

## SECTION 6 DESIGN GUIDELINES

### INTRODUCTION

6.1

It is the intent of these guidelines to provide guidance and a framework for development of highly livable residential neighborhoods offering a variety of planning concepts, densities and home sizes. In addition, a unique, vibrant mixed-use district will serve the homes within the Rich-Haven Specific Plan area, as well as the surrounding communities.

These guidelines will further serve to implement the objectives, policies and principles of the City's TOP by drawing upon the rich architectural diversity, quality and history of Ontario's established neighborhoods. The scale, character, charm and authenticity of the City's historic districts will be interpreted and integrated into 21<sup>st</sup> Century forms and lifestyles. The palette of landscape materials, street fixtures & furniture, walls and monumentation will reinforce the unity of vision woven throughout the Rich-Haven Specific Plan area and tie the diverse districts and neighborhoods into a cohesive, livable, timeless community. Residential Guidelines can be found in Section 6.2 of this document. High Density Residential Design Guidelines can be found in Section 6.3. Regional Commercial/Mixed-Use Design Guidelines can be found in Section 6.5 of this document.



### 6.1.1

#### COMMUNITY DESIGN OBJECTIVES

- Secure the long-term vitality of the City's TOP by implementing its objectives, policies and principles.
- Create a land use concept that weaves a mixed use component into the community fabric.
- Create a community of cohesive neighborhoods that provide a wide variety of architectural configurations and housing prototypes.
- Create a palette of landscape materials, features and details that blend diverse architectural elements into cohesive neighborhoods.
- Create a hierarchy of pedestrian and vehicular circulation within the community.
- Utilize the existing easements for open space and trails.
- Provide safe and convenient pedestrian links from residential areas to school, park and commercial sites that serve the community.
- Provide the opportunity for diverse, pedestrian oriented recreation areas to serve as local parks.
- Create a palette of architectural styles and community features that evoke traditional, timeless qualities.
- Utilize architectural massing to define private yard areas.
- Create neighborhoods where residential entries and living areas dominate the primary street scene.

### 6.1.2

#### ARCHITECTURAL PHILOSOPHY

While the overall goal is one of architectural harmony, variety is an important objective, and is strongly encouraged. Quality is crucial in working towards architectural harmony. Quality is manifested in, but not limited to, materials, design and construction.

The function of the architectural portion of this supplement is to provide detailed guidance regarding the level of design, variety and quality is required of the architecture for these neighborhoods. Should there be a conflict between these guidelines and City ordinances, the more stringent shall govern.

The architectural parameters outlined in this section apply to all lots. Architecture shall have full architectural treatment on all four sides, regardless of orientation (a.k.a. 360° architecture). Additional enhancements shall be provided at corner lots and critical edges. Refer to Section 6.2.1.7 for specific criteria.

## RESIDENTIAL DESIGN GUIDELINES

### GENERAL DESIGN ELEMENTS & OBJECTIVES

The primary goal for the Rich-Haven community is to create homes with a balance of form, massing and scale that respects the critical relationship within and between the individual neighborhoods and the overall Rich-Haven community. The following principles establish the essential characteristics that will promote and support these goals:

6.2.1.1 A palette of styles, materials and details shall convey timeless qualities.

- Overarching architectural themes combine compatible historic architectural characters to create aesthetic harmony within and between neighborhoods.
- Use authentic exterior finish material and detailing.
- Windows and doors shall be positioned authentically and sensitively.
- Principal windows with recesses, surrounds, enhanced headers/sills, window groupings, or other decorative features for shadow, depth, and detail are required on all front elevations and elevations adjacent to a critical edge (see Section 6.2.1.7 for additional requirements at critical edges.)
- Use colors appropriate for the architectural style, with traditional colors for doors, windows, shutters, decorative iron and tile work, awnings, stucco, roofs and enriched materials.





Covered porch with distinctive gable end treatment.



Forecourt door to walled patio area on an attached porch personalizes and accentuates entry.



Recessed entry, roof articulated with dormer window above.

6.2.1.2 Homes shall orient to the street and be plotted with care and sensitivity to their environs.

- Individually site each home, taking into consideration adjacent plan types and yard orientations, landscaping, views and other adjacent features.
- Sensitively combine one & two story profiles within each home as well as within each neighborhood.
- Variable front setbacks may take into account: covered porches, porte-cocheres or other roofed features, not just the garage or habitable space.
- No two identical single-family plans shall be plotted next to each other. In the case of two plans side by side, one shall be reversed and each shall offer different elevations, details and color schemes.

6.2.1.3 Individual residential entry statements shall be emphasized.

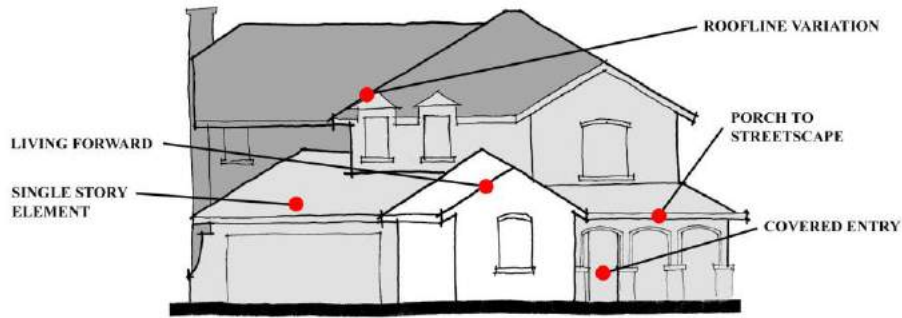
- Architectural designs shall utilize plan forms that emphasize the entry to each home by creatively and harmoniously combining porches, balconies and massing.
- Wing walls, buttresses, patio walls and/or gates, forecourt doors and covered walkways are all appropriate features to accentuate entries.
- All residences shall have their addresses illuminated as close to the front door as possible and the address numbers painted on the curb with white reflective paint on a black background.
- Where secondary access is provided via alleys or common drives, illuminated addresses shall be provided on or near the garage or gate serving the residence.

6.2.1.4 Scaled massing and roof forms, either symmetrical or asymmetrical, shall be appropriate to each architectural style.

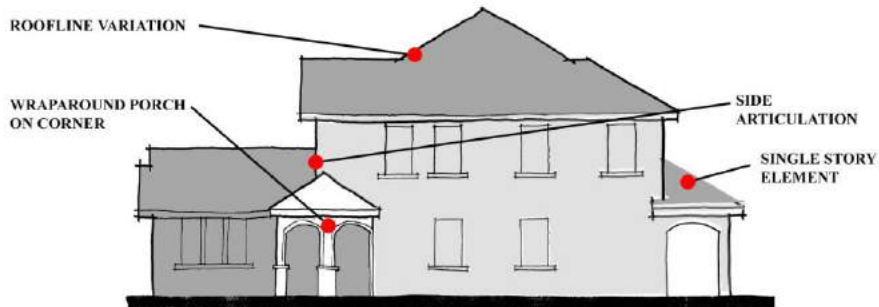
- A minimum of three front façade breaks of horizontal and/or vertical orientation, each a minimum of 2' from the adjacent mass, shall be required.
- The rear elevations shall incorporate one façade break of at least 2' to create visual interest both individually and collectively as a neighborhood.
- Roof pitches shall be reinforce the intended architectural style. Where an architectural style dictates a steeper roof pitch, it is acceptable to limit that steeper pitch to accent roofs and not the entire home.
- Each architectural style shall exhibit historically accurate roof forms, i.e. gables, hips, sheds, or combinations thereof.
- Eaves and rakes shall be dependent on the architectural style to which they are applied.
- Dormers, where style dictates, are appropriate.
- Each architectural style has its own distinctive massing characteristics that shall be respected and reflected in its execution. A Federalist Colonial home is symmetrical reflecting its austere and traditional social roots whereas a Santa Barbara style home can be more relaxed and asymmetrical. Every style is not appropriate for every plan form and attempts to force a style upon an inappropriate plan form shall be prohibited.



## CONVENTIONAL- ACCESS MASSING

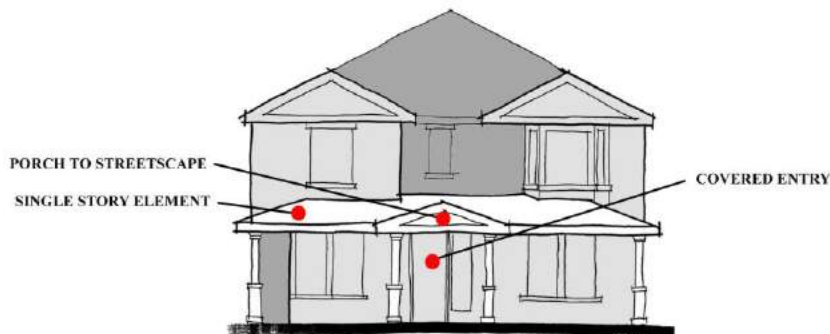


FRONT ELEVATION  
CONVENTIONAL ACCESS



SIDE ELEVATION  
CONVENTIONAL ACCESS

## ALLEY-ACCESS MASSING



FRONT ELEVATION  
ALLEY ACCESS



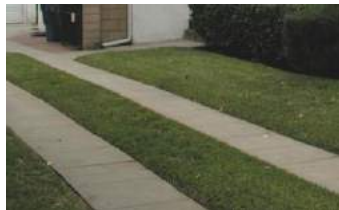
### MASSING LEGEND

- FOREGROUND
- MIDGROUND
- BACKGROUND

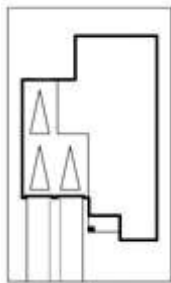
SIDE ELEVATION  
ALLEY ACCESS



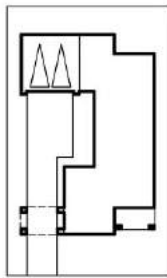
Detached, deep recessed garage.



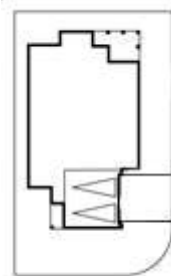
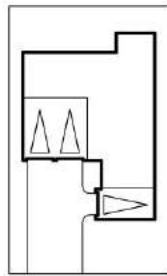
Landscape strip centered on driveway.



Tandem



Deep Recessed

Corner Lot w/  
Side AccessSide Load  
and/or Split

6.2.1.5 The garage door shall be de-emphasized in order to enrich the visual impact of the community.

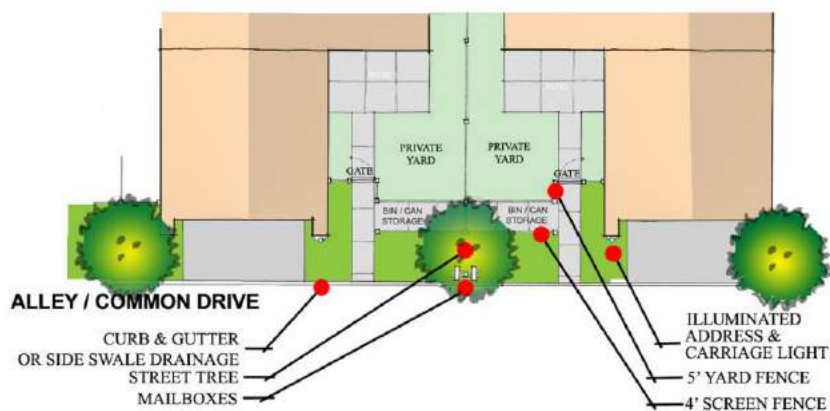
- Proper treatment of the garage is critical in creating a sense of variety and quality.
- The number of homes with Garage Forward or Shallow-Recessed garage configurations shall be limited to 25% per builder project.
- On homes with Garage Forward or Shallow-Recessed garage configurations, garage doors shall be recessed or surrounded by pop-outs of 12" minimum.
- Pairs of single garage doors are encouraged.
- A 2' offset of one to two of three front-facing garage bays is required.
- Tandem arrangements are encouraged, as well as Swing In conditions.
- Attached homes having front entry garages adjacent to one another along interior lot lines require a 2' offset of garage faces.
- "Hollywood-Style" driveways, e.g. driveways with a 30" landscape strip centered on an 8' wide driveway, are encouraged. Locating a planter with sufficient area for a vine to trail onto a garage is also appropriate.
- Each driveway shall have either a pattern of scoring lines or enriched material to create a pleasing texture and design compatible with the architectural style.
- Innovative garage locations and configurations are encouraged - a minimum of one plan per conventional front loaded neighborhood is to have at least one of the following garage configurations:
  1. **Shallow-Recessed** garages are recessed at least 5' from the habitable portion of the home.
  2. **Medium-Recessed** garages are recessed at least 7' from the habitable portion of the home.
  3. **Side Load and/or Split** garages are accessed 90 degrees from the street and drive cut, or a separate one or two car Garage is loaded 90 degrees from the third car space.
  4. **Deep-Recessed** garages are located at the rear of the home, thus creating an opportunity for a porte-cochere and/or a "Hollywood-Style" landscape strip to enrich the driveway.
  5. **Corner Lot w/ Side Access** garages are entered from the side of a home plotted on a corner lot, usually away from the home's entry. Using this condition, usually an alternate of a standard front loaded condition, enhances the side elevation of the home and creates a more articulated side elevation. ("Hollywood Style" driveway shown)
  6. **Tandem** garages can also have a pull through condition with an additional garage door opposite the main garage door to allow passage through the garage to either the rear lot of the home or to an additional garage at the rear of the home.
  7. See Section 6.3.4 for detached carports and parking structures at **High Density Configurations**.

6.2.1.6 Alleys and common drives provide a number of useful design opportunities:

- Additional access ways serve as the capillaries of the community vehicular circulation system.
- They help to reduce the visual and traffic impact of garages on the primary street scene.
- They can help to reduce the visual impact of community walls.
- They can enhance the perception of community scale.
- They often serve as the residents' "front door"

In order to optimize these opportunities, proposed alley or common drive programs should meet or exceed the following design objectives:

- Provide full architectural elevation enhancement along alleys and common drives.
- Provide addresses, mailboxes, guest parking, street signage, etc. to enhance the residential character of alleys and common drives.
- All residences shall have their addresses illuminated on or near the garage or gate serving the residence.
- Provide adequate landscape opportunities along alleys and common drives.
- Vary the height and location of walls and fences to add visual interest to alleys and common drives.
- No center swale drainage.
- Provide adequate home and street lighting along alleys and common drives.
- Provide adequate storage and/or screening for storage of trash and recyclables.



Pedestrian gate for side access at Common Drive with window treatment and landscaping on first floor.



Full architectural treatment with opportunities for low walls and landscaping as screening on common drives.



Mailboxes and trash screening



Deck



Wrap Around Porch



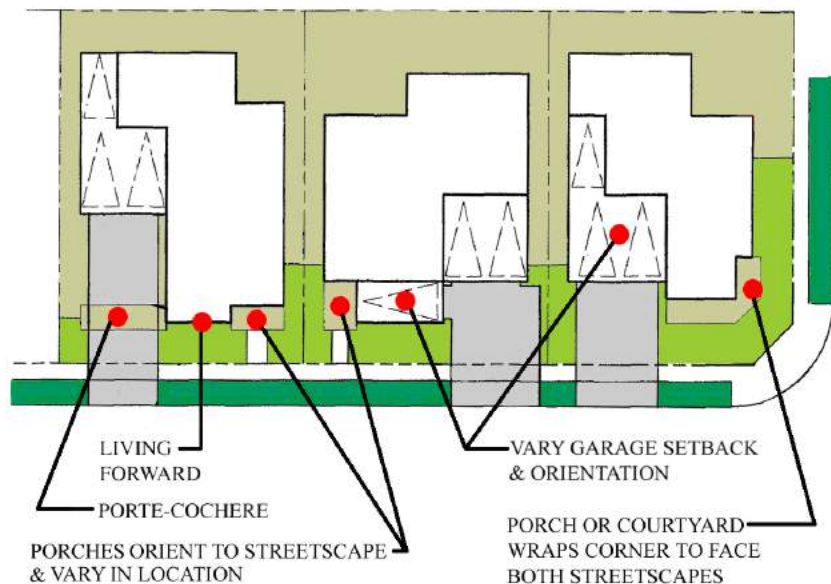
Porch

6.2.1.7 Corner lots and critical edges shall receive special attention by providing architectural and/or landscape enhancements.

- Variety is crucial to the success of Rich-Haven's streetscape, and enhanced architectural edge patterns are imperative in achieving that variety. Many lots in Rich-Haven are located on critical edges and/or front the street on two or even three sides. These elevations require additional architectural enhancements, varied setbacks, and building breaks that might normally be reserved for front elevations.
- More than 50% of corner lots must be plotted with a single story home, assuming a one story home is offered as a standard home. If not, a one story element of a two story home must be plotted adjacent to the more traveled street.
- Enhanced architecture shall be oriented to the street so that interactive elements along critical edges create a human scale and are consistent with the architectural style of the house. Interactive elements are those that orient the home to the street and engage it with the neighborhood. (Please see the table on the next page for appropriate locations of interactive elements)

These elements include, but are not limited to the following:

1. porches
2. wrap around porches (at corners and critical edges)
3. verandahs
4. porte cocheres
5. balcones
6. decks
7. porticos
8. trellises
9. arbors
10. courtyards





- The quality design and orientation of interactive elements provide “eyes on the street” and contribute to pedestrian safety, a sense of place and activity, and neighborhood socialization. As a guideline, each house plan in a collection must contain at least one interactive element at the street elevation, with corner homes and homes on critical edges to have an additional interactive element on the side or rear elevation adjacent to that edge. The following locations shall be considered a critical edge:

- Neighborhood Entries
- Theme Streets
- Paths, Parks, Open Spaces and School Sites
- Roundabouts and Theme Intersections
- Alleys and Common Drives

| Locating Interactive Elements              | Porches | Wrap Around Porches (at corner conditions) | Verandahs or Patios | Porte-Cocheres | Balconies | Decks | Porticos | Trellises | Arbors | Courtyards |
|--|---------|--|---------------------|----------------|-----------|-------|----------|-----------|--------|------------|
| Neighborhood Entries                       | X       | X  | X                   | X              | X         | X     | X        | X         | X      | X          |
| Theme Streets                              | X       | X  | X                   | X              | X         | X     | X        | X         | X      | X          |
| Paths, Parks, Open Spaces and School Sites |         |  | X                   |                | X         | X     |          | X         | X      | X          |
| Roundabouts and Theme Intersections        |         | X  | X                   |                | X         | X     |          | X         | X      | X          |
| Alleys and Common Drives                   | X       | X  | X                   |                | X         | X     |          | X         | X      | X          |

- Any elevation adjacent to a critical edge shall require additional architectural enhancement along with the required interactive elements. Refer to Section 6.2.4 for details appropriate for each architectural style. Architectural enhancements at critical edges shall meet or exceed the following:
  - The use of additional finish materials and/or colors other than monochromatic stucco as appropriate for the architectural style, such as stone, brick, or siding.
  - Window and Door enhancements of divided light patterns and trim or recesses appropriate for the architectural style
  - Varied setbacks and building breaks.



Wrap material, gable end treatment and window detailing to side elevation where required.

## 6.2.2

## ARCHITECTURAL CONFIGURATIONS

An architectural configuration is defined by the placement of the residential entry, orientation of the garage, and respective density. Prototypes are attached or detached product types relative to a specific architectural configuration. The use of multiple configurations and prototypes is required to achieve the desired variety across the community. Additional prototypes may be proposed or existing prototypes amended, subject to Planning Department review and approval. For detailed requirements and conditions specific to each prototype, refer to Section 5.4.2. The list of prototypes has been repeated below for reference.

- Conventional 7,200 SF Single Family Detached
- Conventional 4,500 SF Single Family Detached
- Conventional 2,700 SF Single Family Detached
- Two-Pack or "Z" Lot Single Family Detached
- Alley Loaded Single Family Detached
- Courtyard Single Family Detached Lots
- Cluster Single Family Detached
- Duplex/Triplex
- Row Town Homes
- Courtyard Town Homes
- Tuck Under Town Homes
- Tuck Under Apartments/Condominiums
- Wrap Apartments/Condominiums
- Podium Apartments/Condominiums

## 6.2.2.1 General Design Elements and Objectives

The following principles apply to all residential product types within Rich-Haven, regardless of lot size and architectural style:

- Create off set or articulated wall planes for front and rear elevations.
- Create the opportunity for front & rear single story elements or, in the case of higher density prototypes, reduce or 'step-down' the massing at key focal areas and intersections.
- Utilize roof hips, dormers, staggered gables, etc. to vary roof forms and create visual interest.
- Create the opportunity for usable outdoor spaces with front porches, courtyards, decks or balconies.
- Diversify the orientation and placement of porches, residential entries, and garages.
- Provide full architectural treatment & finish to any elevation facing a public street, park, or open space.
- For single family detached prototypes, a variation of at least 5'-0" in lot width or building frontage shall define a prototype.
- Consider dedicated plans or elevations for key entry, corner, or end locations. Corner plans or elevations could include multiple or "wrap around" porches, alternate garage locations/access, etc.
- All trash enclosures shall meet or exceed the City's requirements in addition to the following:
  1. Trash enclosures that are viewable from public areas should be adequately screened and constructed of materials complementary to the adjacent architecture.
  2. Trash enclosures, parking areas and service areas should be screened from adjacent residential neighborhoods.
  3. Where possible, trash enclosures should be:
    - Located to provide convenient access to residents and service providers. Attention should be paid to the proximity of adjacent residential entries, balconies, patios and yard areas.
    - Adjacent to main or major entries, but not as their "focal point."
  4. Screening may occur in the form of masonry walls, landscaping, trellises and/or other landscape or hardscape elements subject to City approval. Screening shall also mitigate overhead views from residents of adjacent buildings. The proposed height of the screen shall be adequate to fully obscure the view of the service area.

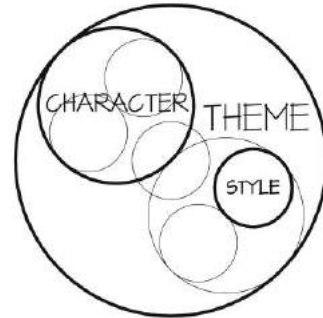
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## ARCHITECTURAL THEMES

Overarching architectural themes combine compatible historic characters to create harmony within and between neighborhoods. Each character is defined by its historic influences and common features, but has distinct architectural styles associated with it. This architectural hierarchy of a style within a character within a theme is shown in the diagram at right. Rich-Haven has three diverse architectural themes that are based on the successful and dominant historic styles found in Ontario: Spanish, European and American.

### 6.2.3



#### 6.2.3.1 Use of Architectural Themes

In **Low Density neighborhoods**, the use of multiple themes with a range of styles is required. This approach creates variety in the massing, scale, proportions and materials, which is appropriate to the scale of the street scene. It also reflects the diversity found in the city's historic neighborhoods.

**Small Lot, Medium Density and High Density neighborhoods** shall utilize only one architectural theme of compatible architectural styles and characters. This approach creates the compatibility necessary to address the intensity, scale, and massing associated with medium and high-density prototypes in these neighborhoods.

#### 6.2.3.2 Architectural Compatibility

Styles may be compatible with multiple themes when they have one or more of the following criteria in common:

- **Styles have common historic influences.** Characters that evolved from similar eras and regions of the world will have similar characteristics. For example, the European Cottage and the Tudor/English Country characters both originated from Western Europe and are characterized by steeper roof pitches, stone or brick accents and multi-paned windows and are therefore both part of the European theme.
- **Styles utilize similar materials.** Styles that grew from a variety of eras and regions can still have similar materials. For example, the Craftsman Bungalow character and the American Traditional character have different influences, but both will have flat tile roofs, siding and/or shingle feature walls, and may have brick accents; they are therefore both part of the American theme.



## 6.2.3.3 Architectural Compatibility Matrix

Selection of architectural styles for development shall be based on compatibility. Compatible architectural styles are identified on the following matrix.

## Specific Plan Architectural Characters

| COMPATIBILITY | THEMES   | ARCHITECTURAL<br>STYLES |   | Early<br>California |          | Spanish<br>Eclectic |         | European<br>Cottage |                          | English<br>Country |       | Craftsman<br>Bungalow     |                        |                     |                                | American<br>Traditional |          |                |              | Ranch             |                  |                     |
|---------------|----------|-------------------------|---|---------------------|----------|---------------------|---------|---------------------|--------------------------|--------------------|-------|---------------------------|------------------------|---------------------|--------------------------------|-------------------------|----------|----------------|--------------|-------------------|------------------|---------------------|
|               |          |                         |   | Spanish Colonial    | Monterey | Mediterranean       | Mission | French Eclectic     | Richardsonian Romanesque | Tudor              | Stick | Craftsman (Arts & Crafts) | Mediterranean Bungalow | California Bungalow | Colonial (East Coast) Bungalow | American Foursquare     | Colonial | Dutch Colonial | Neoclassical | Western Farmhouse | California Ranch | Vernacular Bungalow |
|               | Spanish  | X                       | X | X                   | X        |                     |         |                     |                          |                    |       |                           | X                      | X                   |                                |                         |          |                |              | X                 | X                | X                   |
|               | European | X                       |   | X                   |          | X                   |         | X                   | X                        | X                  | X     | X                         | X                      |                     | X                              |                         |          | X              |              |                   |                  |                     |
|               | American | X                       | X |                     | X        | X                   |         |                     |                          | X                  | X     | X                         | X                      | X                   | X                              | X                       | X        | X              | X            | X                 | X                | X                   |

- In the matrix, "X" denotes compatibility of the architectural style with a given theme.
- For common features that define the architectural styles listed in this matrix not found in these guidelines, refer to the City of Ontario's Historic Preservation Program and "A Field Guide to American Houses" by Virginia and Lee McAlester.
- This is not intended to be an all-inclusive list, but a reference for selecting compatible architectural characters and styles.
- Other styles may be considered at the discretion of the Planning Department.
- Proposed styles must meet the requirements of Section 6.2.4 and be detailed to a level equal to the examples shown therein.
- It is strongly recommended that if a different style is submitted, graphic examples of the historic style be provided for review prior to submittal.

## ARCHITECTURAL CHARACTERS

The use of historic styles in residential architecture has been popular over the years and reinforces the timeless qualities of the community and its neighborhoods. This approach is encouraged within Rich-Haven, based on the following criteria:

**Hierarchy of Architectural Elements** – Details are critical to the success of an elevation at recreating a historic style. Each detail or element outlined falls under one of two types:

- **Required items** are critical to the elevation to achieve a specific character.
- **Selected items** will help to better define the character. These elements are more distinct and create differentiation between the Styles within the same Character. Not all elements are appropriate for all designs. Applicants must work with City staff to determine which elements are most appropriate for a given elevation.

**Use of Architectural Elements** – The level of architectural detailing necessary to achieve the architectural Character is relative to the scale of a home or residential building. The use of Required and Selected elements shall be scaled based on the width of the architectural frontage. Refer to the table at right to determine the percentage of Required items and the minimum number of Selected items required that will apply to the elevation (front, side or rear) that is fronting a street or critical edge. The minimum number of Selected Architectural items may be chosen from any architectural category (Materials & Details, Entries & Porches, etc.).

**Architectural Quality** – To promote the use of quality architectural details, two of the Required Architectural items may be substituted for one Selected Architectural item. Required Landscape and Hardscape items may not be substituted. Selected Landscape and Hardscape items enhance the minimum Required landscape, and are not appropriate as a substitute for them.

**Do Not Mix Elements from Different Styles on One Elevation** – Avoid mismatching elements from one style with another, e.g. No Gothic columns with Craftsman architecture on the same home.

- Refer to the City of Ontario's Historic Preservation Program and "A Field Guide to American Houses" by Virginia and Lee McAlester for common features characteristic of a given style not found in these guidelines.
- Each style shall offer the Required Elements as described in its associated Architectural Character. However, the elevation shall exhibit the unique characteristics of its particular Style, being certain to include the requisite number of Architectural and Landscape Selected items.

**Authentic Architectural Treatment** – There shall be a consistent level of authenticity, regardless of the chosen style.

- All elements must be appropriate for the proposed elevation and are subject to approval by the City of Ontario.
- Additional or alternate Selected items may be required to create enough differentiation between styles within the same Character and Theme.

### 6.2.4

| Architectural Frontage             | Required Architectural Items | Selected Architectural Items | Selected Landscape Items | Selected Hardscape Items |
|------------------------------------|------------------------------|------------------------------|--------------------------|--------------------------|
| Fifty Feet or Greater (≥50')       | 100%                         | 4                            | 2                        | 2                        |
| Forty Feet or Greater (40' - 49')  | 90%                          | 4                            | 2                        | 2                        |
| Thirty Feet or Greater (30' - 39') | 80%                          | 3                            | 1                        | 1                        |
| Less than Thirty Feet (<30')       | 70%                          | 3                            | 1                        | 1                        |

- Refer to Section 6.2.1.7 for additional criteria on Corner Lots and Critical Edges.

- High Intensity Attached prototypes are subject to 75% of required architectural items.

### Historic Background

The Early California character is reminiscent of some of the earliest houses in the United States, located in formerly Spanish Territories. This rural character includes the Spanish Colonial and Monterey styles. Early California homes are defined by rustic details and simple forms that define a central courtyard. These humble homes in remote outposts often began as only one room, and grew over time. The few decorative details can be found in the porches and balconies, window and door treatments, and courtyards.

Landscape in the Early California character tends to be minimal in design and focused on efficient useable space. Landscape design emphasizes planes, geometric shapes, and formal layouts. Planting is Mediterranean or California Native and consists of generally drought-tolerant plant material.

### 6.2.4.1 Early California Character

#### 6.2.4.1.1 Architectural Styles

Early California styles include, but are not limited to:

- Spanish Colonial
- Monterey

#### 6.2.4.1.2 Architectural Massing & Proportion

Required:

- Boxy and simple massing, can be symmetrical or asymmetrical.
- Proportions were more horizontal and humble than vertical and imposing.

Selected:

- Plan designed around an interior courtyard.
- Rambling floor plans with separate roof forms for each element.

#### 6.2.4.1.3 Architectural Materials & Details

Required:

- Stucco with smooth to light lace texture – specialty textures to be reviewed by City staff.
- Trim can be either stucco or timber.
- Simple, expressive detailing devoid of excessive ornamentation.
- Simple wrought iron work in balconies, window grilles, handrails, doors, gates, hardware and fences.

Selected:

- First and second stories can be of different materials as seen in the Monterey style, utilizing a combination of brick and stucco or stucco and siding.
- Heavy timber detailing (beams, out-lookers, posts) in either wood or wood-like foam.
- Simple rustic shutters.



Conventional Single Family Detached prototype depicting the Early California style.



## 6.2.4.1.4 Entries & Porches

Required:

- Long narrow porches or recessed front door.
- Porch roof supported by heavy timber posts or large stucco columns.
- Decorative light fixtures, wall and/or ceiling hung.

Selected:

- Square columns are preferred over round, but all columns are encouraged.
- Entry Courtyards with relationship to interior spaces.

## 6.2.4.1.5 Doors & Windows

Required:

- Multi panel doors with little or no glass and sidelights or transoms.
- Windows are vertically oriented.
- Raised Panel entry doors.
- Recessed feature window and door openings.

Selected:

- Roofed or open balconies with either wood, wrought iron or wood rails.
- Arched top doors.
- Gates.



Walled Entry Courtyard.



Heavy Timber deck.



Simple Massing with Modest Wrought Iron Accents at Balcony and entry Awnings.



Heavy timber Deck Overlooking Entry Courtyard below



Arched feature window.



Porch with heavy timber detailing.



Simple roof forms with exposed rafter tails, porch with shed roof.

#### 6.2.4.1.6 Roof Forms & Materials

Required:

- Predominantly gable and shed roof forms, with minimal hips.
- Open eaves, not boxed.
- Fascias may either be stucco or wood.
- Clay or concrete – Barrel or “S”.
- Low-pitched roofs (3:12 – 5:12).
- Simple gable end accents of stucco or tile vents.

Selected:

- Eaves often with simple, rustic rafter tails.
- Boosted tiles add to authenticity.
- Extended eaves over windows with heavy timber bracing or brackets.
- Board and batten or siding at gable ends can be seen in the Monterey style.

#### 6.2.4.1.7 Color

Required:

- Stucco - White, Eggshell or other light earth tones.
- Roof Tile – Earthy reds, browns and terra cotta tones.

Selected:

- Trim (Wood) – Earth toned dark.
- Trim (Stucco) – Darker than stucco, lighter than wood trim.
- Entry Doors and other Accents – Bright accent colors to be consistent with historic precedent.



Contrasting dark brown fascia and window trim with pale stucco body and red “S” tile roof.



Low pitched gabled roof forms with simple pipe detailing at gable ends.

## 6.2.4.1.8 Landscape

### Required:

- Plant types shall be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Plant Color Palette shall coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees shall be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas shall contain 75% shrub, 25% groundcover coverage with 5 gallon shrubs spaced at 3' O.C., 1 gallon shrubs spaced at 2' O.C., and flattened groundcovers spaced at 12" O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawns shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Simple landscape layouts utilizing defined edges.

### Selected:

- Tree quantities to exceed minimum requirements.
- Additional plant species over the minimum to include flowering trees and/or shrubs and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

## 6.2.4.1.9 Hardscape

### Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving material shall be concrete (broom finish) or decomposed Granite.
- Colors and finishes shall be compatible and/or harmonious with adjacent architecture.

### Selected:

- Enhanced concrete finish to be sandblasted, acid etched, and/or integrally colored.
- 3' high maximum decorative landscaping walls and pilasters of smooth or fine stucco plaster finish.
- Details and accents to include clay pots and wrought iron ornamentation.
- Multiple paving materials and/or finishes.

#### Historic Background

The Spanish Eclectic character is influenced by Italian, Moorish, Gothic, Byzantine and Renaissance detailing found in Spain and Portugal. This character includes the Mediterranean and Mission styles. It is enhanced with more elaborate ornamentation as seen in Mexico than its more modest Early California precedents. The entire history of Old and New World Spanish architecture influences this character's unusually rich and varied decorative treatments. The Spanish Eclectic character gained popularity and validation primarily after the Panama-California Exposition in San Diego in 1915. Bertram Goodhue adapted the richness of Spanish architecture in Latin America, going beyond the California "Mission" style, and demonstrated that this character could withstand academic and professional scrutiny and be worthy of its own place in architectural history.

Landscaping for the Spanish Eclectic character introduces rich hardscape materials and details, as well as a varied and ornamental planting palette. Layouts can be either formal or informal and utilize clay tile paving and decorative ceramic tile inserts. Planting is used for its form and color as well as its function and provides colorful accents throughout the living space.

#### 6.2.4.2 Spanish Eclectic Character

##### 6.2.4.2.1 Architectural Styles

Spanish Eclectic styles include, but are not limited to:

- Mediterranean
- Mission

##### 6.2.4.2.2 Architectural Massing & Proportion

Required:

- Asymmetrical massing.
- Often combining one story elements on a two story home.
- Most commonly L-shaped or rambling floor plan.

Selected:

- Round turret or tower elements.

##### 6.2.4.2.3 Architectural Materials & Details

Required:

- Stucco with smooth to light lace texture – specialty textures to be reviewed by staff.
- Trim can be either stucco, cut stone or timber.
- Ornate low-relief carvings, highlighting arches, columns and window surrounds.
- Decorative wrought iron in balconets, window grilles, handrails, doors, gates, hardware and fences.

Selected:

- Shutters with appropriate decorative wrought iron hardware such as shutter dogs, straps, clavos and/or hinges.
- Sculpted wing walls.
- Clay tile (or other materials, similar in appearance) vents, guardrail in-fills and/or screens.
- Niches or stucco recesses.
- Ceramic tile insets, coping or edges.



Conventional Manor Home prototype (triplex with front and side garage access) depicting the Spanish Eclectic style.



## 6.2.4.2.4 Entries & Porches

Required:

- Arcaded porches or recessed front door.
- Porch roof supported by large columns with arches (half round, elliptical or eyebrow) between columns.
- Decorative light fixtures, wall and/or ceiling hung.

Selected:

- Square columns are preferred over round, but all columns are encouraged.
- Entry Courtyards.

## 6.2.4.2.5 Doors & Windows

Required:

- Multi panel doors with little or no glass and sidelights or transoms.
- Windows are vertically oriented.
- Raised Panel entry doors often emphasized by columns, pilasters, or patterned tiles.
- Arched and recessed feature window, of half round, parabolic or elliptical shape.

Selected:

- Roofed or open balconies with either wood, wrought iron or wood rails.
- Arched top doors.
- Gates.



Round turret or tower with recessed front door.



Recessed entry and windows, decorative wrought iron detailing at awnings.



Round turret with arched entry door.



Arched recessed porch and shaped parapets.



Porch of large stucco columns with arches.



Recessed windows, wrought iron balcony accent and arcade.



Low pitched gabled roof with simple recess at gable ends and cementitious window and door surrounds.



"S" tile roof with open eaves accentuated by decorative eave treatment and tile venting.



Tight rake with no exposed fascia, recessed feature window and decorative chimney cap.

#### 6.2.4.2.6 Roof Forms & Materials

Required:

- Predominantly gables with occasional hips and parapets.
- 12" or tight eaves.
- Tight rakes, often with no fascia exposed.
- Fascias may either stucco or wood.
- Clay or concrete – Barrel or "S".
- Low-pitched roofs (3:12 – 5:12).
- Decorative gable end treatments of stucco recesses, tile vents and/or wrought iron accents.

Selected:

- Rakes with scalloped detailing.
- Eaves with decorative stucco profile or corbels.
- Elaborate chimney caps.
- Extended eaves over windows with decorative bracing or brackets.
- Shaped dormers or parapets.

#### 6.2.4.2.7 Color

Required:

- Stucco - White, Eggshell or other light earth tones.
- Roof Tile – Earthy reds, browns and terra cotta tones.

Selected:

- Trim (Wood) – Earth toned dark.
- Trim (Stucco) – Darker than stucco, lighter than wood trim.
- Entry Doors and other Accents – Bright accent colors to be consistent with historic precedent.

## 6.2.4.2.8 Landscape

### Required:

- Plant types shall be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Plant Color Palette shall coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees shall be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas shall contain 75% shrub, 25% groundcover coverage with 5 gallon shrubs spaced at 3' O.C., 1 gallon shrubs spaced at 2' O.C., and flatted groundcovers spaced at 12" O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Simple landscape layouts utilizing defined edges.

### Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

## 6.2.4.2.9 Hardscape

### Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving material shall be concrete (broom finish) or clay tile.
- Colors and finishes shall be compatible and/or harmonious with adjacent architecture.

### Selected:

- Integral colored concrete paving with stamped tile pattern.
- 3' high maximum decorative landscaping walls and pilasters of smooth or fine stucco plaster finish.
- Details and accents to include clay pots, and/or ornamental tiles.
- Multiple paving materials and/or finishes.



Smooth stucco pilasters with ceramic tile detailing.

**Historic Background**

The European Cottage character captures natural elements and rustic materials found in medieval Europe and the United Kingdom. This character includes the French Eclectic and Richardsonian Romanesque styles. Characterized by an asymmetrical, romantic farmhouse or informal gentrified form, the character is dependant on steeply hipped and/or gabled roofs. Tower elements or sculptured swooping walls at the front elevation break up the façade to create an absence of a visually stiff cross gable. The impression offered by this character is one of timeless charm and human scale.

Landscape associated with European Cottage architecture primarily utilizes natural building materials, and informal layouts. Landscape generally consists of colorful plantings, flowering borders, vines, and deciduous trees.

**6.2.4.3 European Cottage Character****6.2.4.3.1 Architectural Styles**

European Cottage Styles include, but are not limited to:

- French Eclectic.
- Richardsonian Romanesque.

**6.2.4.3.2 Architectural Massing & Proportion**

Required:

- Asymmetrical massing.
- Vertical proportions, smaller openings.

Selected:

- Round Tower.

**6.2.4.3.3 Architectural Materials & Details**

Required:

- Trim can be either stucco, wood or clad foam/simulated wood and/or stone.
- Stucco, brick or stone exterior material combinations.

Selected:

- Shutters are predominately featured, along with appropriate iron hardware. Shutter shape to match shape of window. The use of rectangular shutters with arched top windows (and vice versa) is prohibited.
- Recessed stucco accents (pigeoniers, arched openings, etc.) with smooth stucco finish.
- Sculpted stucco walls.
- Wood siding accents.
- Wrought iron or cast stone balusters.
- Juliet style balconies of wood and/or wrought iron.



Alley Loaded Single Family Detached prototype depicting the European Cottage style.



## 6.2.4.3.4 Entries & Porches

Required:

- Recessed entry can be arched and/or have quoins and pediments.

Selected:

- Porches can be defined by stone columns or multi-columned wood posts.
- Decorative light fixtures can be ceiling or wall mounted.

## 6.2.4.3.5 Doors & Windows

Required:

- Extensive use of multi-paned glass doors (French doors).
- Single entry door, can be accented with transom or side-lights.
- Windows are vertically oriented with multi-paned accents (diamond or rectangular pattern).

Selected:

- Shallow arched windows as accents.
- Stained glass accent windows.
- Recessed or bay window as feature.
- Pot-shelves or window boxes at focal windows.



Recessed entry door with multi-paned windows and decorative light fixtures.



Windows are placed in alignment. Garage door is enhanced and recessed with shadow line even though it is located forward in plan.



Massing can be simple, steep roof pitch with a focus on a recessed entry and multi-paned windows.



Use of multi-paned dormer and bay windows.





Steep roof pitches with articulated massing and gable end venting as accents.



Siding accent at gable end, use of pot shelves and Juliet balconies to activate the street scene.



Light stucco with contrasting dark window trims and roof colors.

#### 6.2.4.3.6 Roof Forms & Materials

Required:

- Gable, hip and Dutch gable roof forms.
- Front facing gables as dominant element.
- 8:12 pitch at accent roofs.
- Gable end venting in various styles.

Selected:

- Wide variety of roof dormer forms that break the fascia, continuing the wall plane below.
- Minimal overhangs – approximately 8" with boxed eaves.
- Slate, faux shingle/shake and/or asphalt shingles are appropriate.
- Accentuated with "bell cast" or flared roof treatments at the eave.
- Metal accent roofs at bay windows or turret.
- Half stucco chimneys with stone or brick on the lower portion.

#### 6.2.4.3.7 Color

Required:

- White or off-white, tan or light gray earth tones.
- Trim colors typically contrast base color.

## 6.2.4.3.8 Landscape

### Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., 1-gallon shrubs spaced at 2' O.C., and flattened groundcovers spaced at 12" O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Informal landscape layouts.

### Selected:

- Additional plant species over the minimum to include flowering trees or shrubs, trees or shrubs with colored foliage, and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.
- Flowering borders of shrubs and perennials.

## 6.2.4.3.9 Hardscape

### Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be concrete (broom finish), decomposed Granite, Flagstone, or Cobble.
- Colors and finishes compatible and/or harmonious with adjacent architecture.

### Selected:

- Enhanced concrete finish to be sandblasted, acid etched or integrally colored with stamped Flagstone or Cobble pattern.
- 3' high maximum decorative landscaping walls and pilasters with stacked stone or cobble stone veneer.
- Details and accents to include clay pots, flower boxes, wood arbors, and/or wood trellises.
- Multiple paving materials and/or finishes.

#### Historic Background

The Craftsman Bungalow character evolved from the late 19<sup>th</sup> century English Arts & Crafts movement as a reaction against the Industrial Revolution. This movement emphasized the harmonious relationship between Nature and Man, in contradiction to the Victorian era that preceded it. California architects like Bernard Maybeck and Greene & Greene continued developing this movement with their intricate details, characterized by the use of hand finished materials, rusticated texture and Asian influence.

The Craftsman variation of the Bungalow became increasingly popular with first time home buyers in the early 20<sup>th</sup> century. They were charming, modest and the answer to homebuyers looking for inexpensive yet stylish homes. They could be constructed from kits purchased through catalogues or built by local contractors with stock plans. The Craftsman Bungalow character includes the Craftsman, Mediterranean Bungalow, California Bungalow, and Colonial Bungalow styles.

Craftsman landscape design focuses on an artistic use of natural, built, and recycled materials including stone, brick, artistic tile, and wood. Planting emphasizes form, accent, and integration with arts and crafts elements, and can take on both formal and informal arrangements.

#### 6.2.4.4 Craftsman Bungalow Character

##### 6.2.4.4.1 Architectural Styles

Craftsman Bungalow Styles include, but are not limited to:

- Craftsman (Arts & Crafts)
- Mediterranean Bungalow
- California Bungalow
- Colonial (East Coast) Bungalow

##### 6.2.4.4.2 Architectural Massing & Proportion

Required:

- Asymmetrical massing, usually one but occasionally two stories.
- Horizontal massing with deep overhangs.

##### 6.2.4.4.3 Architectural Materials & Details

Required:

- Stucco body with gable end and body accents in combinations of wood shingles, siding, board and batten.
- Wood porch rails.

Selected:

- Simple and large gable end vents.
- Exposed rafter tails, usually decorative.
- Smooth stucco, lapped siding or shingles.
- Foundation or wainscot accent using stone (usually river rock) or brick.
- Stone or brick with rag finished grout.



Alley Loaded Single Family Detached prototype depicting the Craftsman Bungalow style.

#### 6.2.4.4.4 Entries & Porches

Required:

- Wide and deep front porches in partial or full front massing.
- Exposed wood post and beam detailing with battered stone or brick pilaster base.
- Horizontally oriented 1x4 guard/porch rails.

#### 6.2.4.4.5 Doors & Windows

Required:

- Divided or undivided glass or multi-panel solid with side lights or transoms.

Selected:

- Windows with multi-paned upper sash.
- Wood or wood-like trim surrounds.
- Grouped or bands of windows.



Articulated and asymmetrical two-story massing, extensive shingle siding, large porch, and appropriate geometry for divided lights and multi-paned glass.



Exposed wood columns with battered stone base at porch.



Covered porch with paneled wood siding and wood trims.



Tapered posts with brick bases, grouped windows and wood detailing.



Entry door with side lights, shingle siding and wood posts with brick bases.





Low slope gabled roofs with large overhangs.



Low slope roof with large, exaggerated overhangs with wood supports and fascias.

#### 6.2.4.4.6 Roof Forms & Materials

Required:

- Low-pitched gabled roofs with the occasional shed.
- 3:12 – 4:12 roof pitch.
- Flat concrete or slate-type tile.

Selected:

- Extended eaves – 18" minimum overhang, accentuated with exposed and decorative rafter tails.
- Sculpted fascia often extends past adjacent rafter tails.
- Exposed attic vents at gable ends.
- Gabled or shed dormers.
- Triangle knee bracing on gable ends.
- Additional stick-work in gables.
- False beams under gables.

#### 6.2.4.4.7 Color

Required:

- Wide variety from light to dark with contrasting or complementary trim.



Dark Earth tones with wood gable end and heavy timber accents.



## 6.2.4.4.8

### Landscape

#### Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., 1-gallon shrubs spaced at 2' O.C., and flattened groundcovers spaced at 12" O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.

#### Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs, and annuals.
- Accent plants with sculptural forms and unique qualities.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

## 6.2.4.4.9

### Hardscape

#### Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), decomposed Granite, Flagstone, or Brick.
- Colors and finishes compatible and/or harmonious with adjacent architecture.

#### Selected:

- Enhanced concrete finish to be Sandblasted, acid etched, or integrally colored with stamped flagstone or brick pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or stone veneer and caps.
- 3' high maximum ornamental wood fencing with artistic designs.
- Details and accents to include glazed or stone pots, wood arbors, and/or hand-painted ceramic tile.
- Multiple paving materials and/or finishes.

**Historic Background**

The American Traditional character evolved from the first homes built in the New England Colonies and the plantation homes of the South. This character includes the American Foursquare, Colonial, Dutch Colonial, and Neoclassical styles. As lifestyles evolved from the one story saltbox, the need for more space and specific room functions was necessary, leading to the addition of second stories, dormers in gabled roofs and wings of smaller continuous gable forms. Details of this character demonstrate the Colonial Revival influence with the use of brick veneer and/or wood siding.

Landscape related to Traditional architecture lends itself to efficiency and durability while incorporating natural building materials and flowering accents. Planting styles originated from Colonial America and reflect pastoral landscape elements such as large evergreen and deciduous trees and large sweeps of lawn.

**6.2.4.5 American Traditional Character****6.2.4.5.1 Architectural Styles**

American Traditional styles include, but are not limited to:

- American Foursquare
- Colonial
- Dutch Colonial
- Neoclassical

**6.2.4.5.2 Architectural Massing & Proportion**

Required:

- Symmetrical facades.
- Two-story massing.

**6.2.4.5.3 Architectural Materials & Details**

Required:

- Predominantly stucco sand finish.

Selected:

- Accents of brick, horizontal siding and/or shingle.



Alley Loaded Manor Home Triplex prototype depicting the Traditional style.



Alley Loaded Single Family Detached prototype depicting Traditional style.

## 6.2.4.5.4 Entries & Porches

Required:

- Centered porch typically expressed as a projecting pediment with classical columns and front facing gable end roof.

Selected:

- Can utilize large stucco pillars, most often 4 in number, supporting a covered gallery of lighter wooden columns or open deck above.
- Open railing at porch or gallery/deck above.

## 6.2.4.5.5 Doors & Windows

Required:

- Wood paneled front door.
- Evenly spaced multi-paned windows with wood or wood-like trim.

Selected:

- Louvered shutters.
- Semi-circular front door or elliptical transom light above.



Paneled front door with arched transom above, classical columns supporting gabled porch roof.



One story massing with windows grouped to mimic French doors with side lights, gable end treated with vent.



Multi-paned windows with shutters and lap siding.



Multi-paned window in hipped dormer, extensive use of shingle siding.





Symmetrical proportions and window placement with classical portico element at entry.



Very simple and straight forward massing is successful with quality materials like wood paneling and brick veneer, colors contrast with bright white trims.



Massing can be more articulated with materials appropriate to each mass, combining stucco, siding and brick on one elevation.

#### 6.2.4.5.6 Roof Forms & Materials

Required:

- Front to back gable or hipped roof as primary roof form with secondary front facing gables or shed elements.
- Flat concrete or composition tile.
- 5:12 to 7:12 pitches with overhangs from 12" to 24".

Selected:

- Dutch gable or gambrel roof.
- Gable end venting.
- Dormers.
- Masonry chimneys.
- Wide band, frieze trim or dentils at eave.

#### 6.2.4.5.7 Color

Required:

- White with dark accents or light color with white accents.



Barn shaped roof with coloring similar to siding is accented with bright white trim and dark shutters, use of large multi-paned French doors and windows.

## 6.2.4.5.8 Landscape

### Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., 1 gallon shrubs spaced at 2' O.C., and flatted groundcovers spaced at 12" O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Large sweeping lawns.

### Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs, and annuals.
- Accent plants with sculptural forms.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

## 6.2.4.5.9 Hardscape

### Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), decomposed Granite, Flagstone, or Brick.
- Colors and finishes compatible and/or harmonious with surrounding architecture.

### Selected:

- Enhanced concrete finish to be sandblast, acid etch, or integral colored and stamped flagstone or brick pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or stone veneer and caps.
- 3' high maximum decorative fencing to be vertical wood picket or vertical tubular steel picket with ornamentation.
- Details and accents to include wood or iron trellises, and/or iron, brass, or aluminum ornamentation.
- Multiple paving materials and/or finishes.



**Historic Background**

Early California ranchers developed the first California adaptation of the Ranch styles in response to their lifestyle, available materials and environmental considerations. The Ranch character includes the Western Farmhouse, California Ranch, and Vernacular Bungalow styles. The one story profile of these homes was influenced from a variety of architectural styles from Craftsman to Spanish Colonial architecture. However, the detailing of these styles was simplified when adapted to the Ranch character. Especially popular in the 1950's and 60's, the Ranch Character is characterized by an asymmetrical plan, a low-pitched roof with moderate overhangs, and ribbon windows.

Landscape in the Ranch Character centers on efficiency, durability, and useful space. Layouts can be formal or informal, but are usually minimal in design. Planting is placed to serve a specific purpose, and often produces edible fruit, flowers, or foliage.

**6.2.4.6 Ranch Character****6.2.4.6.1 Architectural Styles**

Ranch styles include, but are not limited to:

- Western Farmhouse
- California Ranch
- Vernacular Bungalow

**6.2.4.6.2 Architectural Massing & Proportion**

Required:

- Asymmetrical plan with wide street frontage with attached garage or carport.
- Simple rectilinear forms and detailing.
- One-story massing/strong horizontal emphasis.

Selected:

- Many plans were U-shaped to emphasize interior/exterior relationships.
- Open plan blending interior & exterior spaces.

**6.2.4.6.3 Architectural Materials & Details**

Required:

- Simple, Minimalist posts and trims.

Selected:

- Board & batten or horizontal siding.
- High brick foundations/wainscots.
- Exposed truss ceilings.



Alley Loaded Micro Lot with Single Family Detached Condo prototype depicting Ranch style with exposed rafter tails, board and batten and lap siding.

## 6.2.4.6.4 Entries & Porches

Required:

- Long and continuous porches along front and/or rear facades, typically an extension of the main roof or utilizing a lower pitch that breaks into the main roof plane.
- Simple wood column and railing details.

## 6.2.4.6.5 Doors & Windows

Required:

- Wide, sliding glass doors leading out to a patio.
- Orderly window placement– without recesses.

Selected:

- Ribbon windows.
- Shutters.
- Barn door garage doors.



Simple post and beam porch breaks up two story mass.



Loaded Single Family Detached prototype with simple windows and lap siding.



Simple post and beam support at porch.



Ribbon windows.



Simple repetitive windows with minimal treatment, can have shutters.





Long horizontal gable roof, with extensive use of lap siding and brick accent at chimney.



Muted tones with bright white trim and darker accent at shutters.



Pale tones with bright white trim, use of stucco and board and batten siding break up two story massing.



Simple one story massing with long continuous porch articulating entire front façade.

#### 6.2.4.6.6 Roof Forms & Materials

Required:

- Long horizontal gable roofs of 4:12 pitch.
- Flat concrete or shake tiles.

Selected:

- Minimum 24" overhangs.
- Brick chimney.
- Exposed rafter beams.
- Dormers.

#### 6.2.4.6.7 Color

Required:

- Muted tones with brighter trim and accents.



Long continuous porch that breaks into main roof, muted stucco tones.

## 6.2.4.6.8 Landscape

### Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., 1-gallon shrubs spaced at 2' O.C., and flattened groundcovers spaced at 12" O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 2" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.

### Selected:

- Tree quantities to exceed minimum requirements
- Additional plant material over the minimum to include flowering trees and/or shrubs, and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

## 6.2.4.6.9 Hardscape

### Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), decomposed Granite, Concrete Pavers, Brick, or Cut Stone
- Colors and finishes compatible and/or harmonious with surrounding architecture.

### Selected:

- Enhanced concrete finish to be Sandblasted, acid etched, or integrally colored and stamped cut stone pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or cultured stone veneer and caps.
- 3' high maximum decorative wood fencing with horizontal members or split rail fence design.
- Details and accents to include wood or iron trellises and/or wrought iron ornamentation.
- Multiple paving materials and/or finishes.

### Historic Background

One of the many revival characters prevalent in Southern California, English Country homes recall the architecture of the English countryside. This character includes the Tudor and Stick styles. This picturesque and romantic style of steeply pitched roofs and half timbered gables became popular in the 1920's. Variations in one and two story shapes with asymmetrical facades are embellished with brick veneer.

English Country architecture lends itself to natural building materials in a more refined state such as brick and cut stone. Planting is arranged both formal and informal, but lines and edges are always well defined with hedges or a strong change in material.

### 6.2.4.7 English Country Character

#### 6.2.4.7.1 Architectural Styles

English Country styles include, but are not limited to:

- Tudor
- Stick

#### 6.2.4.7.2 Architectural Massing & Proportion

Required:

- Informal, asymmetrical massing.
- Angularity & verticality.

Selected:

- Cantilevered second floor pop-outs.

#### 6.2.4.7.3 Architectural Materials & Details

Required:

- Simulated wood or stucco trim around windows and doors, usually heavy.
- Stucco walls featuring brick or stone elements.
- Siding or half-timber accents.

Selected:

- Extensive use of brick or stone exterior finish.



Single Family Detached depicting English Country style with exterior brick and wood finish.



## 6.2.4.7.4 Entries & Porches

Required:

- Decorative light fixtures, either wall mounted or pendant.
- Covered entry, either by recess, alcove, tower or small front porch.

Selected:

- Simple posts and railings.

## 6.2.4.7.5 Doors & Windows

Required:

- Multi-paned windows.
- Articulated doors, often with multi-paned windows.
- Various window shutter shapes and forms.

Selected:

- Diamond or other specialty pattern multi-paned feature window.
- Stained glass as an accent window or in entry door.
- Entry door with diamond pattern accent window.



Covered Front porch with extensive use of brick veneer.



Turret at entry, contrasting brick veneer inlayed with half timber detailing.



Recessed entry with enhanced brick detailing and multi-paned windows.



Multi-paned window with shutters and wood trim.



Covered Entry with decorative light fixture.



Dormer with lap siding accents, contrasting light and dark earth tones.



Attached product with articulated roof massing and cantilevered pop outs.



Cantilevered second floor pop-outs with siding accents at gable ends.

#### 6.2.4.7.6 Roof Forms & Materials

Required:

- Flat concrete tile with slate or shake type appearance.
- Steep pitched gables, ends treated with half-timber detailing, trusses or substantial amounts of siding.
- 6:12 to 8:12 pitches.

Selected:

- Dormers.
- Tight rakes with extended 12" eaves.
- Large central chimneys of brick or stone.

#### 6.2.4.7.7 Color

Required:

- Light earth tone base colors with contrasting trim colors.
- Dark window trims.



Steep pitched roof with half timbered gabled end in contrasting colors.

## 6.2.4.7.8

### Landscape

#### Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., 1-gallon shrubs spaced at 2' O.C., and flatted groundcovers spaced at 12" O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 2" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Strong defined landscape edges.

#### Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs, and annuals.
- Accent plants with sculptural forms and unique qualities.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

## 6.2.4.7.9

### Hardscape

#### Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), Concrete Pavers, Flagstone, Cut Stone, or Brick.
- Colors and finishes compatible and/or harmonious with surrounding architecture.

#### Selected:

- Enhanced concrete finish to be sandblasted, acid etched, or integrally colored and stamped flagstone or cut stone pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or stone veneer and caps.
- Details and accents to include classic style limestone or concrete pots and statuary.
- Metal ornamentation made from iron, brass, bronze, or aluminum.
- Multiple paving materials and/or finishes.



## 6.3

## High Density Residential Design Guidelines

The primary goal for High Density residential elements within the Rich-Haven Regional Commercial, Mixed-Use and Stand Alone Residential Overlay District is to infuse the dynamic commercial mixed-use neighborhood with residential and pedestrian assets while providing for a range of housing types. The following principles establish the essential characteristics that will promote the support these goals.

High Density Residential components of a Mixed-Use project are intended as an extension of a dense, urban fringe project. However they are intended to capture the flavor of an all American small town lifestyle in terms of its neighborhood character and architectural charm. The architecture of these residential projects should be designed to reinforce the overall community design concept. The following design guidelines apply to high-density residential development within Planning Areas 6, 7 and 8.

## 6.3.1

## GENERAL DESIGN ELEMENTS &amp; OBJECTIVES

## 6.3.1.1 Architectural Styles

- Variety in architectural style and treatment is encouraged within and between residential product types.
- High-density single-family residential product shall follow the architectural character and plotting requirements as defined in the Residential Design Guideline section of this chapter.
- High intensity attached residential products are only subject to 75% of required items per character.

## 6.3.1.2 Mixture of Housing Types

- Interesting residential streetscapes shall be designed.
- In a given high density planning area, no more than 150 units shall be of the same prototype.

## 6.3.1.3 Projections into Required Yards

- Building articulation is encouraged as it fosters greater variety along the streetscape.
- Architectural projections may encroach a maximum of 2 feet into required front, rear or side setback areas.
- An architectural projection is defined as an element that articulates the building elevation such as media niches, bay windows, chimneys, balconies, porches, and other similar elements. Encroachments may be supported by a foundation.



## Architectural Components

### 6.3.2

#### 6.3.2.1 Building Facades

- The scale of buildings shall be broken down through the use of varied building massing and forms on a single structure.
- Buildings shall incorporate offsets both horizontally and vertically, minimizing expansive uninterrupted wall planes.
- No more than one third (1/3) of the front façade may comprise a single wall plane.
- Horizontal or vertical offsets shall be 2' minimum.

#### 6.3.2.2 Roof Forms

- Roof treatments shall be consistent with the architectural style of the building.
- Variety in roof forms, ridge heights and direction of gables is required in order to avoid monotonous roof lines along master planned streets and paseos.
- Roof slopes and overhangs shall be consistent with the architectural style of the building.
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.

#### 6.3.2.3 Roof Materials

- A variety of roof materials is encouraged throughout the High Density development in order to avoid a monotonous roof-scape appearance.
- Roof materials shall be compatible with the architectural style of the residence as indicated on the architectural checklist for each style.
- Fascias may be either stucco, wood, or tile. If wood is used, it shall be stained or painted.
- Skylights are permitted, but shall be designed as an integral part of the roof. White "bubble" skylights are not permitted. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.
- Permitted roof materials are limited to concrete or clay barrel tile, flat concrete or slate tile, simulated wood shakes and asphalt shingles (on Federalist, Cape Cod or similar style where shingles were traditionally appropriate).
- Copper or metal details and accents may be used on a limited basis. When used, they shall have a matte finish to minimize glare.



Varied building massing and form in a single structure.



## 6.3.3

## Architectural Features &amp; Accents

**6.3.3.1 Windows**

Principal windows, with recess, surround, enhanced header/sill, window grouping, or other decorative features for shadow, depth and detail, are required on all elevations. Features such as 12" deep pot-shelf with roof element and corbels can define principal windows and greatly enhance elevations.

All other windows and openings shall be trimmed or otherwise treated.

- Stucco trim elements, when used, shall be sand or smooth finish on the first floor.
- Trim elements with 1 ½" reveal on small decorative windows are encouraged.
- Trim shall be of different color or material than principal wall treatment.

**6.3.3.2 Garage Doors**

- All garage doors on front elevations shall be recessed 12" or be surrounded with 12" minimum pop-outs.
- Door lights, when used, shall be appropriate to the architectural style of the building.
- On court streets, drive aisles, or common drives, the face of garage doors shall be recessed a minimum of 6" or be surrounded with 6" minimum pop-outs.

**6.3.3.3 Front Doors and Entries**

- Entries for direct access prototypes shall provide a focal point to each residential unit and shall be sun protected with overhangs, recesses, porches, or trellises.
- Common entries shall be well articulated and identifiable for pedestrian and vehicular users.

**6.3.3.4 Courtyards**

- Courtyards are encouraged and, when used, shall appear as an extension of the architecture of the main building.
- Courtyard walls shall be finished to match the building and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents as appropriate to the architectural style of the building.

**6.3.3.5 Balconies**

- Balconies shall be designed to be in scale and proportion with the architecture of the adjoining building.
- Covered or trellised balconies are preferred.
- Scuppers or internal drains are required on all balconies for drainage.
- Balcony supports shall be proportional to porch size.
- Balconies may encroach into setbacks a maximum of 36 inches.

## 6.3.3.6 Chimneys

- Chimneys, when provided, shall be compatible in design, material, and color with the adjoining building.
- Chimneys caps shall be compatible with the architecture of the building. Vents
- 'B' type vents for gas appliances, water heaters, and heating units shall be painted to match the adjacent material. Such elements shall be located to minimize visual impact to building elevations.

## 6.3.3.7 Exterior Stairs

- Exterior stairs must be designed as an integral part of the architecture. Stairs are included in the setback calculation and must remain within the building envelope, as defined by an outermost wall and/or roof.
- Stair guardrail design must be consistent with the architecture of the building.

## 6.3.3.8 Awnings

- Awnings must be designed as an integral part of the architecture.
- Unacceptable awning treatments include: metal louvers (except Bermuda style shutters, or those consistent with architectural style) or untreated fabric. Project names, texts, or logos are acceptable as decorative awning treatments, however not as primary signage.

## 6.3.3.9 Mechanical Equipment

- No mechanical equipment (air conditioning/heating units, etc.) shall be mounted on, or attached to, any sloped roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment screened.
- Ground mounted air conditioning units must be screened by walls at least 6" higher than the unit(s) and located away from pedestrian paths and project amenities.
- Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.

## 6.3.3.10 Meters

- Natural gas meters shall be grouped and screened behind walls or hedges. Builders shall contact the gas company for minimum clearances.
- Electrical meters located on exterior street elevations shall be ganged and located behind doors. Builders shall contact the power company for minimum clearances.
- Screen walls and electrical enclosures shall be designed integral to the project's architecture.

**6.3.3.11 Solar Panels**

- Panels shall be mounted directly to a sloped roof plane and be integral to the roof design.
- Roof mounted solar panel equipment shall be similar to the roof in color and appearance and have a reflectivity value of 20% or less.
- Non-camouflaged solar panel equipment shall be located behind parapet walls of equal height to the equipment.
- Frames shall be colored to compliment the roof. Mill finish aluminum frames are prohibited.
- Support solar equipment shall be enclosed and screened from view.

**6.3.3.12 Satellite Dishes**

- All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot must be submitted for review and is subject to the CCR's and all federal regulations.

**6.3.3.13 Gutters and Downspouts**

- Exposed gutters and downspouts, when used, shall be colored to match/compliment the surface to which they are attached.

## ACCESSORY STRUCTURES

### 6.3.4.1 Clubhouse and Recreation Buildings

- Clubhouses, recreation buildings, and other support buildings shall match the architectural style and detailing of the residential buildings.

### 6.3.4.2 Storage Buildings

- Storage buildings must have the same level of architectural detailing as the residential buildings within the project.

### 6.3.4.3 Detached Garages

- Detached garages must use a similar roof treatment and building material as the residential buildings they serve.
- Six-car detached garage structures are preferred as a maximum.
- Detached garage structures with more than six parking spaces shall have a minimum 2' garage door offset within the length of the structure.

### 6.3.4.4 Carports

- Design, including materials, roofing, screening and color, shall match project style and design.
- Carport length shall not exceed the width of 8 parking spaces.

### 6.3.4.5 Parking Structures

- Parking structure facades, where exposed to streets or to project active common open space areas, shall be compatible with building architecture; preferably building architecture should wrap in front of the garage.
- Pedestrian access to parking structures shall be clearly delineated.
- Pedestrian entryways shall be separated from auto circulation, where feasible.
- Pedestrian access for tenants, residents, and guests, where applicable, shall be combined in the same entry.
- Parking spaces, open or enclosed, shall be no less than 9 feet wide by 19 feet deep. Compact parking shall be allowed at dimensions of 8 feet wide by 15 feet deep, and not comprise more than 25% of the total parking spaces.
- Elevators/stairways/exits shall be clearly marked for ease of pedestrian use.
- Reserved/Guest parking, as applicable, shall be marked on the stall or by placard.
- Tandem parking configurations are allowed for tenants, t may include one standard and one compact stall.





**6.3.4.6****Trash Enclosures**

- Trash enclosures shall be constructed of concrete masonry units finished similar to buildings in the development.
- All trash enclosures shall have opaque metal gates that are designed consistent with the development.
- Each trash enclosure shall have a lighted access that meets federal accessibility standards.

## Neighborhood Criteria

The community of Rich-Haven is a composition of 8 planning areas with 3 unique residential districts and one mixed use district. Each district is defined by an overall architectural theme. Densities increase from North to South with the lowest densities in Rich-Haven North and the highest densities in the Mixed Use District. Refer to Figure 3.1 Land Use Plan for Planning Area Allocations.

### Rich-Haven North

Planning Areas: 1a – 1f  
Primary Architectural Theme: Spanish  
Minimum Number of Floor Plans: 3 per model complex

- Select a minimum of one style from the Primary Character:
  - Spanish Eclectic Character
- Additional styles shall be selected from the following Secondary Characters:
  - American Traditional Character
  - Early California Character
  - English Country Character

Note: Within Planning Areas 1a – 1f a, a minimum of 80 lots of 7,200 sf or greater lot area are required.

For other potentially compatible styles refer to the Architectural Compatibility Matrix in Section 6.2.3.3.

#### Landscape Palette:

- Street Tree: Rhus lancea –Laurel Sumac (tree standard)
- Plant Palette: See Community Plant Matrix, Section 7.7
- Planting color scheme: Warm – Red, orange, and yellow flowering plants. Foliage can be dark green, medium green, yellow-green, or grey.

### Rich-Haven Central

Planning Areas: 2 through 4a – 4c  
Primary Architectural Theme: American  
Minimum Number of Floor Plans: 3 per model complex

- Select a minimum of one style from the Primary Character:
  - American Traditional Character
- Additional styles shall be selected from the following Secondary Characters:
  - Craftsman Bungalow Character
  - Spanish Eclectic Character

For other potentially compatible styles refer to the Architectural Compatibility Matrix in Section 6.2.3.3.

## 6.4

## Landscape Palette:

- Street Tree: Podocarpus gracilior – Fern Pine (tree standard)
- Plant Palette: See Community Plant Matrix, Section 7.7
- Planting color scheme: Warm – Red, orange, and yellow flowering plants. Foliage can be dark green, medium green, yellow-green or grey.

**Rich-Haven South**

Planning Areas: 5

Primary Architectural Theme: European

Minimum Number of Floor Plans: 3 per model complex

- Select a minimum of one style from the Primary Character:
  - English Country Character
- Additional styles shall be selected from the following Secondary Characters:
  - French Eclectic Style
  - Richardsonian Romanesque Style
  - Craftsman (Arts & Crafts) Style
  - Mediterranean Bungalow Style

For potentially compatible styles refer to the Architectural Compatibility Matrix in Section 6.2.3.3.

## Landscape Palette:

- Street Tree: Cercis Canadensis – Eastern Redbud (tree standard)
- Plant Palette: See Community Plant Matrix, Section 7.7
- Planting color scheme: Cool – Blue, Lavender, Peach, and White flowering plants. Foliage can be dark green, medium green, or grey.

**Neighborhood Design Criteria-** Each planning area, or neighborhood, within these districts is distinguished by architectural configurations and prototypes, along with its adjacency to various amenities and public uses including parks, open space, and schools.

**Architectural Design Criteria-** Within each district the themes, groups or styles work together to mimic the historic districts of Old Ontario, including College Park and Armsley Square. To maintain compatibility, each district has an architectural and landscape character designated, identified as a Primary Character, with additional Architectural Design Criteria available from Section 6.2.3.3

**Architectural Compatibility** – The designated Architectural Design Criteria have been selected using the Architectural Compatibility Matrix (found in Section 6.2.3.3 of this document) to provide differentiation among neighborhoods. Other styles may be considered for substitution at the discretion of the Planning Department based on the matrix and the Architectural Compatibility criteria outlined in Section 6.2.3.2.

| Number of Dwelling Units | Number of Differing Floor Plans and Elevations   |
|--------------------------|--|
| 5-10                     | As required by Planning Commission   |
| 11-25                    | 2  |
| 26-50                    | 3  |
| 51-75                    | 3  |
| 76-100                   | 4  |
| Over 100                 | 4; +1 additional floor plan with 4 elevations for each additional 50 units exceeding 100 |

## PLAN/ELEVATION MIXES

The Developer/Builder can propose a change in Architectural style criteria to the Planning Department director for approval, including additional Architectural styles not currently included in the Architectural Compatibility Matrix 6.2.3.3.

**Prototypes and Floor Plan Criteria** - Refer to Section 5 of this Specific Plan for development regulations and further explanation of uses, parking, setbacks, etc. for all neighborhoods. Please refer to the table entitled “Plan/Elevation Mixes” for additional requirements on plan and elevation mixes.



