

4/5/2010

APRIL 13, 2010 COUNCIL
Continued from 3/9/10

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TO: TOWN COUNCIL

FROM: TOWN MANAGER



RE: LOT COVERAGE AND FLOOR AREA RATIO

ISSUE

Council Member Ucovich asks that the Council discuss lot coverage and floor area ratio, lot size and related topics in the Zoning Ordinance.

RECOMMENDATION

Discuss and give direction as to how Council wants to proceed.

MONEY

Costs are unknown at present. Changes to the General Plan and/or Zoning Code may require consultant assistance along with the required public hearings.

CEQA

There are no CEQA issues at this time but a CEQA determination will likely have to be made if changes are to occur in the General Plan and Zoning Code.

DISCUSSION

Lot coverage and floor area ratio (FAR) has been a continuing topic of discussion in many jurisdictions because of concern for:

1. managing and controlling the water runoff from lots with increased impervious coverage that allows less water absorption thus contributing to flooding and water quality issues;
2. control "McMansions" that may not be compatible with the surrounding neighborhood or environment;
3. Two stories are more commonly built now - answer the question should there be a smaller coverage requirement for two stories?;
4. Consider using floor area ratio (FAR) rather than lot coverage;
5. Measurements of impervious coverage is more difficult for homeowners and staff (get into definitions, accuracy of drawings etc).

A proposal was suggested with the housing element discussion to consider varying the lot sizes within subdivisions – so that smaller lots with presumably more affordable homes are included. This requires a discussion of where the Council would like to see this applied – throughout town, within the Master Plan area; whether the smaller lots must meet the requirements of the existing zoning and then larger lots must be proportionally

larger; establishing percentages of larger and smaller lots, proportional relationships of smaller to larger lots within a subdivision, etc.

Lot coverage is noted in the General Plan (see attached excerpts from the Town General Plan) and was the subject of discussions in 2002 that extended to 2003 when a change was made in maximum site coverage (noted in the attached excerpts from the Town General Plan). In the discussions that led up to the changes in 2003 the following questions or comments were made and addressed as follows in 2002.

6/25/02 Council Member Ucovich: In RS change side yard from 10 feet on each side to 15 feet on one side and 5 feet on the other side. This allows for storage on one side. Change rear yard minimum from 20 feet to 30 feet for a more useable back yard.

DISCUSSION: These are policy issues that should be discussed and determined by the Council. The following language suggested below would allow a lot owner who is building a house the flexibility to choose side setbacks of 5 and 15 feet instead of 10 and 10.

Side -- Interior (each)	10 ft; Both interior side setbacks shall total a minimum of 20 ft, provided that neither side shall be less than 5 ft
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Increasing the minimum depth of the rear yard will reduce the buildable area of each lot in the RS zoning district. The RS-7 and RS-5 single-family residential zones are proposed to allow a maximum lot coverage of 35 percent, together with required setbacks of 20 feet in the front, 10 feet on the sides (20 feet on the street side of a corner lot), and 20 feet in the rear.

If the above setback requirements are applied to a 70 by 100 foot, 7,000 square for lot (RS-7), the setbacks will provide a buildable area of 3,000 square feet; then applying the 35 percent lot coverage requirement will result in a maximum building footprint of 2,450 square feet, at least 400 square feet of which would be required for a garage (single-family dwellings are required by Chapter 13.36 (Parking and Loading) to have a minimum of two covered parking spaces of at least 10 by 20 feet each). If the rear yard requirement were increased to 30 feet, the buildable area produced by the setbacks would be 2,300 square feet, which is 150 square feet less than would be allowed by the lot coverage requirement.

If the above setback requirements are applied to a 55 by 91 foot, 5,005 square foot lot (a parcel in the RS-5 zone must be at least 5,000 square feet, and 55 feet wide), the setbacks will provide a buildable area of 1,750 square feet; then applying the 35 percent lot coverage requirement will result in a maximum building footprint of 1,751 square feet, 400 square feet of which would be required for a garage. If the rear yard requirement were increased to 30 feet, the buildable area produced by the setbacks would be 1,200 square feet, which is 551 square feet less than would be allowed by the lot coverage requirement.

If the rear yard requirements are changed as proposed, the lot coverage requirements for the RS-7 and RS-5 zones should be dropped, as they will be unnecessary.

6/25/02 Council Member Scherer: Residential coverage. Consider FARs for lots smaller than 10,000 square feet to provide for affordability, mix of styles of houses.

DISCUSSION: The draft Zoning Ordinance currently regulates building intensity in the residential zones through setback requirements, height limits, and maximum lot coverage requirements. The RS-7 and RS-5 single-family residential zones are proposed to allow a maximum lot coverage of 35 percent, together with required setbacks of 20 feet in the front, 10 feet on the sides (20 feet on the street side of a corner lot), and 20 feet in the rear.

If the above setback requirements are applied to a 70 by 100 foot, 7,000 square foot lot (RS-7), the setbacks will provide a buildable area of 3,000 square feet; then applying the 35 percent lot coverage requirement will result in a maximum building footprint of 2,450 square feet, at least 400 square feet of which would be required for a garage (single-family dwellings are required by Chapter 13.36 (Parking and Loading) to have a minimum of two covered parking spaces of at least 10 by 20 feet each).

If the above setback requirements are applied to a 55 by 91 foot, 5,005 square foot lot (a parcel in the RS-5 zone must be at least 5,000 square feet, and 55 feet wide), the setbacks will provide a buildable area of 1,750 square feet; then applying the 35 percent lot coverage requirement will result in a maximum building footprint of 1,751 square feet, 400 square feet of which would be required for a garage.

The purpose of the floor area ratio (FAR) requirements is to regulate the total floor area of a building in relation to the size of the lot on which it is proposed. Zoning Ordinance figure 8-1 (page 8-14) shows how FAR requirements are applied to a parcel, and different ways in which a building could be designed to satisfy the same FAR requirement (assuming the height limit allowed a building with as many stories shown). Relatively few California cities impose FAR requirements on residential land uses, instead relying on setbacks, height limits, and maximum lot coverage requirements to relate the size of the house to the size of the lot; however, the communities that have residential FAR requirements have typically adopted those standards because they believed that the other requirements produced houses that were too massive for their lots.

If the Town wishes to impose FAR requirements on lots of less than 10,000 square feet, the following table shows the different house sizes allowed by different FAR requirements.

Maximum Total Floor Area Allowed by FAR
(Including all stories)

FAR Requirement	5,000 sf lot	7,000 sf lot
0.20	1,000 sf	1,400 sf
0.25	1,250 sf	1,750 sf
0.30	1,500 sf	2,100 sf
0.35	1,750 sf	2,450 sf
0.40	2,000 sf	2,800 sf
0.45	2,250 sf	3,150 sf
0.50	2,500 sf	3,500 sf

NOTE: square footage includes 400 sf garage

6/25/02 Council Member Ucovich: In RS-10 change corner lot to 70 feet width and interior lot to 65 feet width. Maximum coverage to 30%. In RS-7 change lot coverage to 30%. This allows a house of 2,100 square feet.

DISCUSSION: The proposed changes are policy choices that the Council should discuss and determine. Changing the lot coverage in RS-7 would allow a maximum building footprint of 2,100 square feet; the maximum floor area of a house could be 4,200 square feet (including garage) if it were two stories.

6/25/02 Council Member Ucovich: Table 2.8. In CC and CT zones can you have 40% to 60% coverage and still have adequate parking? 40% at 3 stores is really 120% coverage.

DISCUSSION: The lot coverage requirement and parking requirements must be simultaneously applied to a proposed project, and in most cases, compliance with the parking requirements will result in less than the maximum coverage allowed unless an applicant were to propose structured parking (which is unlikely because of the high cost). A lot that is subject to a 40% coverage requirement is only allowed 40% coverage regardless of the number of separate structures or businesses on the lot.

The foregoing issues finally were decided by the Council in December 2002 as noted in the following excerpts from the minutes:

7. FAR (Floor Area Ratio) in Residential Zones

Todd Lowell, 1528 Eureka Road, stated the following

- Asked Council not to adopt FAR zoning regulations
- Setbacks that have been adopted are double the County setbacks
- coverage is also smaller here, 35%
- Would make it difficult for someone to build on a small lot

Jean Wilson, 4301 Barton Road, stated the following

- Concurs with Mr. Lowell
- Concern for affordable housing and adding FAR will not solve the issue

Following further discussion on the matter, Council decided not to consider adding FAR in residential zones.

8. Additional Comments from Councilmember Ucovich
Should the CT zone be limited to 25% coverage?

No public comment

Council agreed.

FOUR YEARS LATER

There was a breather of four years before the issue of lot coverage was brought up again. In January 2006 Council Member Ucovich submitted some information he had obtained from the internet to the Planning Commission, following up on proposals he had made to the Commission in December 2005 concerning guidelines for small lot development (see attached information). There is no record that the Planning Commission discussed the document but the information was actually a follow up to things that Mr Ucovich said at the Commission's December 2005 meeting, presumably when the Taylor Road project (next to KOA) was being discussed and approved. That project contained some housing and the record shows that Mr. Ucovich made comments on the project as follows:

Miguel Ucovich, 5911 Craig Ct, Loomis, Ca 95650

- Would like to see decorative lighting instead of proposed
- 4' mow strip should be fine
- 4th parking stall should be compact and accompanied by a shade tree instead of the town standard which is every 5 feet
- would like to see the lot in the NE corner abandoned and a tot lot planned for instead
- The commercial (island) should go in with Phase II
- Architectural design should be changed and made to look nice and less monolithic
- Problems with the traffic flow study in Appendix F.

There were no other issues on the December 2005 Planning Commission agenda that suggest the Commission discussed lot coverage beyond that noted.

Residential Designations

Residential Agricultural. Almost 2,500 acres of the nearly 4,300 acres in Loomis are designated Residential Agricultural, in two primary areas: the western-most portions of the Town, north of I-80, and approximately 80 percent of the land area in the Town south of I-80. This land use designation is key in maintaining the rural character of Loomis, and is appropriate for agricultural uses such as orchards, nurseries and vineyards, cattle grazing, and very low density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.

The maximum density in this designation is 4.6 acres per dwelling unit, and 4.6 acres is also the minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35 feet, and structural development shall not exceed 20 percent of lot coverage. (The Zoning Ordinance may provide for greater coverage on existing legal nonconforming parcels that are significantly smaller than the 4.6-acre minimum.)

Residential Estate. Approximately 475 acres are designated in the Residential Estate land use designation, located in four separate areas: at the northeastern edge of Town; along both sides of Bankhead Road from just north of I-80 to north of Saunders Avenue; south of Brace Road and southeasterly of I-80; and immediately northeast of the intersection of Barton and Rocklin Roads. Like the Rural Agricultural land use designation, appropriate land uses include agricultural uses such as orchards and vineyards, cattle grazing, and very low density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.

The maximum density in this designation is 2.3 acres per dwelling unit, and 2.3 acres is also the minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35 feet, and structural development shall not exceed 20 percent of lot coverage. (The Zoning Ordinance may provide for greater coverage on existing legal nonconforming parcels that are significantly smaller than the 2.3-acre minimum.)

Rural Residential. The Rural Residential designation comprises approximately 278 acres, and is located in five areas: along King Road around its intersection with Bankhead; in a larger area along Saunders Road northwesterly of the railroad right-of-way; in a small area on the south side of Brace Road a short distance east of I-80; the St. Francis Woods subdivision south of Rocklin Road at the western Town Boundary; and at the north central area of the Town along Humphrey Road. Agricultural uses are also appropriate on these parcels, although the keeping of large animals should occur only on parcels of one acre or larger. As in the other lowest-density residential designations, proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.

Residential uses are limited to a maximum density of one dwelling unit per acre, and one acre is also the minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35 feet, and structural development shall not exceed 20 percent of lot coverage.

Residential - Low Density. This land use designation is applied to 12 acres in two areas: an existing, built-out single-family neighborhood along Mareta Lane, and to several larger parcels on the north side of King Road between Taylor Road and I-80. This designation is intended for single-family homes, and related, compatible uses.

Residential uses are limited to a maximum density of one dwelling unit per one-half acre, and one-half acre is also the minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35 feet, and structural development shall not exceed 40 percent of lot coverage.

Residential - Medium Density. This single-family residential land use designation is applied to approximately 330 acres, including: the Sunrise Loomis neighborhood and adjacent areas on the west side of Humphrey Road and south of King Road; two areas on the north and south sides of King Road between Taylor Road and I-80; and an area on the north and south sides of Brace Road between Sierra College Boulevard and I-80.

This land use designation may accommodate residential use at densities ranging from two to six dwelling units per acre, with the appropriate minimum parcel size for proposed subdivisions determined by the Zoning Ordinance. Building heights are limited to two stories or 30 feet, and structural development shall not exceed 50 percent of lot coverage.

Residential - Medium-High Density. These residential areas encompass approximately 94 acres in two locations adjacent to the downtown core, and are intended to accommodate smaller lot single-family residential development, and lower density multi-family development including duplexes.

This land use designation may accommodate residential use at densities ranging from six to 10 dwelling units per acre, with the appropriate minimum parcel size for proposed subdivisions determined by the Zoning Ordinance. Building heights are limited to two stories or 30 feet, and structural development shall not exceed 60 percent of lot coverage.

Residential - High Density. This multi-family residential designation is applied to a single area on the south side of Brace Road, east of Sierra College Boulevard. Residential use may be approved at densities ranging from 10 to 15 dwelling units per acre, with the appropriate minimum parcel size for proposed subdivisions determined by the Zoning Ordinance. Building heights are limited to two stories or 30 feet, and structural development shall not exceed 60 percent of lot coverage.

Commercial and Other Designations

Office and Professional. The Office and Professional designation encompasses approximately 24 acres in three locations: on the south side of King Road west of Swetzer Rd.; on the north side of King Road east of Taylor Road; and on the north and south sides of King Road at I-80. This designation is intended for general business offices, professional and medical offices. Real estate and financial offices, and other similar uses may also be allowed. Residential uses may be allowed as part of mixed use structures. Building heights are generally limited to two stories or 30 feet, and structural development shall not exceed 35 percent of lot coverage. The density of residential uses in mixed use projects may range from two-to-10 dwellings per acre.

Table 3-1 - General Plan Land Use Categories, Maximum Density And Intensity (1)

Land Use Category	Maximum Residential Density (2)	Building Intensity		
		Maximum Height	Maximum Site Coverage	Maximum Floor Area Ratio (FAR)
Residential Agricultural	1 d.u./4.6 acre	2 stories/35 ft.	20%	N.A.
Residential Estate	1 d.u./2.3 acre	2 stories/35 ft.	20%	N.A.
Rural Residential	1 d.u./acre	2 stories/35 ft.	20%	N.A.
Residential - Low Density	2 d.u./acre	2 stories/35 ft.	25%	N.A.
Residential - Medium Density	2 - 6 d.u./acre	2 stories/30 ft.	35%	N.A.
Residential - Medium High Density	6 - 10 d.u./acre	2 stories/30 ft.	40%	N.A.
Residential - High Density	10 - 15 d.u./acre	2 stories/30 ft.	50%	N.A.
Office & Professional	2 - 10 d.u./acre in mixed-use projects	2 stories/30 ft.	35 - 60%	N.A.
General Commercial	2 - 10 d.u./acre, as allowed by specific area policies	2 stories/35 ft.	25 - 50%	N.A.
Town Center Commercial	15 d.u./acre in mixed use projects	3 stories/35 ft.	35 - 60%	0.25 - 1.60
Tourist/Destination Commercial	2 - 10 d.u./acre in mixed-use projects	3 stories/45 ft. (3)	25%	N.A.
Business Park	N.A.	2 stories/30 ft.	35 - 60%	N.A.
Limited Industrial	N.A.	2 stories/30 ft.	50%	N.A.
Light Industry	N.A.	2 stories/35 ft.	50%	N.A.
Public/Quasi-Public	N.A.	2 stories/30 ft.	35 - 50%	N.A.

Notes:

- (1) See the narrative descriptions of each land use category beginning on page 21 for exceptions and additional standards.
- (2) Residential density is expressed in dwelling units (d.u.) per acre.
- (3) Building height over 35 feet in the Tourist/Destination Commercial land use category requires Fire Department approval.

13.24.050 - RS & RM district density—Parcel size—Site coverage.

The maximum allowable density, minimum parcel size requirements for new subdivisions, and maximum site coverage requirements for parcels in the RS and RM zoning districts are established by Table 2-5. The application of these requirements to property within the town is shown on the zoning map (Chapter 13.20) by means of a numerical suffix being appended to the RS and RM zoning map symbols. Each applicable suffix is shown in the “Zoning District and Suffix” column of Table 2-5.

TABLE 2-5 - RS & RM DENSITY, PARCEL SIZE, AND SITE COVERAGE

Zoning District and Suffix	Maximum Number of Dwelling Units (units) per Parcel	Minimum Lot Size			Maximum Site Coverage
		Area (net)	Width	Depth	
RS-20	1 dwelling unit. Section 13.42.270 determines whether a carriage house or second unit may also be allowed	20,000 sf	100 ft	100 ft	25%
RS-10		10,000 sf	60 ft	100 ft	30%
RS-10a		10,000 sf avg. ⁽²⁾	60 ft	100 ft	30%
RS-7		7,000 sf	60 ft	100 ft	35%
RS-5		5,000 sf	55 ft	80 ft	35%
RM-5		1 unit per 4,500 sf of site area	5,000 sf ⁽¹⁾	55 ft	80 ft
RM-3.5	1 unit per 3,500 sf of site area	3,500 sf ⁽¹⁾	50 ft	70 ft	50%

Notes:

(1) A condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of this chapter, and the total number of dwellings does not exceed the maximum density allowed by the applicable zoning district.

(2) Individual parcels may be less than 10,000 square feet provided that the average lot size for all the parcels in the subdivision is at least 10,000 square feet.

(Ord. 205 § 1 (Exh. A), 2003)

13.24.060 - RE district standards.

Subdivisions, other development and new land uses within the RE zoning district located immediately northwest of the intersection of Rocklin and Barton Roads shall comply with the following standards, as applicable.

- A. **Coordinated Planning.** The planning of proposed subdivision and development in this residential estate designation is encouraged to be coordinated among the different property ownerships.
- B. **Minimum Lot Area.** Proposed subdivisions shall be designed to provide parcels with a minimum of 4.6 acres along the Barton and Rocklin Road frontages, and a minimum of 2.3 acres when located away from Barton and Rocklin Roads.
- C. **Setbacks.** To the extent feasible, building sites should be set back from Rocklin Road and Barton Road to retain native vegetation and terrain features, and preserve the present appearance as a rural road corridor.

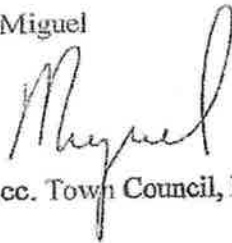
January 5, 2006

To: Planning Commission
From: Miguel Ucovich
Re: Development for small lots

Dear Members

I have attached the guidelines for small lot development that I found on the internet. These summarize the ideas that I was proposing at your last meeting. Wish I could of found them earlier to share with you before your meeting.

Miguel

A handwritten signature in cursive script, appearing to read "Miguel".

cc. Town Council, Planning Director, Town Manger

GUIDELINES FOR SMALL-LOT DEVELOPMENT

CONTENTS:

- A. PURPOSE.
- B. APPLICABILITY
- C. RELATIONSHIP WITH ADJACENT USES.
- D. INTERNAL CIRCULATION.
- E. ALLEYS.
- F. MASSING AND ARTICULATIONS.
- G. SOUND WALLS AND ENTRY FEATURES.
- H. ENTRIES, PORCHES, AND TRELLISES.
- I. FENCING.
- J. LANDSCAPING.
- K. TOT LOTS, PARKS AND OPEN SPACE.

A. PURPOSE.

The purpose of the Design Guidelines for Small-Lot Development is to provide guidelines for reviewing development in the "RS-4" Single-Family Residential Zone.

B. APPLICABILITY.

These guidelines shall be used for all development requiring a conditional use permit approval in the "RS-4" Zone. The guidelines, as tailored to a specific project, may be imposed as conditions of approval and/or may be the basis for more specific conditions of approval.

C. RELATIONSHIP WITH ADJACENT USES.

.01 Project designs should connect into the adjacent neighborhoods and provide for future connections to currently undeveloped properties via streets or pedestrian and bike paths.

.02 Projects adjacent to existing or future retail properties should provide auto, pedestrian and bicycle access to adjacent developments, coordinating with walkways and plaza locations.

.03 Projects should be designed with residences facing existing streets, eliminating street-facing rear yard fences or sound walls where appropriate, unless the traffic or acoustic impacts are significant and cannot be feasibly addressed by the

building design. Frontage roads are encouraged where appropriate and along arterial highways to discourage multiple driveways.

.04 Pedestrian, bike and visual connections should be made wherever auto connections are infeasible due to traffic, physical constraints or other considerations.

.05 Measures should be taken, such as the arrangement of second-story windows, use of opaque glass, additional landscape screening, and/or increased second-story setbacks, to ensure privacy when adjacent to existing single-family homes.

D. INTERNAL CIRCULATION.

.01 Public streets are strongly encouraged for all but the most minor streets, such as those serving fewer than six residences.

.02 At a minimum, one public street should be constructed within any small-lot development of over 11 dwelling units or one acre. This street should connect to adjacent roads or parcels at a minimum of two locations creating a through-street condition wherever feasible without creating shortcuts.

.03 Dead-end streets without cul-de-sacs are strongly discouraged.

.04 Internal street layout should provide loop circulation wherever possible.

.05 Where loop street connections are not feasible, pedestrian and bike paths may be used as shortcuts to make walking and biking more convenient.

.06 Internal street and path layouts should connect to landmarks or amenity features such as parks or community buildings, tot lots, or stands of major tree(s).

.07 Streets and paths should focus on important vistas such as community buildings, mountains, trees, or open spaces.

.08 Where private streets are used, they should generally meet public street standards, such as landscaping, sidewalks and on-street parking.

.09 Traffic calming measures, such as neckdown curbs and use of medians, should be used to increase pedestrian safety, especially at primary intersections, parks and common spaces, and tot lots.

.10 Residentially scaled streetlights, separated sidewalks with street trees within planting strips or in tree wells and accent paving at neighborhood entries and crosswalks are strongly encouraged.

.11 Streets serving more than six homes should have on-street parking and sidewalks on each side of the street.

.12 Where on-street parking is limited to a single side of the street, a sidewalk should be provided on that side.

.13 Separated sidewalks with street trees or decorative tree grates are strongly encouraged for primary circulation and collector streets.

.14 Locations and access for refuse pick-up should be provided such that the pick-up location is in close proximity to the unit.

E. ALLEYS.

.01 Alleys are appropriate where developments face major streets to which driveway access is not allowed but homes oriented to the street are desirable, where the greatest amount of on-street parking is needed because visitor parking is in high demand, and where it is desirable to allow homes to front to lots, parks or open space without a road separating the homes from such features.

.02 Alley design principles:

- Alleys should be straight so that people can see from one end to the other;
- Dead-end alleys should be less than 100 feet long;
- Alleys should have special accent paving;
- Landscaping should be consistent with the rest of the development project, with a 4-foot landscape strip adjacent to and on both sides of the alley and a minimum of one tree at the rear of each lot; and
- Each lot should provide alley lighting from either building or pedestal lighting.

F. MASSING AND ARTICULATIONS.

.01 The building facades should be varied through articulation of elements such as bays and dormers. Changing materials on these elements provides further articulation and add variety.

.02 The building facades should be varied through the use of more than one type of building material and color palette within the project.

.03 The roofs should be varied through the use of more than one type of primary roof material and more than one type of roof design within the project.

.04 The floor plans of the individual units should be varied within the project.

.05 The front of the garage should not extend beyond the front of the remainder of the house and, if possible, should be set back from the front of the house.

.06 A variety of garage locations should be considered in order to avoid monotony in the overall design.

.07 Each home should have a vertical element to its massing, such as a bay, corner turret or dormer, based on the architectural character.

.08 The project should include a minimum of one single-story house on each side of each block.

G. SOUND WALLS AND ENTRY FEATURES.

.01 Perimeter residences which are part of new developments should be oriented to existing streets, minimizing the extent of sound walls or rear yard walls, except where necessary due to acoustical requirements. Frontage roads are preferred in lieu of soundwalls wherever possible.

.02 Understated entry features are desirable, to integrate the projects into the neighborhood rather than differentiate developments. Accent landscaping and trellises to set off development entries are more desirable than walls or structures.

.03 Berming along soundwalls should create the appearance of walls no taller than six feet. Additional landscape setbacks, street trees and accent trees at entries are strongly encouraged to improve the appearance of the soundwalls.

H. ENTRIES, PORCHES, AND TRELLISES.

.01 Entries and porches are strongly encouraged to be the primary element of each home on the street facade.

.02 Entries and porches should be oriented to the street corners. At corner lots, side yard facades should maintain the architectural design consistent with the front facade. Wrap-around porches are encouraged on corner lots.

.03 Porch and entry features should primarily be single-story elements, or incorporated into two-story vertical elements to break up the building mass along the street.

.04 Entries and porches should be sized for a small seating area for chairs or a bench outside of the main entry circulation path.

.05 Railings, short walls, trellises and roofs all add architectural detail and character to the residences, providing visual interest to the homes.

.06 Trellises should be used to provide privacy, especially when used as a framework for landscape vines, and to provide shade from the hot summer sun.

I. FENCING.

.01 Fencing at corner lots should begin at or near the back end of the building.

.02 Fences that are visible from the street should have additional detailing to provide visual interest.

.03 Front-yard fences should correspond to the style of architecture of the dwelling unit.

.04 Partially transparent fencing adds interest while maintaining privacy.

.05 Accents at gates, such as arched gates or arbors, add visual interest and demarcation to entrances.

.06 Extended trellises and grills at small rear patios are encouraged to provide privacy to and from neighbors.

.07 Low walls or fences (3-feet high) are encouraged at front or side yard patios, where desired, in lieu of porch railings, etc.

J. LANDSCAPING.

.01 There should be an equal number of individual front yard landscape palettes, varying in style, color and general appearance, as home models or unit types for each development.

.02 Front yard landscaping which reinforces other design elements of the home, such as vines on trellises, hedges or low fences and walls, is strongly encouraged.

.03 Where consistent planting is used, such as in parking courts, areas for landscaping by each resident should be provided to add individual variety.

K. TOT LOTS, PARKS AND OPEN SPACE.

.01 Common open space, such as tot lots, parks with or without recreation buildings, and swimming pools, should be provided for developments of 15 units or greater.

.02 Common open space should be centrally located to be shared by the neighborhood and be easily viewed from the street and homes for informal surveillance and security.

.03 Setbacks should be increased to provide for additional private open space if common open space is not provided.

.04 Tot lots and parks are encouraged as common open space. They should be designed to facilitate use by a number of different ages or activity groups concurrently, such as for small gatherings, and may include small barbeques and ample seating and tables. Play equipment is desirable, as is a lawn area with seating and tables in the larger play areas. A low transparent fence should enclose tot lot areas.