

Chapter 7

Multiple Family Residential Guidelines

7.1 INTRODUCTION AND PURPOSE

The multi-family design guidelines are intended to foster quality developments and to provide a pleasant residential environment within the context of higher density.



Multi-family buildings in Santa Ana should contribute to the sense of community by carefully relating to the scale and form of adjacent properties, and by designing street frontages that create architectural and landscape interest for the pedestrian and neighboring residents. As defined for purposes of this section, multi-family includes all “attached” dwelling units. Cluster townhomes, and attached courthomes are considered multi-family units. Apartment complexes are also included as multi-family.

7.2 GENERAL DESIGN OBJECTIVES

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

- Establish multi-family residential architectural designs that complement various neighborhood characteristics and that support high quality development.
- Provide attractive, functional, and convenient site arrangements.
- Identify landscape materials and designs that enhance the appearance of multi-family housing developments and contribute to the overall quality of the community.
- Provide for amenities appropriate to the different age groups of multi-family residential developments within an area.
- Apply the principles of Crime Prevention Through Environmental Design (CPTED) to enhance safety and security within multi-family residential developments.

7.3 SITE PLANNING, COMPATIBILITY AND LOT DESIGN

This section describes the site planning and lot design guidelines for multi-family residential development. Site planning guidelines address compatibility, siting of buildings, orientation and the relationship with adjacent development. It should be

noted that siting of the structure(s) and accessory buildings are controlled by specific zoning or land use regulations. These regulations should be consulted as the first step of any multi-family residential site planning.

General Site Planning Guidelines

a. Multi-family residential development should be compatible with other development in the immediate area through the use of complementary building arrangements, buffers, and avoidance of overwhelming building scale and visual obstructions (Refer to Figure 7-1).



Figure 7-1: Multi-family development should be compatible with adjacent development

b. Developments should relate directly to the adjacent street, and present an attractive and interesting facade to passersby (Refer to Figure 7-2).



Figure 7-2: Development should be related directly to the street

c. The orientation of the buildings and the positioning of other such elements on the site such as entrances, parking lots, and driveways must be seriously considered and planned to assure both a viable and attractive site design.

d. Buildings should be generally oriented parallel to streets with varying setbacks to provide visual interest and varying shadow patterns (Refer to Figure 7-3).

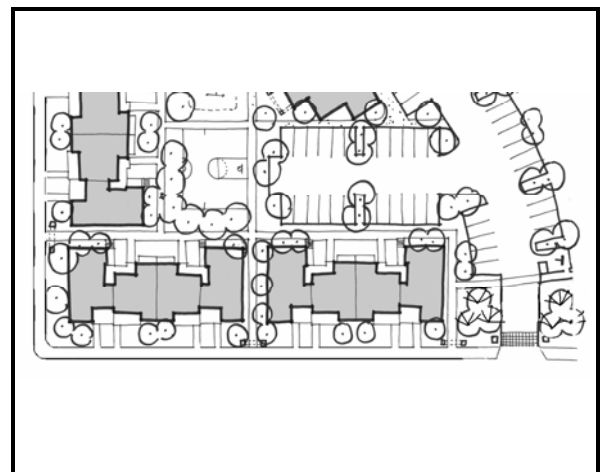


Figure 7-3: Buildings sited parallel to the public street

- e. Appropriate setbacks and landscaping should be used to buffer the edges of multi-family projects and adjacent land uses (Refer to Figure 7-4).

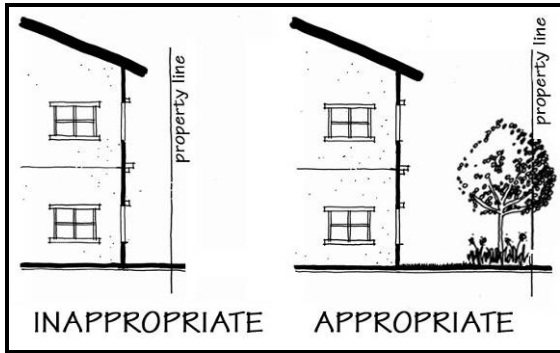


Figure 7-4: Provide buffering through setbacks and landscape

- f. Buildings should be oriented to promote privacy for individual residential units to the greatest extent possible.
- g. Clustering of multi-family units should be a consistent site-planning element. Large projects should be broken up into groups of structures (Refer to Figure 7-5).

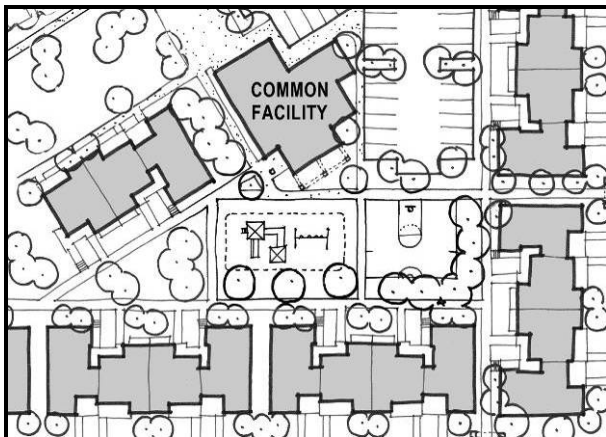


Figure 7-5: Buildings are configured to form a centralized open space area

7.4 ARCHITECTURAL GUIDELINES

Architectural Imagery

- a. There is no particular architectural “style” proposed for multi-family residential structures in Santa Ana. The primary focus should be on constructing a high quality residential environment.
- b. A visual balance or rhythm should be a characteristic of the physical design of multi-family buildings, their components and spaces around them (Refer to Figure 7-6).
- c. All building elevations should be considered in the evaluation of any new construction, additions or alterations. Side and rear views of a building should not be minimized because of their orientation away from the public right-of-way. The same or compatible design features should be continued or repeated upon all elevations of a building.

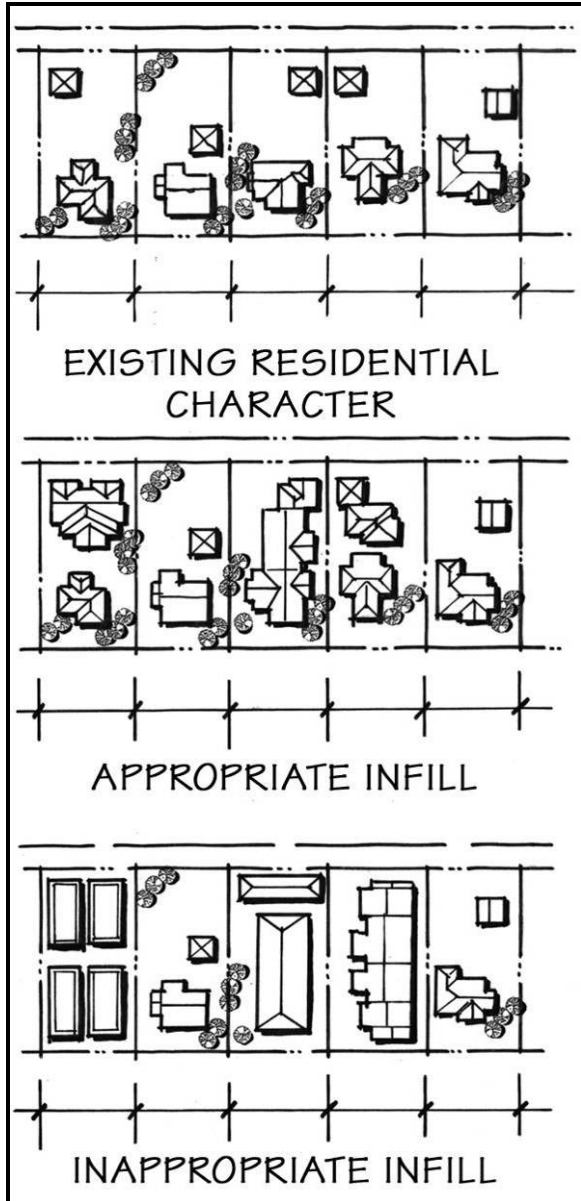


Figure 7-6: Examples of appropriate and inappropriate visual balance

- d. Architectural elements such as bays, bay windows, recessed or projecting balconies, verandas, porches and other elements that add visual interest, scale and character to the neighborhood are encouraged (Refer to Figure 7-7).



Figure 7-7: Incorporate architectural elements to add visual interest

- e. The incorporation of balconies, porches, and patios within multi-family structures is required for both practical and aesthetic value. These elements should be integrated to break up large wall masses, offset floor setbacks, and add human scale to structures (Refer to Figure 7-8).



Figure 7-8: Break up large wall masses through the use of balconies and porches

- f. Doors, windows or other openings should be uniform in design and located to present a symmetrical appearance to the elevation except where the variations are an integral and necessary part of the exterior design.
- g. Boxy and monotonous facades and large expanses of flat wall planes are strongly discouraged (*Refer to Figure 7-9*).

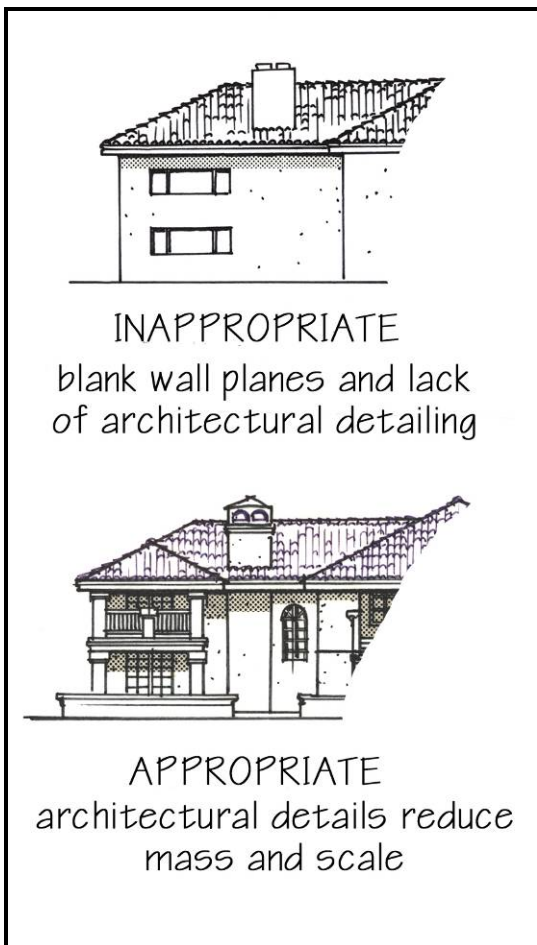


Figure 7-9: Use details to reduce mass and scale

- h. All mechanical equipment whether mounted on the roof or ground should be screened from

public view. Utility meters and equipment should be placed in locations that are not exposed to view from the street and must be screened. All screening devices are to be compatible with the architecture and color of the adjacent structures.

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

Mass and Height

- a. Buildings should incorporate smaller-scale architectural forms such as bays, recessed or projecting balconies, and dormers to visually reduce the height and scale of the building and emphasize the definition of individual units (*Refer to Figure 7-10*).

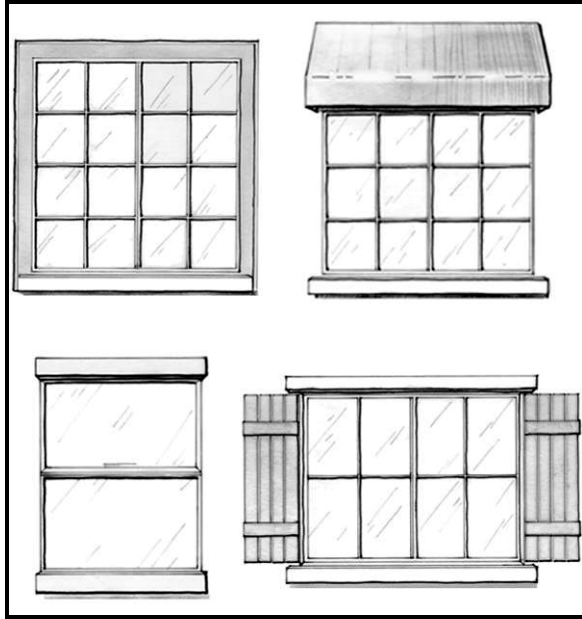


Figure 7-10: Examples of various window styles that create visual interest on a building facade

- b. In order to “scale down” facades that face the street and adjacent residential structures, it is desirable to set back portions of the upper floors of new multi-family buildings (Refer to Figure 7-11).



Figure 7-11: Set back street-facing facades to scale down appearance.

- c. Varied building heights are encouraged, both to provide visual interest and give the appearance of a collection of smaller structures. Building heights at the development’s edge should be considered within the context of the project’s surroundings, the adjacent uses, and the distance from adjacent buildings. The development’s building height should create a transition from the heights of adjacent existing residential development, rather than form abrupt height changes (Refer to Figure 7-12).

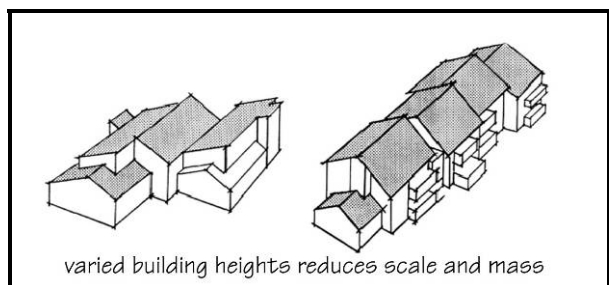


Figure 7-12: Example of using varying building heights.

Facade Articulation

- a. Boxy and monotonous facades that lack human scale dimensions and have large expanses of flat wall planes should be avoided (*Refer to Figure 7-13*).



Figure 7-13: Avoid boxy and/or Monotonous building facades

- b. Building facades that enclose stairwells should include residential-type windows to reduce the visual bulk of the stairwell and enhance safety. Building facades enclosing elevator shafts should use architectural treatments to reduce visual mass (*Refer to Figure 7-14*).
- c. To provide visual interest and avoid an identical appearance, garage doors should incorporate architectural detailing that is consistent with the overall development's architectural design.

Entryways

- a. Courtyard doors or gates used at building entries should be attractively designed as an

important architectural feature of the building or development.

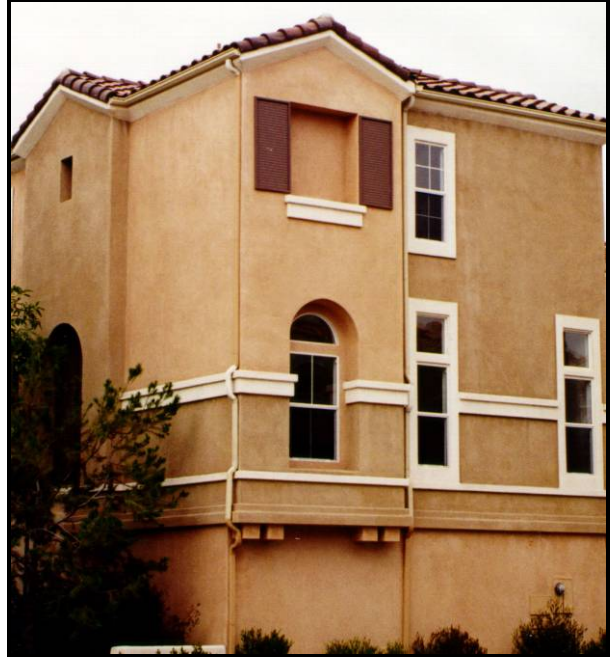


Figure 7-14: Use architectural treatments such as windows to enclosed exterior stairwells

- b. Individual entries should have a strong relationship with a fronting street, internal walkway, or courtyard, as appropriate to the overall siting concept. A transitional area from the public space or walkway to the private dwelling unit entry, such as a porch, steps, or landscaped walkway should be provided (*Refer to Figure 7-15*).
- c. Each dwelling unit's entry should be emphasized and differentiated through architectural elements such as porches, stoops, roof canopies, and detailing. Opportunities should be provided for residents to personalize their entry by providing ground level space or a wide ledge for potted plants (*Refer to Figure 7-16*).



Figure 7-15: Provide a strong relationship to the adjacent street

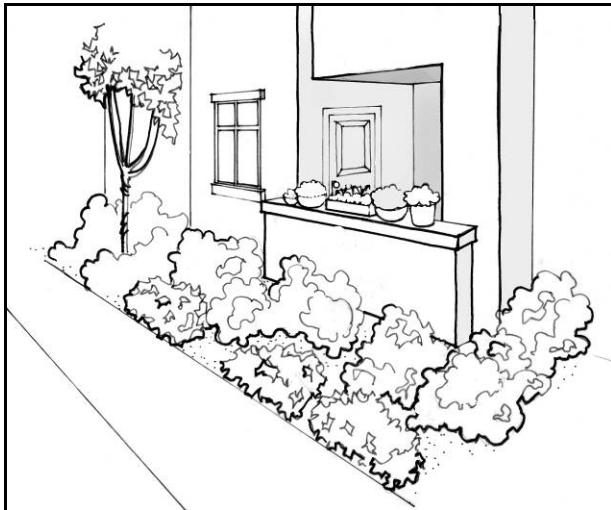


Figure 7-16: A wide ledge creates opportunities to personalize the dwelling unit

Stairways

- a. Not more than three second floor dwelling units should be served by a single flight of exterior stairs. Where appropriate for the architectural style, the stairway design should be open to allow views for natural surveillance (*Refer to Figure 7-17*).



Figure 7-17: Open stairways allow natural surveillance

- b. Where prefabricated metal stairs are used, additional design features such as screen walls, enhanced railings, or accent colors should be used to enhance appearance. The additional design features should be consistent with the overall building design.
- c. Stairways should be constructed of durable material that is compatible with the design of the primary structure.

Roof Articulation

- a. Roofs should provide an equal level of design treatment on all elevations and provide design details that reduce horizontal and vertical mass and scale.
- b. Roofs should be given design consideration and treatment equal to the adjacent roof forms (Refer to Figure 7-18).

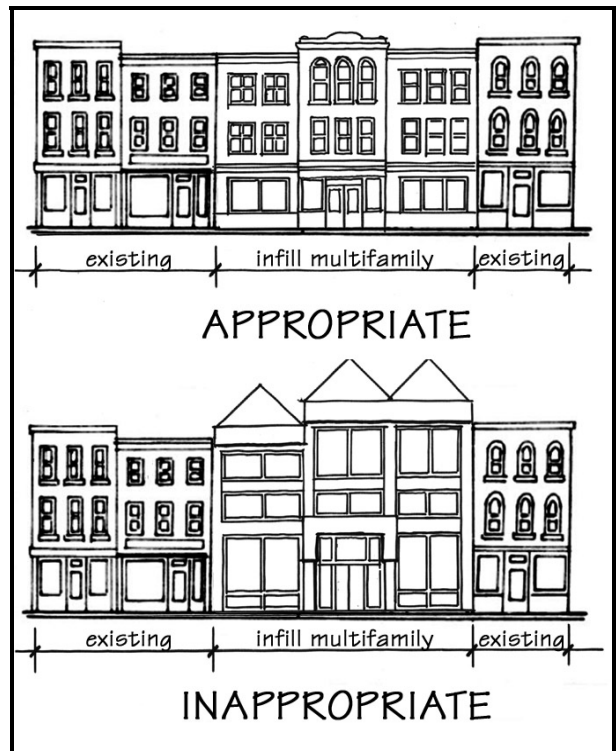


Figure 7-18: Roof forms should be compatible with adjacent development in scale and form

- c. Roof elements and design features (e.g., pitch, materials, eaves, dormers, etc.) should be consistent on all elevations, including those that are not visible from the public right-of-way.
- d. Carport roofs should not lack in form. Incorporate the roof pitch and materials of the main buildings (Refer to Figure 7-19).



Figure 7-19: Avoid using flat roofed carports

Materials and Colors

Building Materials

- a. The development's dwelling units, community facilities, and parking structures should be unified by a consistent use of building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and porches, should utilize materials and colors that are compatible with the entire development (*Refer to Figure 7-20*).

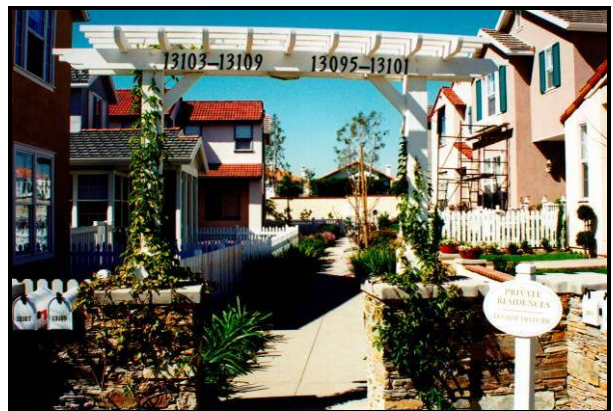


Figure 7-20: The use of materials and colors should be complementary in color, texture and form

- b. Building materials should be durable, require low maintenance, and be of comparable quality and image to what is used in the surrounding neighborhood. Frequent changes in building materials should be avoided.
- c. Color should be used as an important design element in the development's appearance. The predominant colors for the dwelling units and accessory structures should be natural or muted tones. Appropriate use of

more than one predominant paint color is encouraged. Compatible accent colors are encouraged to enhance important building elements.

- d. Materials such as brick, stone, copper, etc. should be left in their natural appearance. Such materials should not appear thin or artificial. Veneer should turn corners and avoid exposed edges (Refer to Figure 7-21).

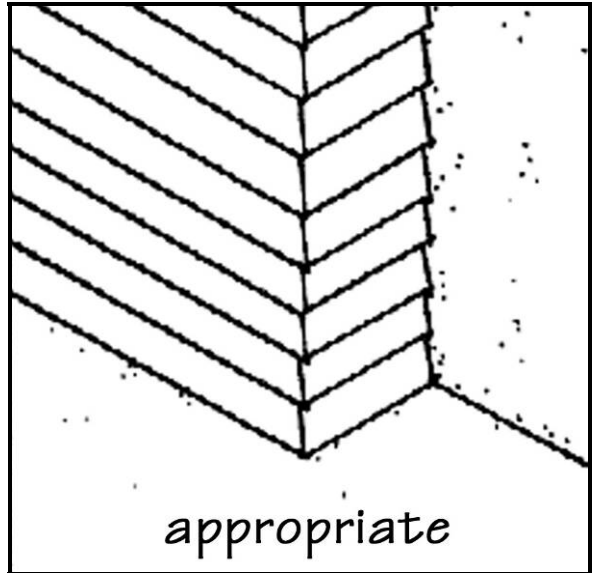
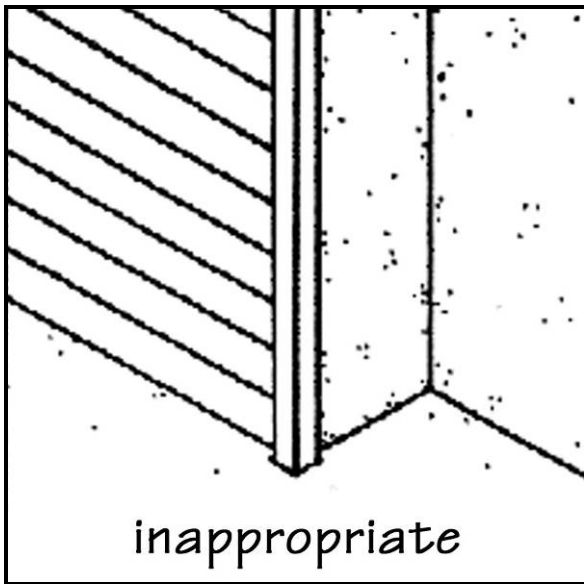


Figure 7-21: Veneer materials should turn corners and avoid exposed edges

- e. Inappropriate materials for exterior applications include:

- Plastics/Plastic Laminates
- Asphalt shingles
- Corrugated fiberglass, metal or plastic
- Rock Veneers using manufactured or imitation rock
- Plywood or similar
- Highly reflective materials
- Unfinished concrete
- Unfinished metal, aluminum or similar material

- f. Exterior materials and architectural details should complement each other. Avoid introducing elements, features additions that are not complementary.

- g. A single building should be stylistically consistent. For example, “Spanish” detail is consistent with stucco buildings with mission tile roofs; period trims on otherwise contemporary-style buildings are inappropriate.
- h. Colors and materials should be durable and not readily deteriorate with exposure to the elements.
- i. Colors should be non-reflective. The use of bright, primary colors is discouraged. Colors and materials should be subdued or flat-toned so as not to produce excessive reflected glare from the sun.



Figure 7-22: Site entries should be easily identifiable

7.5 PARKING, ACCESS AND CIRCULATION GUIDELINES

Circulation, parking and access guidelines are designed to eliminate parking and circulation conflicts and ensure that entries and exits to the property be located to minimize any interference with the flow of street traffic and maximize efficiency of on-site circulation.

Site Entries

- a. The site entry driveway location should be coordinated with existing or planned median openings. Driveways should also line up with driveways on the opposite side of the public roadway.

- b. Vehicular entries provide a good opportunity to introduce and identify multi-family developments. The site entry should be treated with special hardscape and landscape elements that will give individual identity to the project (i.e. specimen trees, shrubs, flowering plants, etc.) (*Refer to Figure 7-22*).
- c. Special entry features, such as entrance paving, landscape treatment, planters, special wall treatment, gates, and specialty lighting and any other entry features should be used to generate visual interest at entries (*Refer to Figure 7-23*).



Figure 7-23: Utilize a variety of treatments to create visual interest at site entries



Figure 7-24: Small parking courts with trees that filter views from dwelling units are encouraged

- d. The main site entry design should incorporate rough-textured concrete, textured paving, or interlocking pavers to delineate the site (Refer to Figure 7-23).

Parking

- a. Large parking areas where cars would dominate views and increase perceived density should be avoided. Parking areas should be divided into a series of small parking courts with convenient access that relates to adjacent dwelling units. For security reasons, dwelling units should have sight lines out to the parking areas, but these views should be partially filtered through use of appropriate landscaping, such as trees (Refer to Figure 7-24).

- b. Parking areas should be located within the development’s interior and not along street frontages. Carports and tuck-under parking should not be visible from a public street.
- c. Parking structures, garages and carports, should be located where they do not obstruct natural surveillance.
- d. Special accents that define the main entry, create territorial reinforcement, and provide visual interest are strongly encouraged. Examples include architectural detailing, specialty lighting, textured paving, a hardscape decorative border strip along the driveway, and accent plant materials (Refer to Figure 7-25).

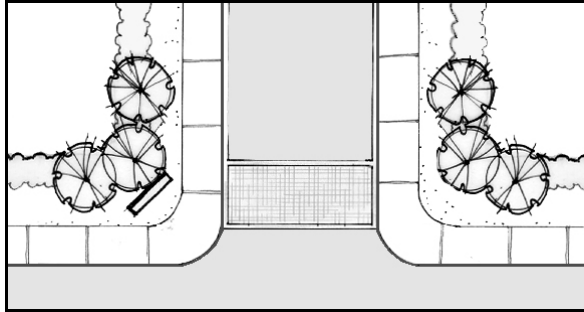


Figure 7-25: Entry drive with textured paving and border strip

- e. Carports, detached garages, and accessory structures should be designed as an integral part of the development’s architecture. They should be similar in material, color, and detail to the main buildings of the development (*Refer to Figure 7-26*).



Figure 7-26: Parking facilities should complement the design of the development’s architecture

- f. For convenience, parking spaces should be assigned, but the parking space numbering system should not identify the dwelling unit that is assigned to the space.
- g. Where garages are utilized, garage doors should not appear flush with the exterior wall (*Refer to Figure 7-27*).

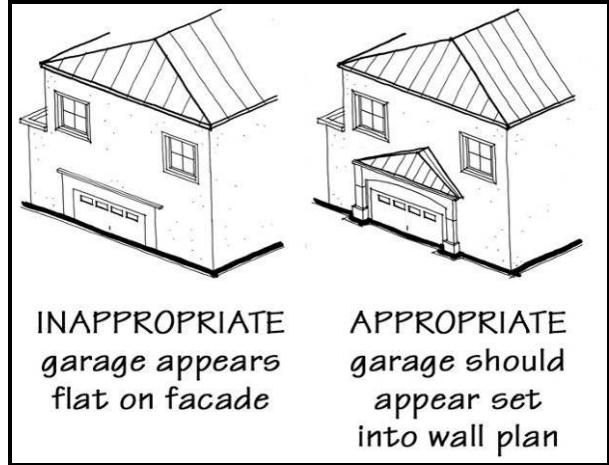


Figure 7-27: Garage doors should appear as a integral architectural element

- h. In developments utilizing a gated entry to parking areas, gates shall be set back to provide proper stacking of motor vehicles.

Pedestrian Circulation

Pedestrian circulation should provide safe, efficient access to facilities and dwelling units for residents, encourage opportunities for casual social interaction, and allow natural surveillance by residents. The following guidelines apply to pedestrian circulation in multi-family development;

- a. Convenient pedestrian connections should be provided to adjoining residential developments, commercial projects, and other compatible land uses.
- b. Pedestrian access to adjacent existing or planned open space areas and corridors should be provided for the development’s residents (*Refer to Figure 7-28*).

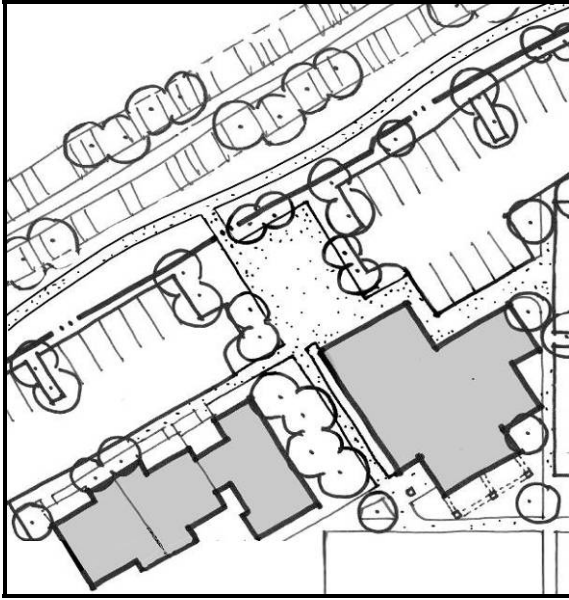


Figure 7-28: Provide access to adjacent open space corridors

- c. Cross circulation between vehicles and pedestrians should be minimized. A continuous, clearly marked walkway should be provided from the parking areas to main entrances of buildings (Refer to Figure 7-29).
- d. Walkways should be located to minimize the impact of pedestrians on the privacy of nearby residences or private open space. Avoid siting a walkway directly against a building. A landscaped planting area between walkways and building facades is strongly encouraged (Refer to Figure 7-30).

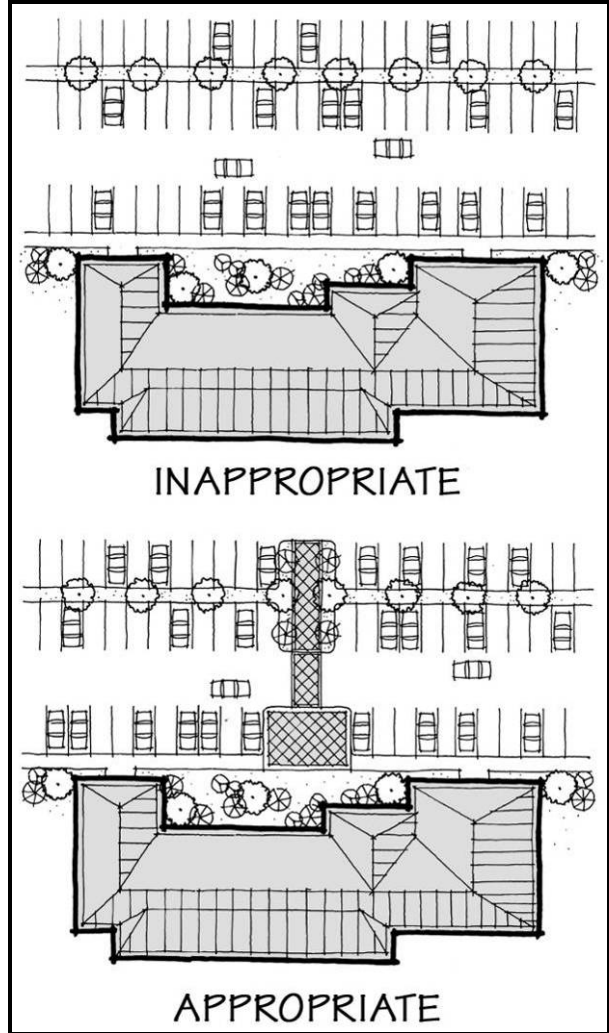


Figure 7-29: Design elements should minimize pedestrian and vehicular conflicts

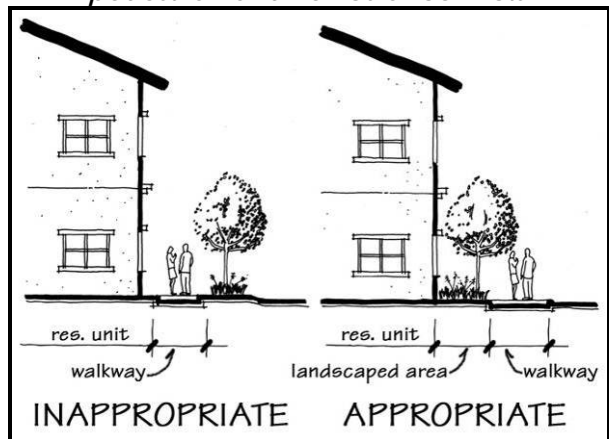


Figure 7-30: Walkways should not impact privacy

Dwelling Access

- a. Access to dwellings should provide a unique identity for the individual unit, allow opportunities for social interaction and increase natural surveillance.
- b. The main entry to each dwelling unit should be clearly visible from the nearest public circulation walkway. A porch, covered stoop, or similar entry feature should be provided at each unit’s front entry (*Refer to Figure 7-31*).

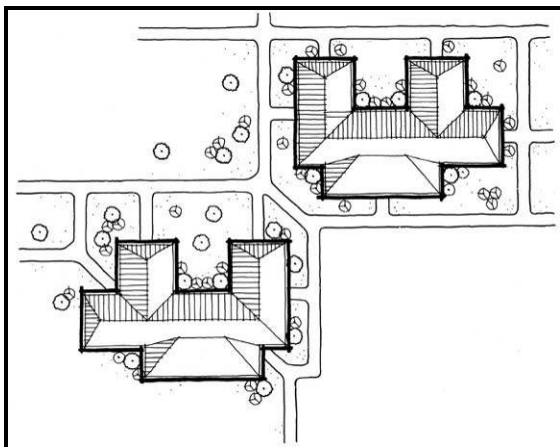


Figure 7-31: Individual private walkways lead to each ground level unit

- c. Stairwells should be centrally located to the units served and should be visible from as many units as possible.
- d. To minimize the outdoor clutter that can accumulate in private open space areas, private storage space for strollers, bicycles, etc., should be provided for each dwelling unit. Its location should be either inside the unit, or outside

and immediately adjacent to the unit.

- e. Walkways and access to dwelling units should be designed to facilitate the moving of furniture by considering minimum widths, heights, and turning angles.

7.6 SUPPORT FACILITIES AND SITE AMENITIES

- a. All support facilities (i.e., laundry facilities, recreation buildings, and sales/lease offices) should be compatible with the architectural design with the rest of the complex by incorporating a few key character-defining elements. Some of the key elements to consider include:

- Roof pitch and style;
- Building proportions;
- Exterior siding and roofing materials;
- Door and window style; and
- Color

- b. Support facilities should be well lit and oriented to be visible from a public right of way.
- c. Support facilities should be sited to maximize their accessibility and use by residents.

Outdoor Play Areas

- a. Onsite outdoor play areas can provide children with a safe and interesting environment, and allow

parents to easily view play areas in order to supervise play activities. Children, especially those in the five to twelve-year age group, tend to play throughout the entire grounds of a development, not just in designated play areas. Therefore, their needs, as well as maintenance requirements, should be important design considerations.

- b. Children’s play areas should be visible from as many units as possible and from private open space areas. Direct, convenient access from ground level, private open space to the communal play area is encouraged (Refer to Figure 7-32).



Figure 7-32: Units with views and convenient access to the play area

- c. Outdoor play areas should be located adjacent to laundry rooms, community centers, or similar common facilities. Play areas should not be located near public streets, parking, or entry areas unless physically separated by appropriate walls, fencing, or dense landscaping.

- d. Hard surface areas for outdoor activities (e.g., bicycle riding, skating, rope jumping, and hopscotch) should be provided. These active play areas should be safely separated from vehicular use areas.
- e. In large developments, separate, but not necessarily segregated, play areas or informal outdoor spaces should be provided for different age groups for safety reasons. Small developments may combine play areas (e.g., a tot lot incorporated into a larger activity area for older children) (Refer to Figure 7-33).

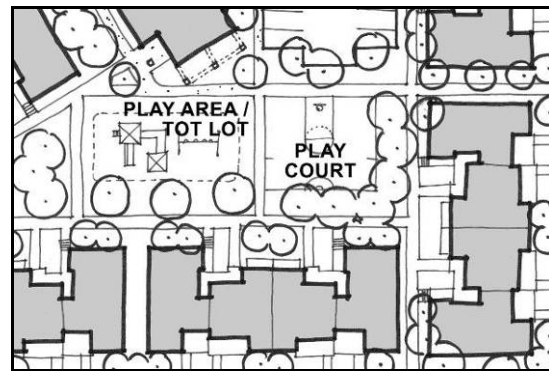


Figure 7-33: Create separate play areas for the activities of younger and older children

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

Mailboxes

- a. Mailboxes should be located in highly visible, heavy use areas for convenience, to allow for casual social interaction, and to promote

safety. A bench or seating area in close proximity to the mailbox location is strongly encouraged, and a trash receptacle should be located adjacent to the mailboxes (Refer to Figure 7-34).

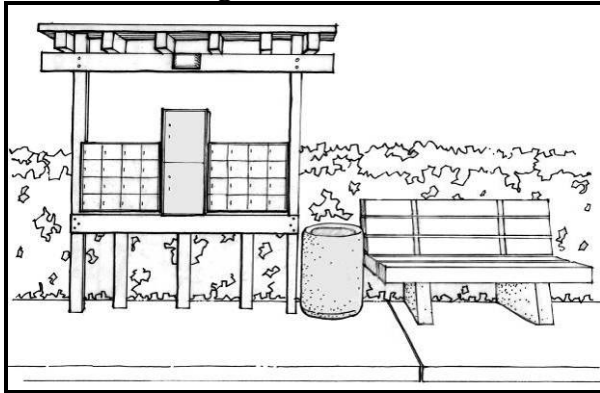


Figure 7-34: Seating and trash facilities should be adjacent to mailboxes

- b. Incorporation of design features, such as a built frame consistent with the development's architectural style, is encouraged (Refer to Figure 7-35).



Figure 7-35: Incorporate architectural elements into mailboxes

7.7 COMMON SPACE GUIDELINES

- a. Common open space provides opportunities for casual social interaction and safe play areas for children, and it reduces the perceived density of the development. Private open space serves as an outdoor room for residents and a protected play area for toddlers.
- b. Residents should have access to useable open space for recreation and social activities. Open spaces should be conveniently located for the majority of units (*Refer to Figure 7-36*).



Figure 7-36: Centralized open space provides convenient access for many units

- c. Open space areas should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.
- d. A series of connected open space areas of varying shape, appearance and usage are encouraged. Smaller areas may

directly relate to a cluster of units, while the larger areas may serve several clusters as common open space (*Refer to Figure 7-37*).

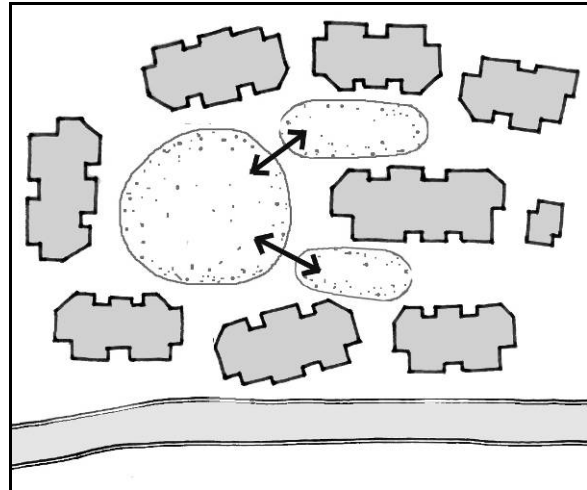


Figure 7-37: Large and small open spaces are connected

- e. Boundaries between private and common open spaces should be clearly defined by low walls or plant materials.
- f. Buildings should be sited and designed so that windows of neighboring units do not overlook private open spaces likely to be used for private activities.
- g. Private open space should be provided adjacent to the units it serves and should be immediately adjacent to the public right-of-way or common open space (*Refer to Figures 7-38 and 7-39*).

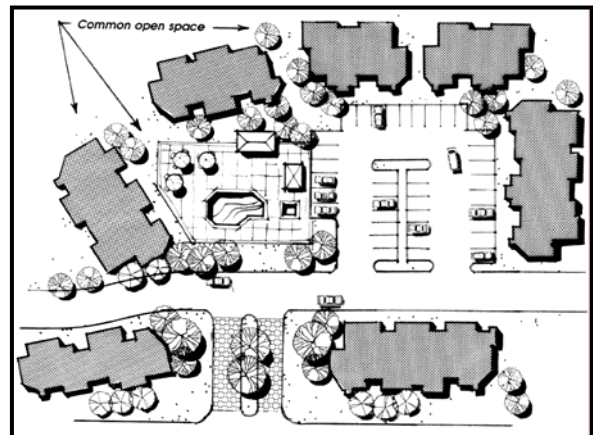


Figure 7-38: Example of private open space

designed to be as visible from as many dwelling units as possible (Refer to Figure 7-40).



Figure 7-39: Private open space adjacent to common open space



- h. Buildings should be oriented to create courtyards and open space areas, thus increasing the aesthetic appeal to the area.

7.8 PUBLIC SAFETY THROUGH DESIGN

Public safety can be enhanced through the application of design considerations that contribute to the reduction in opportunities for crime, fear and negative perceptions. The following guidelines apply to multi-family residential development.

- a. Open spaces, courtyards, circulation corridors, and individual living unit entrances should be

Figure 7-40: Site design should maximize natural surveillance on a site

- b. Front porches, back porches and/or decks, which permit casual observation of streets and alleys, are encouraged.
- c. All site entrances should be visible from a public street or alleyway and very well lighted.
- d. Delineate the separation between public and private spaces with paving, building materials, grade separations or with physical barriers such as landscaping (Refer to Figure 7-41).
- e. Lighting should be sufficient for sidewalk and street illumination. Pedestrian scale lighting fixtures that provide good levels of lighting are encouraged.
- f. Traffic calming features should be integrated into the design of streets. On-street parking, speed tables, gateway treatments, chokers, medians, and chicanes contribute to safety by slowing traffic and make it less attractive to through traffic.
- g. Use the concept of natural surveillance, or “eyes on the street,” by promoting features that maximize the visibility of people, parking, and building entrances (Refer to Figure 7-42).
- h. Use the concept of territorial reinforcement by promoting features such as landscape plantings, paving designs, and gateway treatments that define property lines and distinguish private space from public space.



Figure 7-41: Delineate the separation between public and private space



Figure 7-42: Site Design should maximize visibility

- e. Lighting should be sufficient for sidewalk and street illumination. Pedestrian scale lighting fixtures that provide good levels of lighting are encouraged.
- f. Traffic calming features should be integrated into the design of streets. On-street parking, speed tables, gateway treatments, chokers, medians, and chicanes contribute to safety by slowing traffic and make it less attractive to through traffic.
- g. Use the concept of natural surveillance, or “eyes on the street,” by promoting features that maximize the visibility of people, parking, and building entrances (Refer to Figure 7-42).
- h. Use the concept of territorial reinforcement by promoting features such as landscape plantings, paving designs, and gateway treatments that define property lines and distinguish private space from public space.
- i. Use the concept of natural access control by designing streets, walkways, building entrances, and development entries to clearly indicate public routes and to discourage access to private areas.

Ability for Surveillance

- a. Windows and entries should be placed to maximize natural surveillance of the site. Sight lines from dwelling units to the parking area should be provided.
- b. The management/rental office should be located in a central, visible location, and community meeting rooms and other amenities should also be located close to other heavily used areas (*Refer to Figure 7-43*).



Figure 7-43: Security is enhanced with a management office that is in a highly visible location

- c. Laundry rooms should be located adjacent to the children’s play area to facilitate supervision. Doors and walls should have windows to allow natural surveillance both into the laundry room and outside to the surrounding area (*Refer to Figure 7-44*).

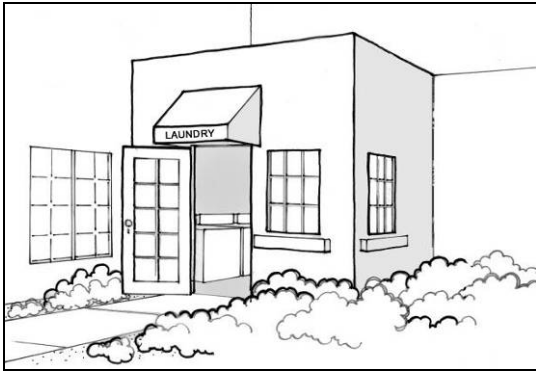


Figure 7-44: A laundry room with windows allows open views out to the surrounding area

Hierarchy of Space

- a. Development design should define territory for public space (streets), community space (common open space, play areas, communal laundry, community center, etc.), and private space (individual units and private open space.) The use of design elements to define the public/private edge, such as special paving, change in building materials, and grade separations, or physical barriers such as landscaping, fences, walls, screens, or building enclosures, are encouraged (*Refer to Figure 7-45*).



Figure 7-45: Grade separation and low

retaining walls establish a public/private edge and define territories

- b. Building entrances and individual dwelling unit entries should be accentuated by architectural elements, lighting, and/or landscaping to further emphasize their private nature.

Access

- a. Doors to community facilities should contain some transparency and be key-controlled by residents. Courtyard gates and shared building entrances that access individual units should automatically lock when closed.
- b. All front doors in individual dwelling units should have a peephole or other feature to allow residents to see who is at the door before opening it. To prevent break-ins, doorknobs should be 40 inches from any windowpane. Single cylinder dead bolt locks should be installed on the exterior doors of all individual dwelling units. Sliding glass doors should have one permanent door on the outside and the inside moving door should have a locking device and a pin (*Refer to Figure 7-46*).

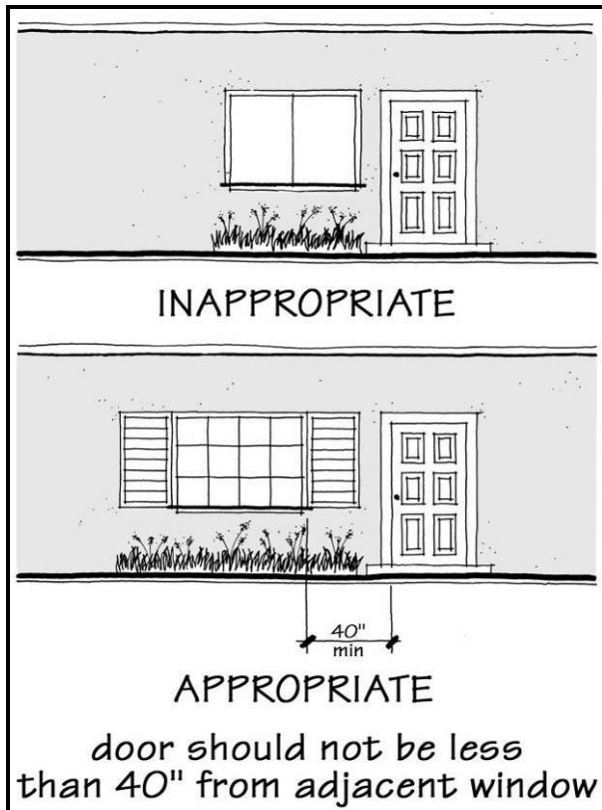


Figure 7-46: Avoid placement of windows directly adjacent to door knobs.

- c. If security bars are provided, they should be located only on the inside of windows and have proper emergency release mechanisms.

7.9 LANDSCAPING

Landscaping serves many functions in a multi-family housing development. Plant materials can create unique identity, visually connect areas, soften the architecture, provide shade, and screen unattractive areas. Landscaping is important to site design and safety/security issues, as it helps to define outdoor space and edges and can be used to discourage graffiti. An attractive, well-maintained landscaped environment contributes to overall resident satisfaction in the development and it also enhances the appearance of the surrounding neighborhood.

Use of Landscaping

- a. Landscape design and selection of plant materials are an important component in multi-family developments. The development’s budget should provide for quality landscaping design, proper installation, and plant sizes that will “fill in” and beautify the development within a reasonable period of time.
- b. Use of landscaping is encouraged to define and accent specific areas such as building and parking lot entrances and the main walkways to community facilities (Refer to Figure 7-47).
- c. Plant materials should be used to define the territorial edge

between public and private space, buffer adjacent uses, when appropriate, and screen service areas.



Figure 7-47: Landscaping should define and accent entries

Landscape Design

a. Landscaped areas should generally use a three-tiered planting system consisting of ground cover; shrubs and vines; and trees. Grass is a high-maintenance ground cover that should be used primarily for active recreation areas. Grass should not be used in narrow strip areas; groundcover or shrubs are more appropriate.



Figure 7-48: Groundcover, shrubs and trees help to create an attractive development

b. Different landscape designs and plant materials should be used in the various courtyards and common open space areas of the development to create an individual identity for each space (Refer to Figure 7-48).

c. Landscape designs that emphasize water-efficient plants are encouraged. Water-intensive landscaping, such as grass, should be concentrated in areas of high visibility and use.

d. Vines and climbing plants on buildings, trellises, perimeter walls, and fences are encouraged, both to provide an attractive appearance and to minimize graffiti (Refer to Figure 7-49)

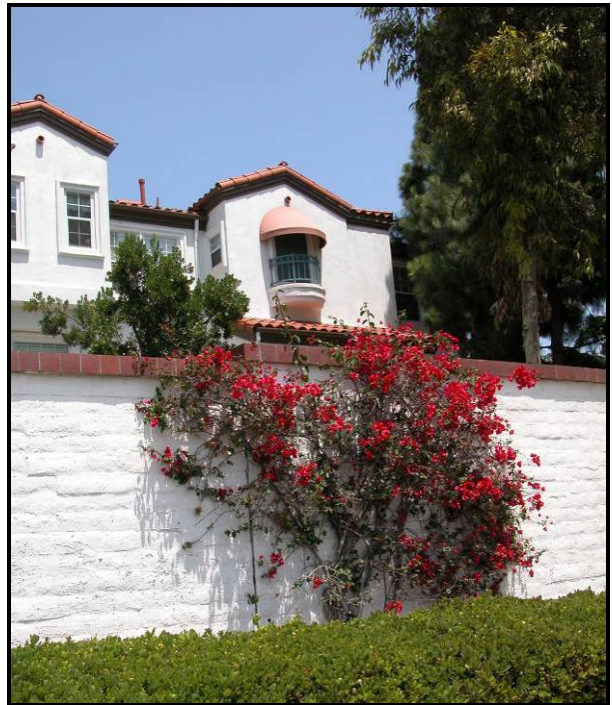


Figure 7-49: The use of vines and climbing plants is strongly encouraged

- e. Landscape plantings should be used to help define property lines and distinguish private space from public space by creating a strong edge through a distinct change of plant material, form, height and/or color.
- f. Trees and shrubs should be selected based on their mature size and root characteristics. Plants with root systems that uplift hardscape materials should be avoided.
- g. Landscape materials should be used to help screen trash enclosures and mechanical equipment so that they are not exposed to view from the street or major walkways within the development.
- h. Trees and shrubs should not be planted so close together that they create maintenance and security problems at maturity. They should not completely obstruct views into the development from the public right-of-way, especially views to dwelling entries and common open space areas.
- i. Tree height and spread should consider the location of light standards in order to avoid conflicts and maintenance problems as the tree grows (*Refer to Figure 7-50*).

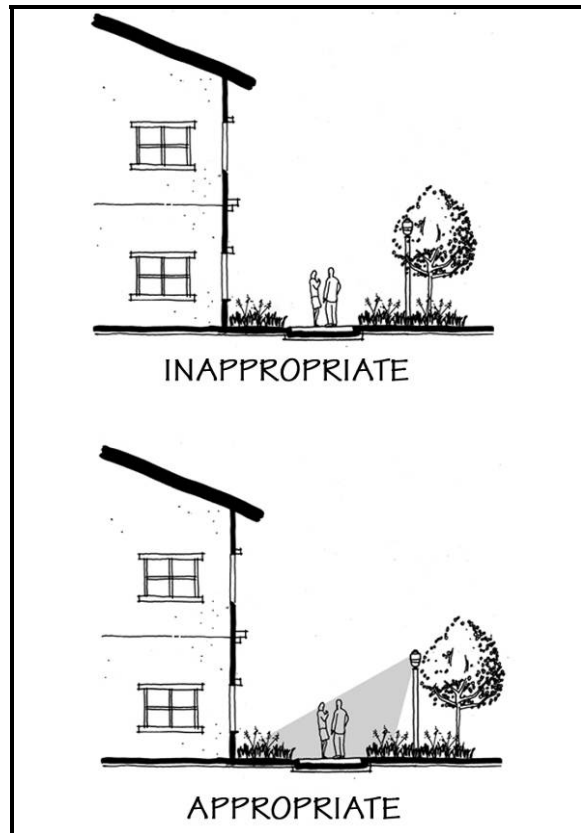


Figure 7-50: Consider tree height and spread to avoid conflicts with light standards

- j. The following design concepts are encouraged in all developments:
 - Use specimen trees and accent plant materials at major focal points, such as the entry to the development or where major walkways intersect with the common open space area.
 - Use landscaping to help define the edges of common open space areas and to distinguish the boundary between private and common open space areas.
 - Use plantings to soften building lines and the area between the

property line and building
(Refer to Figure 7-51).



Figure 7-51: Plantings should soften the area between the property line and the buildings

- Use dense landscaping to physically separate children’s outdoor play areas from vehicular parking or entry areas.
- Use trees to create canopy and shade, especially in parking areas and passive open space areas. Trees with open branching structures and less dense foliage should be used to allow “filtered” views to parking lots for security purposes.
- Hardscape materials should be consistent with the architectural design or style of the development. The use of interlocking pavers, scored concrete, or rough-textured concrete to define site entries is strongly encouraged. Stamped concrete or colored concrete is not recommended due to excessive maintenance and repair costs associated with its use.

7.10 WALLS AND FENCES

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

- a. The design of walls and fences, as well as the materials used, should be consistent with the overall development’s design. Fence and wall color should be compatible with the development and adjacent properties. Paint color used on fences should be common colors readily purchased and kept readily available on the development’s premises.
- b. Visually penetrable materials (e.g., wrought iron or tubular steel) should be used in areas of high activity (i.e., pools, playgrounds) and areas adjacent to street frontage (Refer to Figure 7-52).



Figure 7-52: Fencing should be visually penetrable in high activity areas



Figure 7-53: Low retaining walls in the front yard

c. Wall design and selection of materials should consider maintenance issues, especially graffiti removal and long-term maintenance. Concrete capstones on stucco walls are encouraged to help prevent water damage from rainfall and moisture.

d. Individual dwelling unit patio and rear yard fences and walls visible from the development's open space should be no higher than 42 inches for security reasons. Outdoor privacy walls between units, however, may be higher. To increase privacy, it is encouraged that the privacy walls be solid (*Refer to Figure 7-53*).

e. Perimeter walls should incorporate various textures, staggered setbacks, and variations in height in conjunction with landscaping to provide visual interest and to soften the appearance of perimeter walls. Chain link fencing is not permitted (*Refer to Figure 7-54*).



Figure 7-54: Example of inappropriate use of fencing

f. Screen walls, sound walls and retaining walls should have a maximum height dependant on necessity and location. Avoid utilizing excessive heights (*Refer to Figure 7-55*).

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

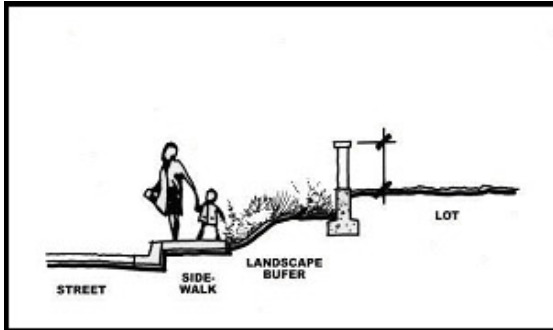


Figure 7-55: Screen walls should have a maximum height dependent on necessity and location

- h. Long continuous perimeter walls are discouraged. Perimeter walls should be broken up by pillars or staggered setbacks. The maximum “run” of a perimeter wall should be 100 feet.
- i. The colors, materials and appearance of walls and fences should complement the architecture of the buildings. Fencing, where screen is not specifically required, may be of decorative iron or similar material.

7.11 LIGHTING

- a. Lighting levels should vary depending on the specific use and conditions, but the overall consideration should be to provide lighting levels sufficient enough to create a perceived sense of security and safety.

- b. Street lighting should be installed along internal circulation streets. Lighting should be designed to shine downward and eliminate skyward glare. Light standards should be residential/pedestrian in scale and be spaced appropriately for the fixture, type of illumination and pole height.
- c. Lighting in parking areas should be arranged to prevent direct glare into adjacent dwelling units and onto neighboring uses/properties.
- d. Pedestrian-scaled lighting should be located along all walkways within the development. Lighting bollards should be minimized, as they do not illuminate large enough areas and are subject to vandalism. Light standards 12 feet in height are recommended as they allow proper illumination, discourage vandalism, and have a pedestrian scale (Refer to Figure 7-56).

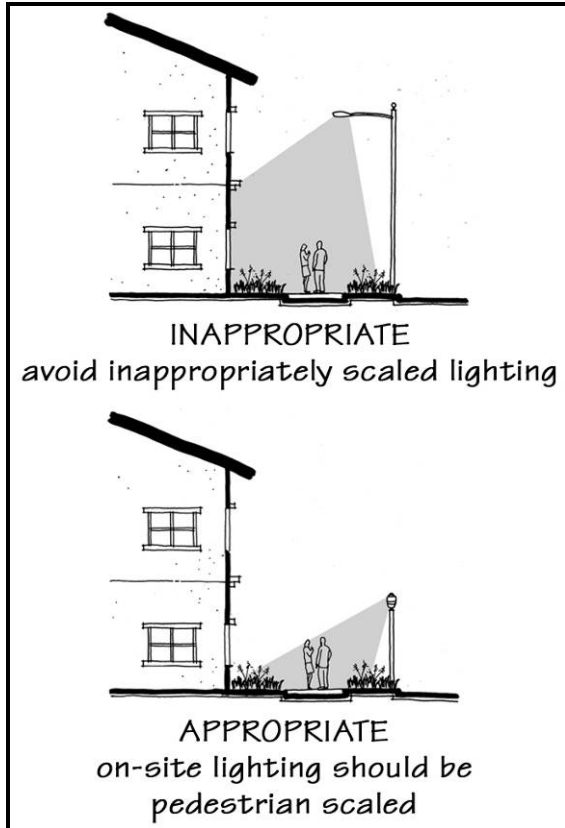


Figure 7-56: On-site lighting should be pedestrian-scaled

- e. When appropriate, wall-mounted lighting may be incorporated. Wall-mounted lights should be architecturally compatible and pedestrian scaled (Refer to Figure 7-57).

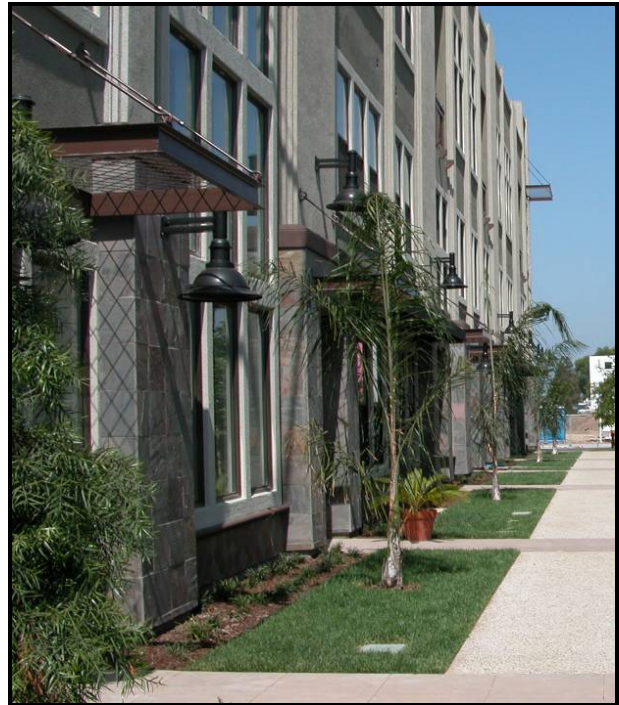


Figure 7-57: Wall mounted lights should be appropriately scaled and consistent with architectural design

7.12 MISCELLANEOUS

Refuse, Storage, and Equipment Areas

- a. Refuse facilities should be adequately located so as to provide unobstructed disposal vehicle access.
- b. Refuse and storage areas should be completely screened from ground level view using appropriate materials such as solid shrub massing or walls (Refer to Figure 7-58).



Figure 7-58: Fully screen refuse facilities.

- c. Landscaping should be incorporated into the design of refuse, storage, and equipment areas to mitigate unsightly views. Avoid refuse facilities that do not provide sufficient screening (Refer to Figure 7-59).



Figure 7-59: Avoid unscreened refuse facilities

Site Furniture

- a. The design, selection and placement of all site furnishings (e.g., tables, benches, bollards, bike racks and trash receptacles) should be compatible with the

overall site design and architectural character of the development.

- b. Seating opportunities should be provided in both sunny and shaded areas. Seating in areas that offer opportunities for social interaction and informal surveillance, (e.g., a bench near the communal mailbox area or benches near tot lot areas and laundry rooms) are strongly encouraged (Refer to Figure 7-60).
- c. A variety of sitting area designs, from formal arrangements (benches) to informal arrangements (low walls or steps) are encouraged. In general benches should be located in areas that have some provision for shade.



Figure 7-60: Seating areas in a shaded location

- d. A drinking fountain located near each children’s play area is encouraged. Drinking fountains should be “high/low” to

accommodate various age groups and disabled persons.

- e. Onsite trash receptacles should be located in or adjacent to high use areas (e.g., community facilities, play areas, and laundry rooms).