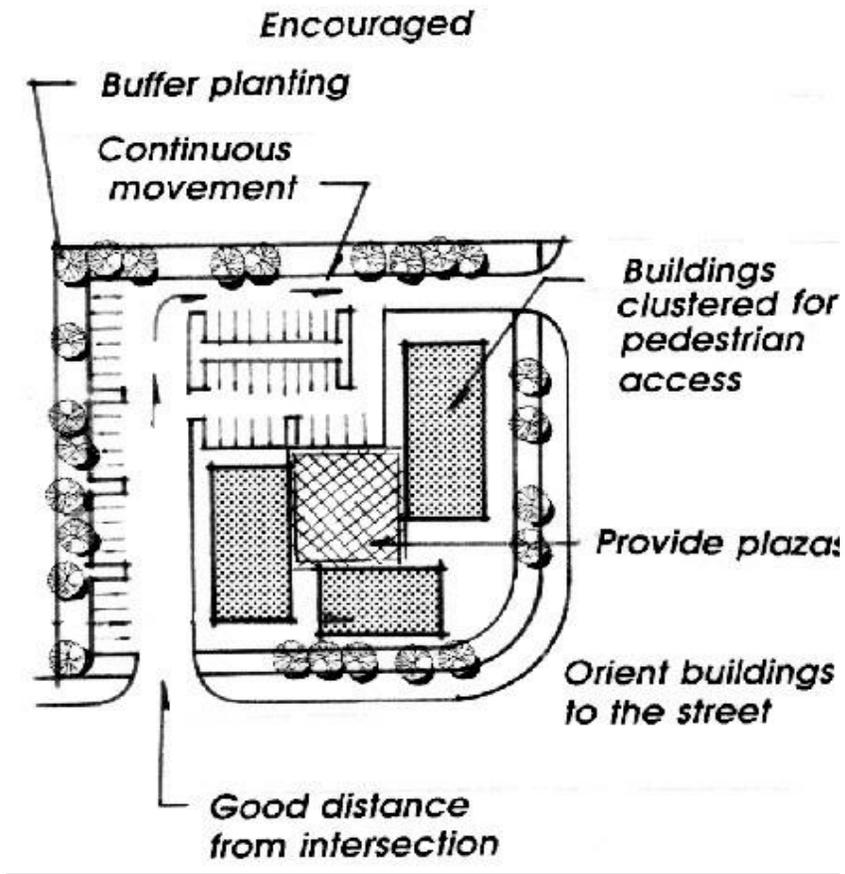
e. Exterior wall colors should harmonize with the site and surrounding buildings. On exterior walls the predominant tone should tend toward earthy hues, whether in the natural patina or weathered color of the wall surface itself or the color of the paint, stain, or other coating. Accent colors on the wall surfaces can enliven buildings. In most cases, only one or two accent colors shall be used in addition to the base color. Harshly contrasting color combinations should be avoided. Brilliant, luminescent, or day-glow colors shall not be approved.

#### 2.4.9 Other Requirements.

These development standards are not inclusive of all requirements. Other ordinances and statutes govern stormwater drainage, traffic and other matters.

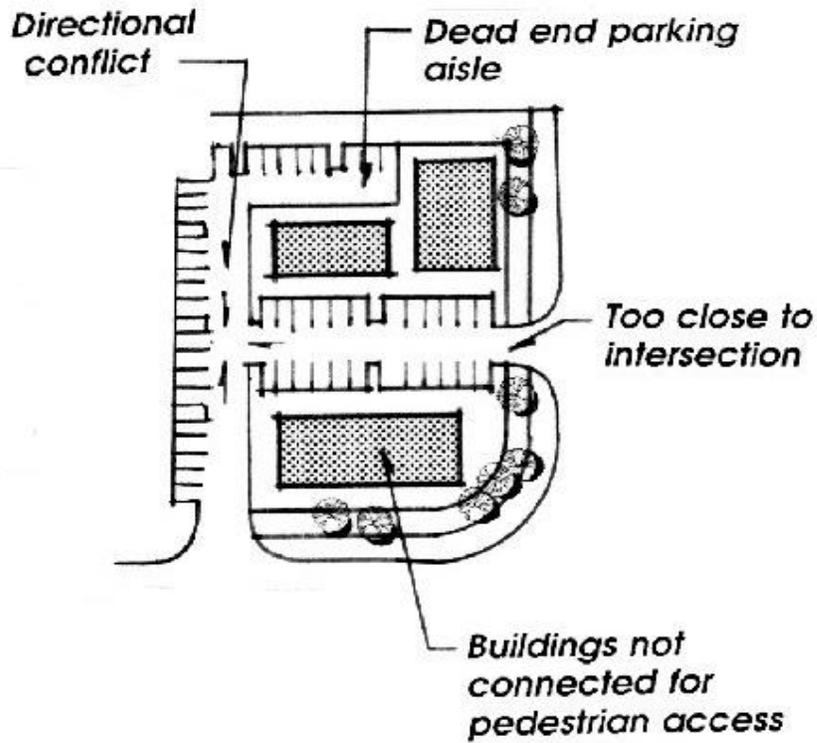


**Figure 2-1 Building Placement at Street**

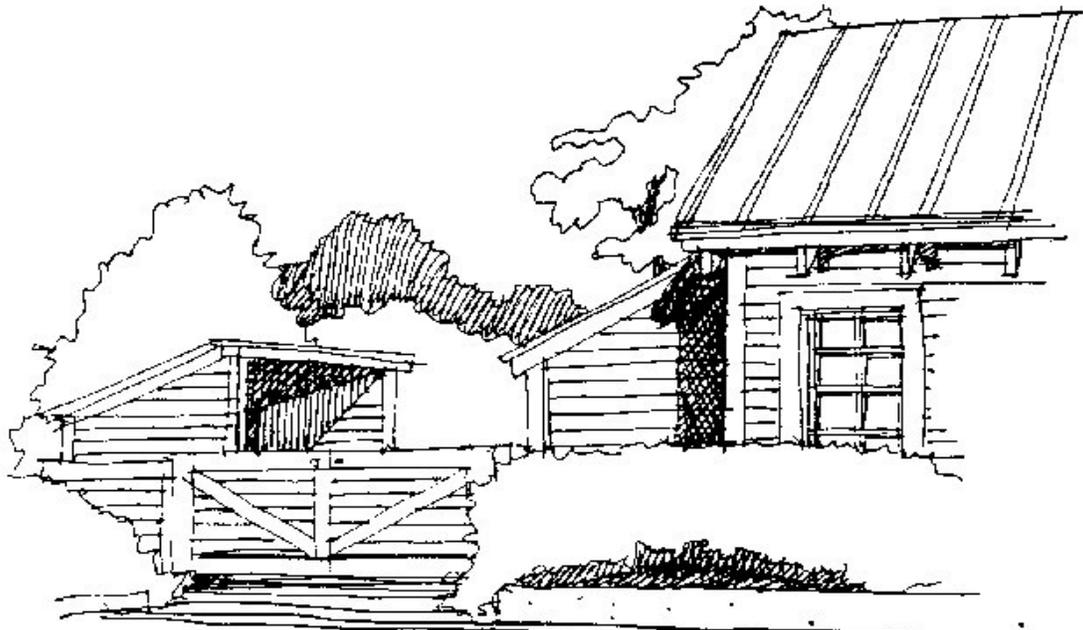


**Figure 2-2 Location of Parking and Buildings**

*Discouraged*



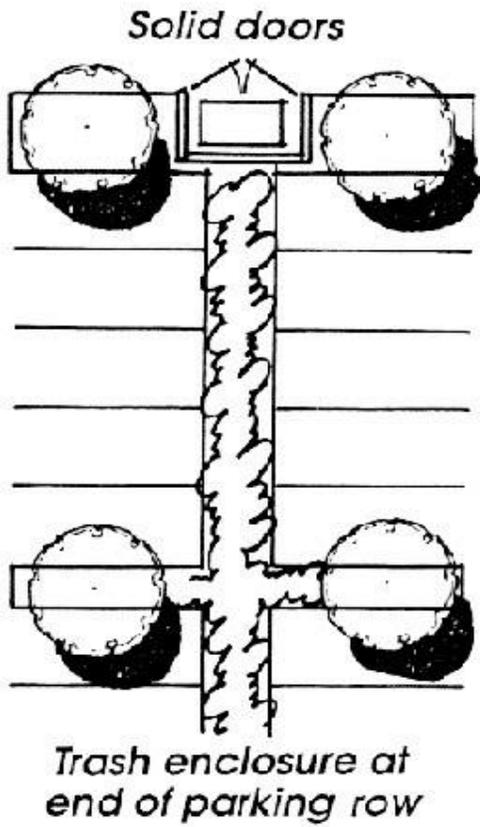
**Figure 2-3 Location of Parking and Buildings**



• Combination of landscaping and simple screening devices conceal parking and service areas

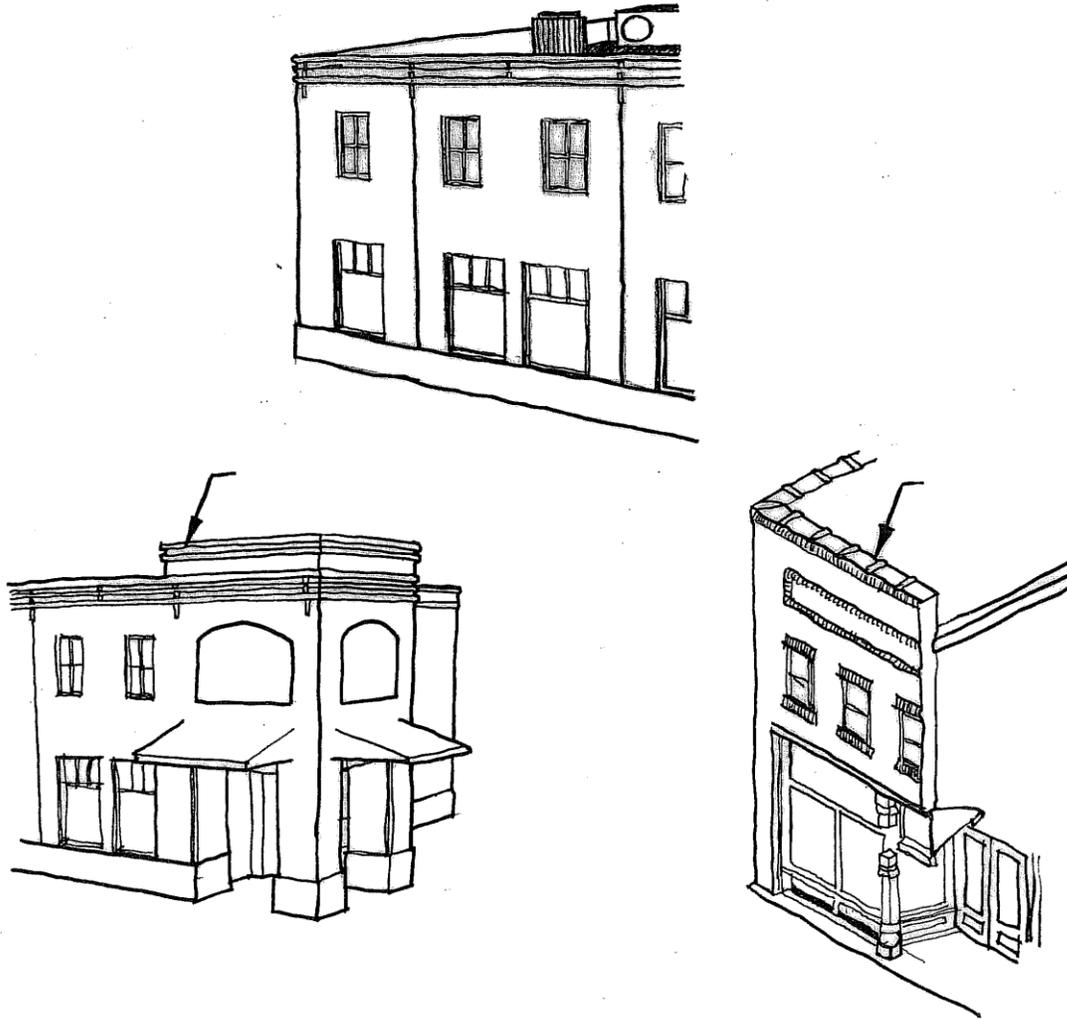
---

**Figure 2-4 Screening Service Areas**



**Figure 2-5 Trash Enclosure Location**

*Mechanical Equipment: Air handling units, condensers, satellite dishes and other equipment placed on the roof should not be visible from the street. They should be screened by building design elements such as parapets and corner massing of roofs.*



**Figure 2-6 Screening of Roof Mounted Equipment**



**Figure 2-7 Breaking Up Building Mass**

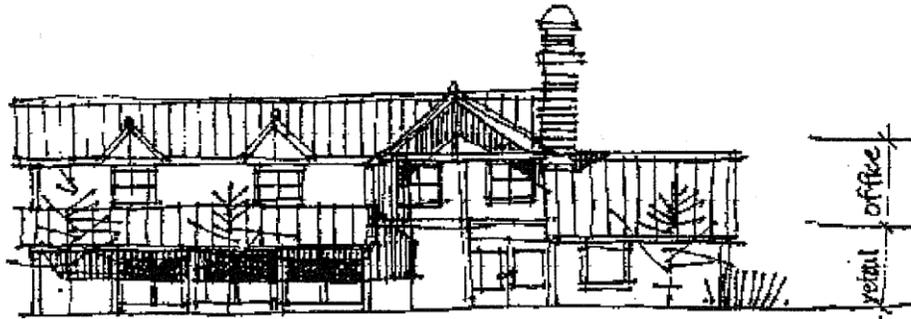


Design of new structures should utilize design elements of adjacent existing structures:

- access
- orientation
- floor levels
- stepped roof lines & pitches
- window types & sizes
- porches
- etc.

---

**Figure 2-8 Consistency With Context**



Building is interesting  
with:

- varied roof heights
- covered walkway
- varied window sizes -  
reflect type of use
- mixed use, office or  
residential above and  
retail below.

---

**Figure 2-9 Façade With Visual Interest**

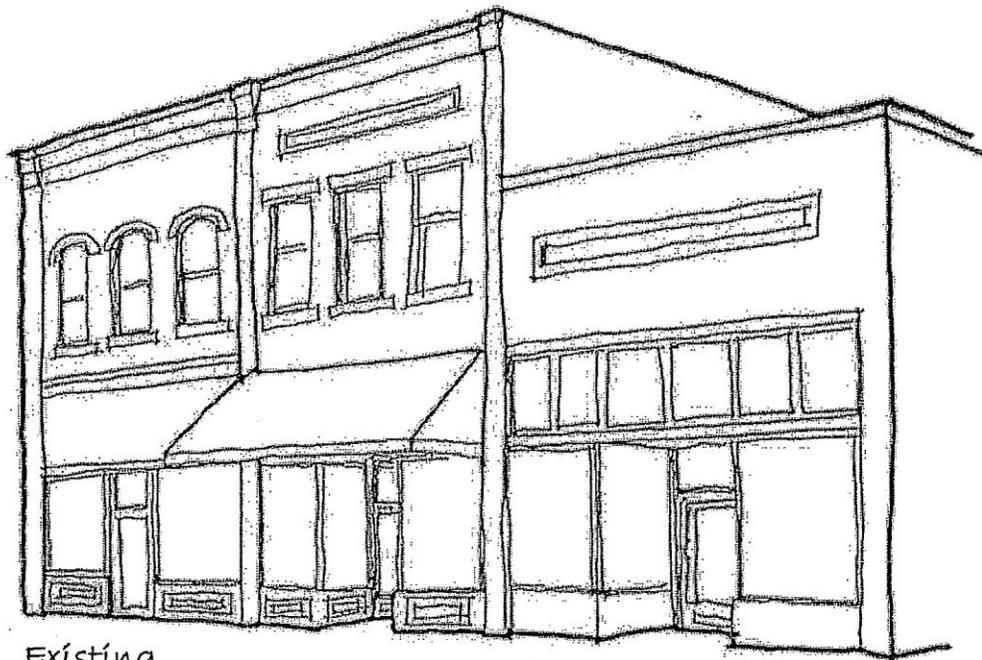


**Figure 2-10 Building Articulation**



---

**Figure 2-11 Window Design**



Existing

Addition  
Encouraged



Existing

Addition  
Discouraged

**Figure 2-12 Compatible Design in Building Additions**