

Chapter 6:

Architectural Design Guidelines

The following architectural guidelines provide a general framework for building design to express the desired character of Fanita Ranch, ensure a consistent level of quality and support green building practices. The guidelines are not intended to limit innovative design, but rather provide direction and design criteria that support the vision of a high quality, sustainable community. While not every guideline may be applicable to each building style, building type or site conditions, future builders and architectural designers should attempt to meet the desired intent of these guidelines.

6.1 Architectural Styles

Fanita Ranch will incorporate a mix of architectural styles to promote visual interest and diversity and establish a distinct sense of place. Architecture in Fanita Ranch takes its inspiration from the small farm towns found throughout rural areas of California. These small towns evolved over time and include an eclectic mix of architectural styles that respond to the local climate and design trends of the various periods of development throughout California. Below is a list of the appropriate architectural styles for Fanita Ranch:

- Americana - National
- Americana - Traditional
- Americana - Victorian
- Americana - Ranch
- Arts & Crafts - Craftsman
- Arts & Crafts - Foursquare
- Arts & Crafts - Prairie
- Early California - Hacienda
- Early California - Monterey
- Mediterranean Countryside - Andalusian
- Modern - Mid-Century Modern
- Contemporary - Transitional

Because market conditions and homeowner preferences are constantly evolving, additional architectural styles not specifically identified in this Development Plan are permitted within Fanita Ranch. Site plans, building elevations and a colors and materials palette for residential products shall be reviewed in accordance with the procedures set forth in *Section 10.6.5: Development Review* to ensure that quality design is commensurate with the standards contained in this Development Plan.

Americana - National

The National style emerged shortly after the railroads expanded west and allowed for the transport of bulkier and heavier items such as lumber. The National style was the first to implement light balloon or braced farming techniques in lieu of traditional log and sod construction. Homes still maintained simple, rectilinear forms with side-gables roofs or square forms with pyramidal roofs. Rectilinear wings were often added at right angles to the side of the primary building, resulting in the gabled-front-and-wing style commonly found throughout the United States. Frontages include simple stoops or broad covered porches. National style homes are typically covered by wood sheathing and remain simple and utilitarian in style with few adornments. Accents are usually limited to candle sconces and light fixtures that reinforce the rustic theme. Windows are simple and left bare to take advantage of unfiltered natural light. Roofs include metal seam, flat concrete tile or architectural grade composition tile.



Americana - National Design Elements

Form and Massing	<ul style="list-style-type: none"> • One and two story massing • Simple, rectilinear or square forms • Secondary wings at right angles to primary massing
Roofs	<ul style="list-style-type: none"> • Simple, gable primary roof forms • Shed roof forms may be located at first floor and porch • 6:12 to 8:12 primary roof pitch • 12" to 24" overhangs • Flat concrete tiles or architectural composition shingles; optional standing seam metal roof
Exterior Wall Materials	<ul style="list-style-type: none"> • Lap siding or a blend of lap siding and stucco on front elevations, and stucco on other elevations, with board and batten siding accents on gable ends
Entries	<ul style="list-style-type: none"> • Simple stoop or covered porch • Simple square porch posts or tapered columns • Front door simply detailed with surrounds
Windows	<ul style="list-style-type: none"> • Simple, rectilinear window forms and patterns • Wood or stucco window trims on front elevation and other highly visible elevations
Accents and Trims	<ul style="list-style-type: none"> • Simple, rustic door and window trims • Stucco or simulated wood eave details

Americana - Traditional

The Traditional style evolved from the National style and continues to maintain the rectilinear massing with gable roof forms, with greater articulation in wall planes and variety in massing. Frontages are similar and include covered stoops or broad covered porches (with porches being more common). Exterior wall materials can include stucco, stone, brick, plank siding, or a combination of these. Details include simple columns or columns with brackets supporting the porch, corbels, additional trim details around windows and doors, and accent features.



Americana - Traditional Design Elements

Form and Massing	<ul style="list-style-type: none"> • Rectilinear form with vertical and horizontal massing breaks
Roofs	<ul style="list-style-type: none"> • Front to back gable or hip roof with intersecting hip or gable roofs • 6:12 to 12:12 primary roof pitch • 12" to 24" overhangs • Flat shingle-textured concrete tiles or architectural composition shingles
Exterior Wall Materials	<ul style="list-style-type: none"> • Blended stucco and siding, with brick and stone accents
Entries	<ul style="list-style-type: none"> • Simple stoop or covered porch • Simple square porch posts or tapered columns • Front door detailed with simple trim
Windows	<ul style="list-style-type: none"> • Simple, rectilinear window shapes • Windows often grouped in two or three
Accents and Trims	<ul style="list-style-type: none"> • White or off-white detailing trim • Decorative accent windows

Americana - Victorian

Popular in the second half of the 19th century, the Victorian style evolved from the National style and continues to maintain the rectilinear massing with gable roof forms with greater articulation in wall planes and variety in massing. Frontages are similar and include covered stoops or broad covered porches. Exterior wall materials can include plank siding, stucco, stone, brick, or a combination of these. Details include decorative posts with detailed brackets supporting the porch, spindle-work, decorative gable end detailing, and trim details around windows and doors.



Americana - Victorian Design Elements

Form and Massing	<ul style="list-style-type: none"> • Asymmetrical one and two story massing
Roofs	<ul style="list-style-type: none"> • Steeply pitched roofs of irregular shapes, usually with dominant front facing gable • 5:12 to 8:12 primary roof pitch • 12" to 24" overhangs • Flat concrete tiles or architectural composition shingles
Exterior Wall Materials	<ul style="list-style-type: none"> • Blended lap siding and stucco • Textured shingles
Entries	<ul style="list-style-type: none"> • Covered porches
Windows	<ul style="list-style-type: none"> • Rectilinear windows with divided lights • Windows often grouped in pairs
Accents and Trims	<ul style="list-style-type: none"> • Spindle-work, patterned masonry, and other classical design elements • Bay windows, patterned shingles, and other enhancements may be used to avoid smooth-walled appearance • Decorative porch posts with detailed brackets • Decorative gable end detailing; fascia at rafter tails • White or off-white window and door trims

Americana - Ranch

First built in the 1930s in California, the Ranch style became popular in the United States after World War II. The earliest Ranch style homes reflect a relaxed, casual western lifestyle. The typical Ranch home is a single-story building with a primary gable roof. This style is noted for its long, close-to-the-ground profile, and minimal use of exterior and interior decoration. Although Ranch style homes are traditionally one-story, Raised Ranch and Split-Level Ranch homes have several levels of living space. Contemporary Ranch style homes are often accented with details borrowed from Mediterranean or Colonial styles.



Americana - Ranch Design Elements

Form and Massing	<ul style="list-style-type: none"> • Informal, asymmetrical, horizontal building form
Roofs	<ul style="list-style-type: none"> • Predominately gable or shed roofs, or a blend of both; limited use of hip roofs • 4:12 to 6:12 primary roof pitch • 12" to 24" overhangs • Shake-textured flat concrete tiles or architectural composition shingles
Exterior Wall Materials	<ul style="list-style-type: none"> • Stucco with horizontal lap or board and batten siding elements • Brick or stone accents
Entries	<ul style="list-style-type: none"> • Covered porches with substantial width
Windows	<ul style="list-style-type: none"> • Rectilinear or square window shapes with divided lights • Grouped windows
Accents and Trims	<ul style="list-style-type: none"> • Simple, square wooden posts • Decorative porch railing • Closed eaves and fascias • Simple knee braces • Extended gable ridge over face of home • Window surrounds or shutters

Arts & Crafts - Craftsman

The Craftsman style dominated the first part of the 20th Century. Inspired by the American and English Arts and Crafts Movement that were popular during this time, the style focused on simplicity of form and the use of natural materials that blend with and complement the surrounding natural landscape. Typical features include horizontal massing; broad eaves with exposed rafter tails and brackets; multi-paned windows and doors; and wide porches with timber posts and heavy bases. Materials are varied and include stucco, plank siding, stone, shingle, and brick.



Arts and Crafts - Craftsman Design Elements

Form and Massing	<ul style="list-style-type: none"> • Simple one and two story massing with vertical and horizontal breaks
Roofs	<ul style="list-style-type: none"> • Front gable, cross gable or side gable roofs with broad overhangs • 4:12 to 5:12 primary roof pitch • 12” to 36” overhangs • Shingle-textured flat concrete ties or architectural composition shingles
Exterior Wall Materials	<ul style="list-style-type: none"> • Blended siding and stucco • Stone or brick accents
Entries	<ul style="list-style-type: none"> • Full or partial width porches, with square posts or tapered columns on solid stone or brick piers
Windows	<ul style="list-style-type: none"> • Vertically proportioned, upper mullioned double hung windows at front elevation and in high visibility areas • Windows often grouped in two or three
Accents and Trims	<ul style="list-style-type: none"> • Exposed rafter tails and beams or simple knee braces under deep eaves • Partially glass-paned front door • Window and door trim surrounds • Transom section sometimes above lower level windows

Arts & Crafts - Foursquare

The Foursquare style includes many of the same features of Craftsman and Prairie style homes. Also, inspired by the Arts and Crafts Movement, the style focused on simplicity of form and quality handcrafted workmanship. Massing is square and boxy, and typically one and two stories in height. Roofs are usually hipped with broad eaves and a front facing dormer. Additional dormers are sometimes provided on side and rear elevations. Large, raised porches supported by simple columns and heavy bases provide access to front doors. Materials include stucco and siding, with brick or stone accents.



Arts and Crafts - Foursquare Design Elements

Form and Massing	<ul style="list-style-type: none"> • One and two story massing, square and boxy form
Roofs	<ul style="list-style-type: none"> • Hip roofs with broad eaves and front-facing central dormers • 4:12 to 6:12 primary roof pitch • 12" to 24" overhangs • Shingle-textured flat concrete tiles or architectural composition shingles
Exterior Wall Materials	<ul style="list-style-type: none"> • Blended siding and stucco • Brick or stone accents
Entries	<ul style="list-style-type: none"> • Large, raised porches supported by simple columns and heavy bases
Windows	<ul style="list-style-type: none"> • Vertically proportioned windows with wood or stucco surrounds at front elevation and in high visibility areas • Dormer windows
Accents and Details	<ul style="list-style-type: none"> • Window and door surrounds • Exposed rafter tails and beams or simple knee braces under deep eaves

Arts & Crafts - Prairie

Also popular during the early 20th Century, the Prairie style of architecture is characterized by low-lying roofs and strong, horizontal lines. Prairie homes are commonly found in the Midwest and promoted by Frank Lloyd Wright as “organic architecture” that grew from the ground. Prairie homes are typically two stories tall, with single story elements and gently sloping hipped roof forms. Overhangs are broad and windows are repeated in linear, horizontal bands to enhance the horizontal massing of the building. Materials include stucco with stone or brick accents. Architectural detailing is used to convey craftsmanship.



Arts and Crafts - Prairie Design Elements

Form and Massing	<ul style="list-style-type: none"> • One or two story massing, with strong, horizontal form
Roofs	<ul style="list-style-type: none"> • Hip roofs • 3.5:12 to 5:12 primary roof pitch • 12" to 36" overhangs • Flat concrete tiles or architectural composition shingles
Exterior Wall Materials	<ul style="list-style-type: none"> • Blended siding and stucco • Brick and stone accents
Entries	<ul style="list-style-type: none"> • Covered entry • Stucco or wood columns on stone or brick bases
Windows	<ul style="list-style-type: none"> • Vertically proportioned windows grouped in horizontal bands
Accents and Details	<ul style="list-style-type: none"> • Contrasting wall materials or trim emphasizing horizontality • Boxed stucco soffits • Wide, square porch columns

Early California - Hacienda

The Hacienda style reflects California's Mexican heritage, when California was still under Mexican rule. Mexican haciendas reflect the landscape and temperate climate of Mexico and Southern California with a strong focus on indoor-outdoor relationships and passive cooling and heating. The Hacienda style is characterized by courtyards, covered arcades, tile roofs, and rich colors found in nature. Arched windows, doors, and porticos are also typical features of this architectural style. Homes typically have stucco exterior walls, with detailing that includes iron, tile, timber and stone.



Early California - Hacienda Design Elements

Form and Massing	<ul style="list-style-type: none"> • Two story massing with strong one story element
Roofs	<ul style="list-style-type: none"> • Simple hip or gable roof with intersecting gables • 4:12 to 5:12 primary roof pitch • 12” to 18” overhangs • Barrel or “S” shape concrete tiles
Exterior Wall Materials	<ul style="list-style-type: none"> • Stucco
Entries	<ul style="list-style-type: none"> • Arched stucco column porches
Windows	<ul style="list-style-type: none"> • Vertically proportioned, paned windows at front elevation and high visibility areas • Often grouped in two or three • Recessed or trimmed with header/sills or surrounds
Accents and Trims	<ul style="list-style-type: none"> • Stucco over foam window and door trims • White tone body with bright or dark brown accent trims • Stucco or simulated wood eave details • Metal, stone, timber, tile accents • Window shutters

Early California - Monterey

The Monterey style originated from California during the mid-1800s, while California was under Mexican rule. It fuses local Spanish/Mission influences with Colonial designs from the east coast. The massing of this style is generally box-like, with a simple front-to-back gable roof. The dominant feature of the Monterey style is the long, second story balcony that extends horizontally across the front of the home. Other elements of the Monterey architectural style include stucco wall materials with iron and wood details, window shutters and “S” tile roofs. Roof form is typically a gable end or cross gable roof.



Early California - Monterey Design Elements

Form and Massing	<ul style="list-style-type: none"> • Simple boxy plan form and two story massing
Roofs	<ul style="list-style-type: none"> • Predominantly front or front-to-back gable roofs; limited use of shed roofs • 4:12 to 6:12 primary roof pitch • 12” to 24” overhangs • Barrel or S” shape concrete tiles, flat concrete tiles or shake-textured concrete tiles
Exterior Wall Materials	<ul style="list-style-type: none"> • Stucco • Brick or siding accents
Entries	<ul style="list-style-type: none"> • Covered porches
Windows	<ul style="list-style-type: none"> • Square or rectilinear window shapes
Accents and Trims	<ul style="list-style-type: none"> • Simplified colonial style window and door trim • Projecting second story balcony with wooden posts and railing • Ornate chimney top trim • Rafter tails and beams • Window shutters • Metal railings

Mediterranean Countryside - Andalusian

Andalusian architecture was found throughout parts of Spain and Portugal and was influenced by the Moorish architecture that dominated this region between 711 and 1493. This style is characterized by rich features such as horseshoe arches and variety of other decorative arches, domes, intricate patterned screens and tiles, and courtyards. Massing forms are usually asymmetrical and horizontal with towers or vertical massing elements. Roofs are hipped but can include secondary gable roof forms.

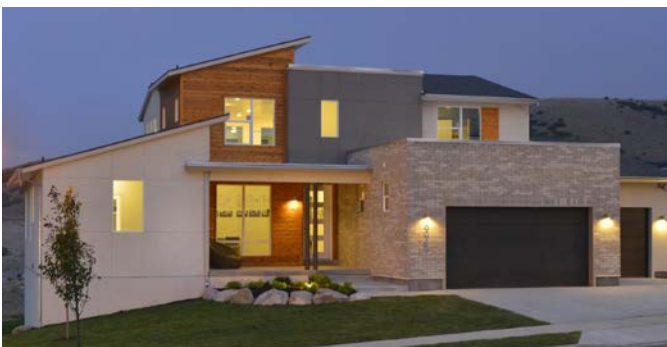


Mediterranean Countryside - Andalusian Design Elements

Form and Massing	<ul style="list-style-type: none"> • Simple two or three story massing
Roofs	<ul style="list-style-type: none"> • Primary gable or hip roofs with secondary gable, hip or shed roofs • 4:12 to 6:12 primary roof pitch • 0" to 12" overhangs • Clay colored barrel or "S" shape concrete tiles
Exterior Wall Materials	<ul style="list-style-type: none"> • Stucco • Optional tile accents and/or brick on visible elevations
Entries	<ul style="list-style-type: none"> • Covered porches, recessed entry
Windows	<ul style="list-style-type: none"> • Primary recessed arch window on front elevation • Vertically proportioned windows
Accents and Trims	<ul style="list-style-type: none"> • Eaves include stucco details or wood corbeled rafter tails • Wrought iron elements such as decorative grille, awnings, or sculpted arches or walls • Spanish tile accents • Plank shutters • Pre-cast stucco wall ornamentation

Modern - Mid-Century Modern

The Mid-Century Modern style reflects the mid-20th century modernist movement in design, architecture, and urban development from approximately 1935 to 1975. This style was a further development of Frank Lloyd Wright's principles of organic architecture, combined with many elements reflected in the International movement. Function was as important as form. Simplicity and minimalist design approach worked together to create comfortable and elegant homes that connect people with nature. Large, expansive windows and open floor plans are key features of the Mid-Century Modern style, with the intention of opening up interior spaces and bringing the outdoors in. Many Mid-Century Modern houses utilized post and beam design to eliminate bulky support walls in favor of walls that appear to be made of mostly glass. Other key characteristics of this style included clean, geometric lines, varying depths in elevations, integration of natural materials, and pitched and/or flat roofs.



Modern - Mid-Century Modern Design Elements

Form and Massing	<ul style="list-style-type: none"> • Simple one, two or three-story massing
Roofs	<ul style="list-style-type: none"> • Low, overhanging pitched roof and/or flat roof • 3.5:12 to 5:12 primary roof pitch or flat • 0" to 24" overhangs • Architectural composition shingles or standing seam metal
Exterior Wall Materials	<ul style="list-style-type: none"> • Stucco, in combination with siding • Brick or stone accent
Entries	<ul style="list-style-type: none"> • Recessed entry
Windows	<ul style="list-style-type: none"> • Vertically proportioned windows • Large picture windows
Accents and Trims	<ul style="list-style-type: none"> • Natural accent materials such as wood, stone or brick • Bright, strong accent color on front door • Concrete block screen • Minimal façade ornamentation

Contemporary - Transitional

The Transitional style refers to an updated traditional style with a contemporary twist, incorporating features that are less ornate than traditional designs, but not as severely basic as modern styles. In addition to bridging traditional and modern aesthetics, Transitional style homes also could blend influences from various architectural styles to create a classic, clean and balanced look. This evolving style allows for adaptable and functional designs that incorporate sustainable and advanced technology features associated with modern living. Key characteristics of the Transitional style include clean-lined form and mass, simple, asymmetrical façades with multiple layers of texture and color, and minimal accents exhibiting a sense of simplicity and sophistication.



Contemporary - Transitional Design Elements

Form and Massing	<ul style="list-style-type: none"> • Simple one, two or three-story massing • Clean lines and geometric shapes
Roofs	<ul style="list-style-type: none"> • Flat and/or pitched roofs (gable, hip or shed) • 3.5:12 to 6:12 primary roof pitch or flat • 0" to 12" overhangs • Flat concrete tiles or architectural composition shingles; standing seam metal
Exterior Wall Materials	<ul style="list-style-type: none"> • Stucco, siding, brick, stone, metal, and architectural paneling systems
Entries	<ul style="list-style-type: none"> • Recessed entry
Windows	<ul style="list-style-type: none"> • Rectilinear or square window shapes • Large glass windows or corner windows
Accents and Trims	<ul style="list-style-type: none"> • Siding, stone or brick accent materials • Metal accents such as corrugated metal siding and metal railings • Horizontal awnings • Simple trims and details and multiple layers of textures and colors to enhance elevation

6.2 Building Typologies

A variety of building typologies are described in this section to provide future builders with guidance regarding the types of buildings envisioned within the Development Plan Area. *Table 6.1: Appropriate Building Typologies by Land Use*, indicates building typologies appropriate for each land use designation. An appropriate mix of building typologies should be incorporated into each Village to ensure diverse and interesting streetscenes. The Development Services Director may allow additional building typologies than those contained herein when they are consistent with the intent of the Development Plan.

Table 6.1: Appropriate Building Typologies by Land Use Designation

Building Typology ¹	Village Land Use Designations					
	VC	LDR	MDR	AA	A	S
Single Family Detached Homes		X	X		X	
<ul style="list-style-type: none"> • Conventional Homes • Rear Loaded Homes • Z-Lot Homes 						
Detached Clusters Homes	X	X	X	X	X	
<ul style="list-style-type: none"> • Cottages • Green Court Homes • Motor Court Homes 						
Attached/Semi-Detached Homes	X		X	X	X	
<ul style="list-style-type: none"> • Duplexes/Duets • Row Homes • Townhouse • Green Court Buildings • Motor Court Buildings • Stacked Units • Live/Work Buildings 						
Attached Buildings	X					
<ul style="list-style-type: none"> • Wrap Buildings • Podium Buildings • Shopkeeper Buildings • Liner Buildings 						
Community Buildings	X	X	X	X	X	X

1. Additional building typologies that enhance diversity in streetscenes and housing types are permitted, provided that they are consistent with the intent of the Fanita Ranch Development Plan, are compatible with the surrounding neighborhoods and meet the land use regulations contained in *Chapter 3* of the Development Plan.

6.2.1 Single Family Detached Homes

Single family detached homes come in a wide range of sizes. Regardless of the size, these homes are all plotted on a single lot with front doors that take access directly from the street. There are three primary types of single family detached homes: Conventional, rear loaded and z-lot homes, as illustrated and described on the following page. Other types of single family detached homes are encouraged to provide diversity in housing types, provided they meet the development standards of the designated land use designations as well as the following standards:

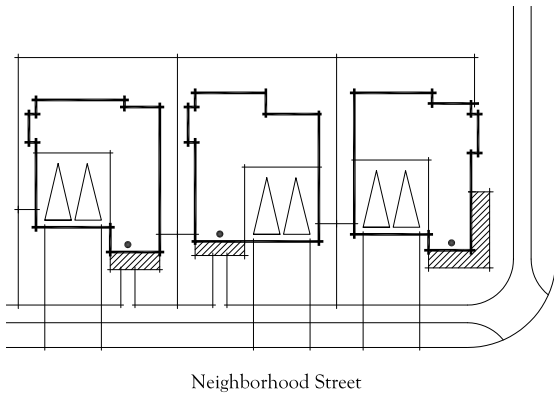
A. Plotting

1. Front doors shall be covered and oriented toward a public or private street frontage.
2. At least one pedestrian feature shall be provided on each home. Pedestrian features include stoops, porches, courtyards, feature windows or similar design elements that enhance the streetscene and create pedestrian scale.
3. Porches shall have a minimum dimension of 6 feet in any direction.
4. Stoops shall have a minimum dimension of 42 inches in any direction.
5. Fences and walls within the front yard shall not exceed 3.5 feet in height.¹
6. See *Chapter 3: Land Use & Development Regulations* of the Development Plan for setbacks and development standards.

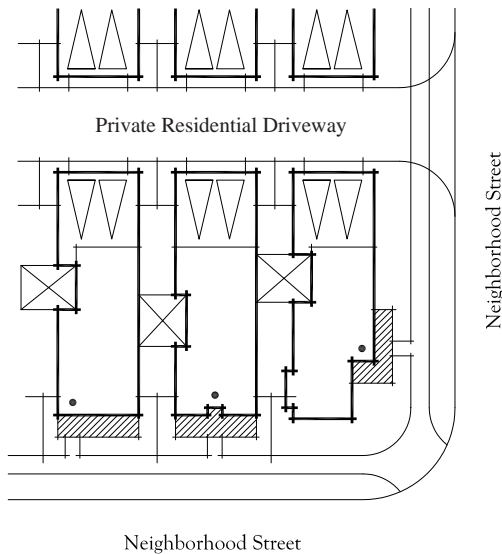
B. Parking Placement

1. Garage access may be taken from the street or a rear private residential driveway. In flag lot conditions, garage access may be taken from a shared drive.
2. Garage driveways taking access from a public street shall provide a minimum depth of 18 feet, measured from the back of sidewalk to the face of the garage door.
3. Garages shall be setback a minimum of 5 feet from the porch or front living area.
4. Private residential driveways shall be a minimum of 20 feet in width, subject to review and approval of the Santee Fire Department. Driveway aprons adjacent to the private residential driveways shall be 5 feet in depth. Alternatively, full garage driveways with a minimum depth of 18 feet may be provided. The distance between garage doors across the private residential driveway shall be a minimum of 30 feet.
5. Private residential driveways shall be enhanced with landscaping, lighting and/or hardscape features.
6. See *Chapter 3: Land Use & Development Regulations* of the Development Plan for parking requirements.

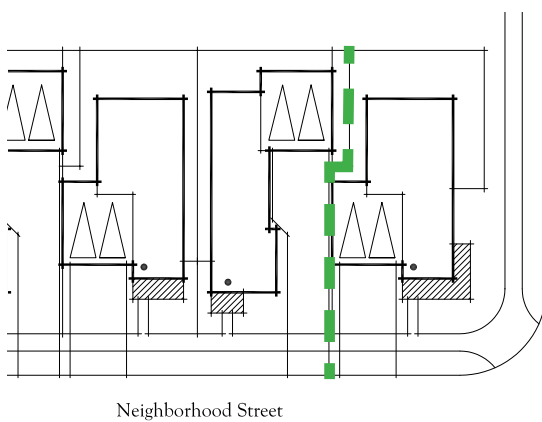
1. Retaining walls within the front setback shall not exceed 4 feet in height.



Conventional Homes are located on a variety of lot sizes and configurations. Access to front entries and garages are taken from the street.



Rear Loaded Homes are designed to take garage access from a shared private residential driveway behind the home. Private yard space is provide behind the house between a detached garage and the home, behind the house adjacent to the home, or in a side yard. Reciprocal use easements may be used to maximize side yard areas.



Z-Lot Homes are designed to fit together along a shared lot line by providing one home with a deeply recessed garage. Reciprocal use easements are provided to maximize side yard areas.

Note: The above diagrams and photos are for illustrative purposes only. Actual plotting and floor plans may vary. Additional building typologies may be permitted as described in Section 6.2.

6.2.2 Detached Cluster Homes

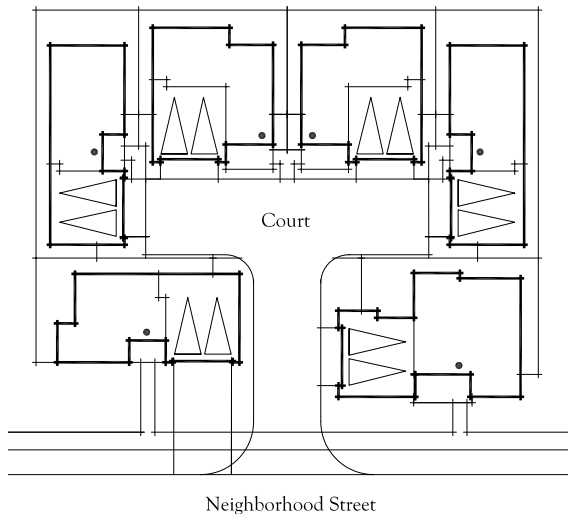
Detached cluster homes refer to a group of detached homes centered around a common feature such as a shared driveway or open space area. Detached cluster homes can be large or small in size, and are designed to provide a variety of alternatives to conventional single family homes. Depending upon the size and design, detached cluster homes can achieve the following:

- Offer single-family detached living opportunities at more attainable costs.
- Create smaller enclaves within the larger village setting creating opportunities for residents to share resources, spaces and engage as a community.
- Diversify the streetscene and the housing types within single-family neighborhoods.
- Improve the streetscene by removing garages from the street.
- Provide a small-lot single family home with a private yard area.

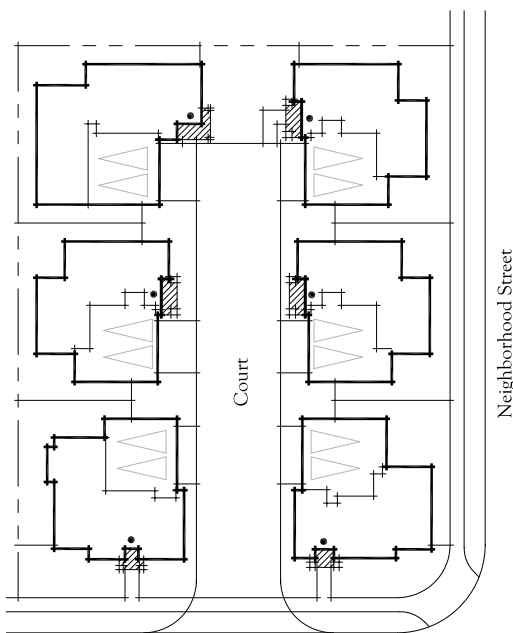
There are currently three primary types of detached cluster homes; however, new configurations are encouraged to provide diversity in lifestyle and housing type. The three primary types of detached cluster homes include cottages, green courts and motor courts. Depending upon their size and design, detached cluster homes can occur in either multi-family neighborhoods or single-family neighborhoods, provided they meet the development standards of the designated land use designations. All detached cluster homes shall also meet the following standards:

A. Plotting

1. All setbacks not facing a public street shall be considered “interior side” setbacks, except when adjacent to the rear yard of a single family detached home. Where adjacent to the rear yard of a single family detached home, the minimum setback shall be the same as the required rear yard setback of the adjacent single family detached home to ensure privacy.
2. For homes fronting or siding on a public street, front door access shall be oriented to the public street and shall include at least one pedestrian feature such as a stoop, porch, feature window or similar design element that enhances the public streetscene and create pedestrian scale.
3. For homes fronting on a private residential driveway, front doors shall feature an architectural element designed to provide overhead cover or other elements designed to enhance and emphasize the front door.



Neighborhood Street



Neighborhood Street



Motor Court Homes are detached dwellings clustered around a motor court. The cluster group typically includes four to eight units. Primary entries face either the motor court or the street. Private outdoor living space can occur in side and/or rear yards. Automobile access is via private motor courts or streets. Resident parking spaces are provided in garages and guest parking is provided on local streets or designated on-site parking spaces. The motor court may be linear or “T-shaped.” Reciprocal use easements may be used to maximize side yard areas.

Note: The above diagrams and photos are for illustrative purposes only. Actual plotting and floor plans may vary. Additional building typologies may be permitted as described in Section 6.2.

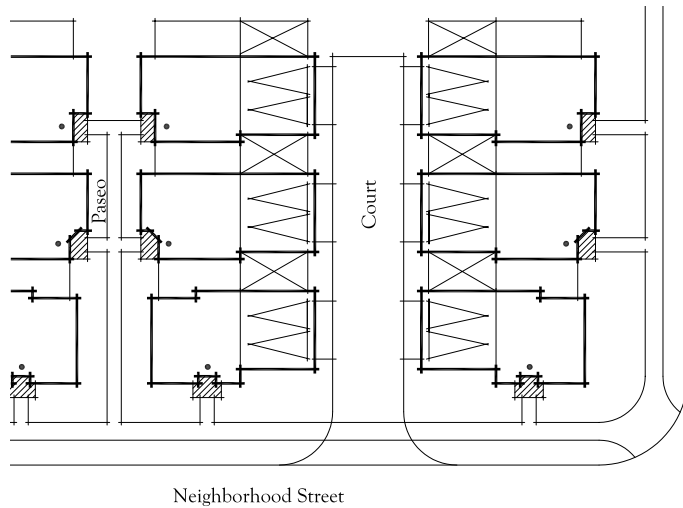
4. Porches shall have a minimum dimension of 6 feet in any direction.
5. Stoops shall have a minimum dimension of 42 inches in any direction.
6. Fences and walls within the front yard of units facing the public street shall not exceed 3.5 feet in height.¹
7. The minimum building separation for all detached cluster homes shall be 8 feet.
8. Detached cluster homes may use reciprocal use easements to maximize private yard areas.
9. See *Chapter 3: Land Use & Development Regulations* of the Development Plan for setbacks and development standards.

B. Parking Placement

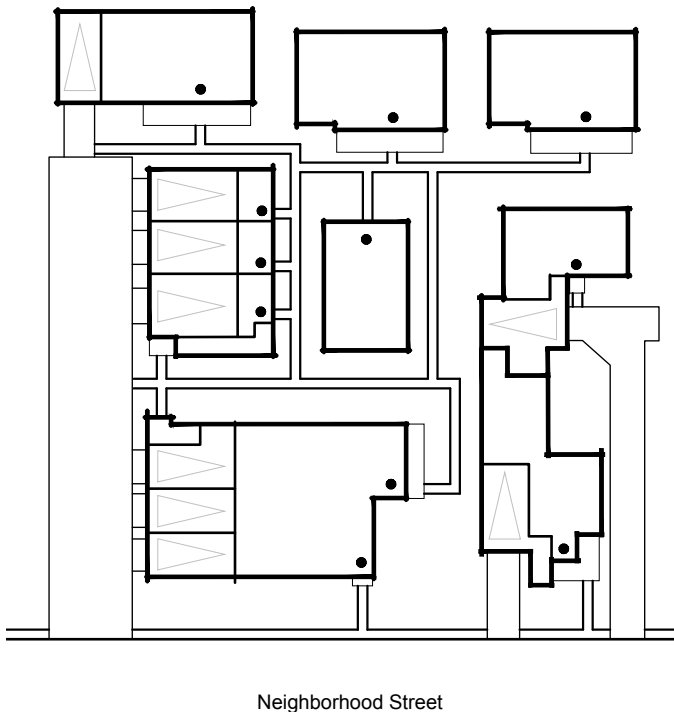
1. Garage access may be taken from the street, rear private residential driveway or motor court.
2. When garage access is taken from the street, a minimum driveway depth of 18 feet, measured from the back of sidewalk to the face of the garage door, shall be provided.
3. Private residential driveways and motor courts shall be a minimum of 20 feet in width, subject to review and approval of the City of Santee Fire Department. Driveway aprons adjacent to the private residential driveways and motor courts shall be 5 feet in depth. Alternatively, full garage driveways with a minimum depth of 18 feet may be provided. The distance between garage doors across the private residential driveway and motor court shall be a minimum of 30 feet.
4. Motor courts and private residential driveways shall be enhanced with landscaping, lighting and/or hardscape features.
5. See *Chapter 3: Land Use & Development Regulations* of the Development Plan for parking requirements.

1. Retaining walls within the front setback shall not exceed 4 feet in height.

Detached Cluster Homes



Green Court Homes are detached dwellings surrounding a green court or open space. Primary entries and walks face either the green court, open space or street. Reciprocal use easements may extend along private spaces on sides of buildings. Automobile access is via a private residential driveway or street. Resident parking spaces are provided in garages and guest parking is provided on local streets or designated on-site parking spaces. Green courts can be linear or square in configuration.



Cottages are homes arranged around a common open space area. Front doors are accessed from the street or common walkways within the cluster. Some homes may have attached garages but most have detached garages that are grouped together and remotely accessed. Guest parking spaces are provided in common driveways or on local streets.

Note: The above diagrams and photos are for illustrative purposes only. Actual plotting and floor plans may vary. Additional building typologies may be permitted as described in Section 6.2.

6.2.3 Attached/Semi-Detached Homes

Attached or semi-detached homes refer to two or more homes that share a common wall or are separated by approximately 4 to 8 inches of air space with no shared common walls or foundations. There are a variety of possible configurations within this category of homes, ranging from duplexes to live/work buildings. Some examples are provided on the following pages, but new configurations of attached or semi-detached homes are encouraged to provide diversity and a variety of housing choices, provided that they meet the development standards of the designated land use designations.

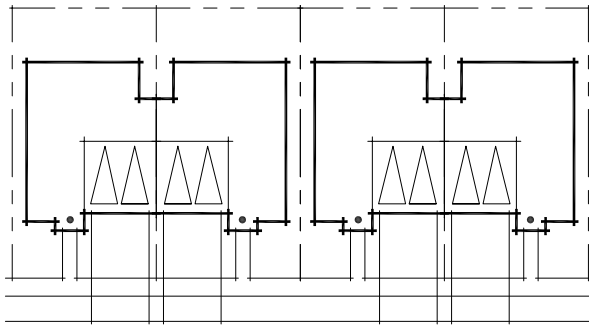
A. Plotting

1. At least one pedestrian feature shall be provided on each home. Pedestrian features include stoops, porches, patios, courtyards, feature windows or similar design elements that enhance the public street scene and create pedestrian scale.
2. Porches shall have a minimum dimension of 6 feet in any direction.
3. Stoops shall have a minimum dimension of 42 inches in any direction.
4. Fences and walls within the front yard shall not exceed 3.5 feet in height.¹
5. See *Chapter 3: Land Use & Development Regulations* of the Development Plan for setbacks and development standards.

B. Parking Placement

1. Garage access may be taken from the street, a rear private residential driveway or a motor court.
2. Driveways taking access from a public street shall provide a minimum depth of 18 feet, measured from the back of sidewalk to the face of the garage door.
3. Private residential driveways and motor courts shall be a minimum of 20 feet in width, subject to review and approval of the City of Santee Fire Department. Driveway aprons adjacent to the private residential driveways and motor courts shall be 5 feet in depth. Alternatively, full garage driveways with a minimum depth of 18 feet may be provided. The distance between garage doors across the private residential driveway and motor court shall be a minimum of 30 feet.
4. Private residential driveways and motor courts shall be enhanced with landscaping, lighting and/or hardscape features.
5. See *Chapter 3: Land Use & Development Regulations* of the Development Plan for parking requirements.

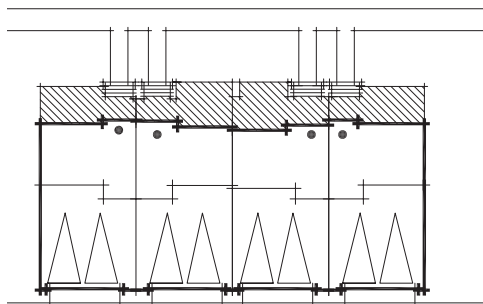
1. Retaining walls within the front setback shall not exceed 4 feet in height.



Neighborhood Street



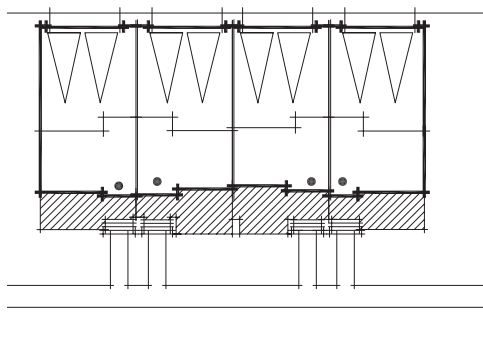
Duplexes or Duets are two individual dwelling units that may be attached (condominiums) on the same lot or detached by minimum 6 inches of air space (fee simple) on individual lots. Primary entries face the street. Private open space is provided in yards, patios, courtyards or upper floor balconies.



Private Residential Driveway

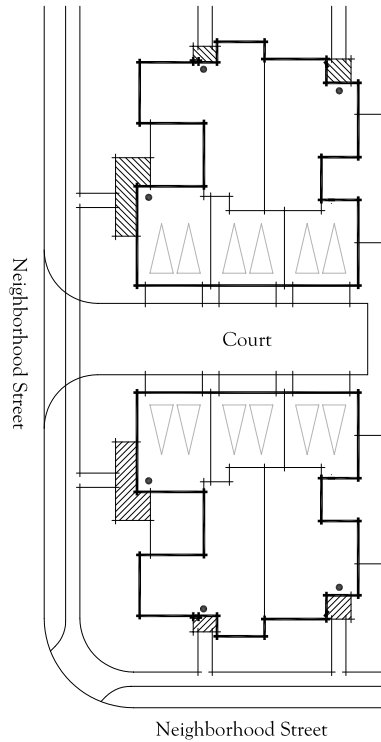


Row Homes are homes on individual lots that are aligned in a row and are separated by minimum 6 inches of air space (fee simple) along a common property line. Garage access is typically provided via a rear private residential driveway but can be provided directly from the street as well. Primary entries face the street or a common paseo. Private open space is provided in patios, courtyard or upper floor balconies.

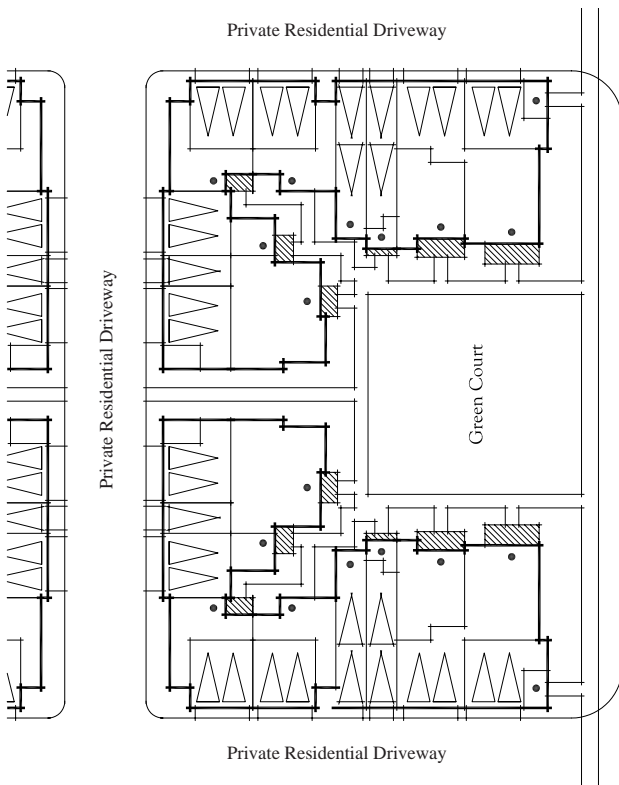


Neighborhood Street

Note: The above diagrams and photos are for illustrative purposes only. Actual plotting and floor plans may vary. Additional building typologies may be permitted as described in Section 6.2.

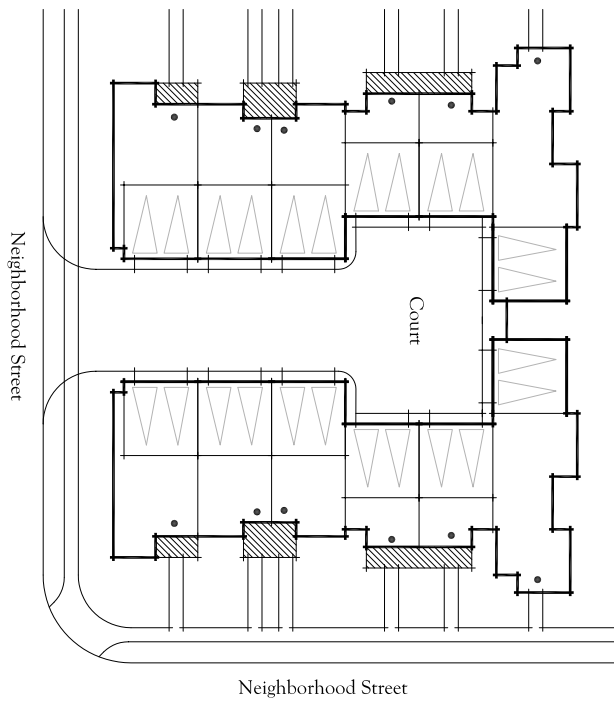


Town Houses are a collection of attached (condominium) single family homes. Garage access is typically provided via a rear private residential driveway or shared driveway. Primary entries face the street or a common paseo. Private open space is provided in patios, courtyard or upper floor balconies.

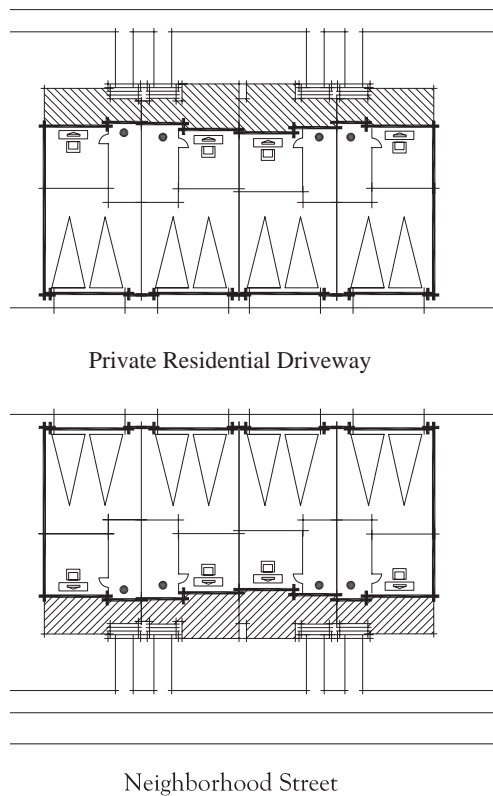


Green Court Buildings are organized around a green court open space or paseos. Front doors face the street, a green court or a paseo, and garage access is from a private residential driveway in the rear or side. The units have private outdoor living space in the form of patios or balconies. Resident parking spaces are provided in garages, and guest parking spaces are provided on local streets or in designated parking areas.

Note: The above diagrams and photos are for illustrative purposes only. Actual plotting and floor plans may vary. Additional building typologies may be permitted as described in Section 6.2.

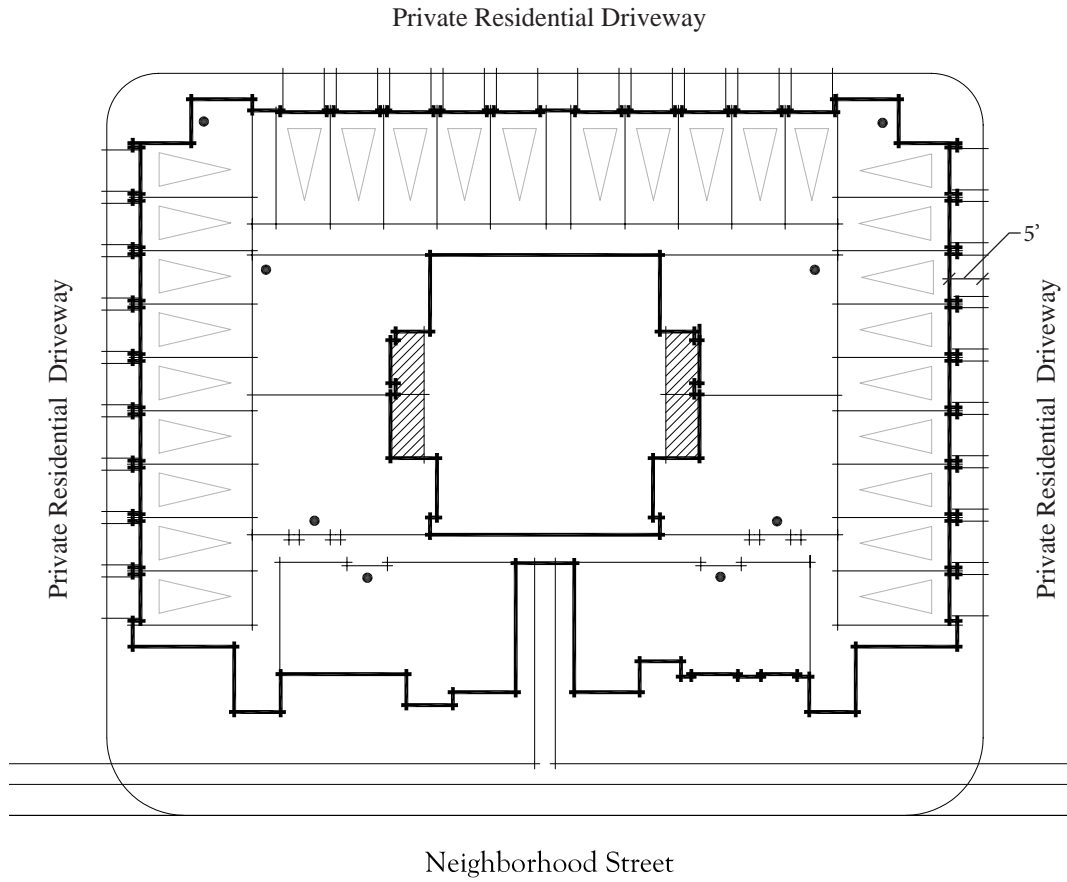


Motor Court Buildings are organized around a motor court. Garages are accessed from the motor court, and front doors are accessed from the street or a paseo. Each unit has a private outdoor living space in the form of a patio or balcony. Resident parking spaces are provided in garages, and guest parking spaces are provided on local streets or in designated parking areas.



Live/Work Buildings are residential homes with a dedicated work space. The work space is designed to provide spatial, but not necessarily physical, separation between the living area and the work space so that clients visiting the work space do not need to enter the living area.

Note: The above diagrams and photos are for illustrative purposes only. Actual plotting and floor plans may vary. Additional building typologies may be permitted as described in Section 6.2.



Stacked Units are attached multifamily homes with entries accessed from interior hallways or courtyards. Automobile access is via a private residential driveway. Resident parking spaces are provided in individual garages or designated on-site parking spaces, and guest parking spaces are provided on local streets or in designated parking areas.

Note: The above diagram and photos are for illustrative purposes only. Actual plotting and floor plans may vary. Additional building typologies may be permitted as described in Section 6.2.

6.2.4 Attached Buildings

Attached buildings refers to large buildings that can contain multiple residential units, offices, and/or one or more commercial units. These buildings can be single use or mixed-use and are generally only found in the Village Centers and Medium Density Residential neighborhoods.

A. Plotting

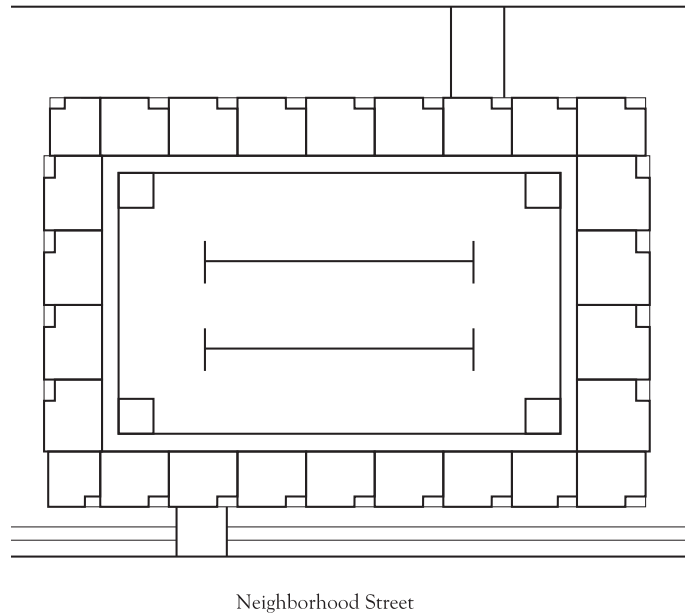
1. Primary building entries shall be oriented toward a public street frontage.
2. At least one pedestrian feature shall be provided on each Building. Pedestrian features include stoops, arcades, porticoes, courtyards, feature windows or similar design elements that enhance the public street scene and create pedestrian scale.
3. Stoops shall have a minimum dimension of 42 inches in any direction.
4. Courtyard walls within the front yards shall not exceed 3.5 feet in height.
5. See *Chapter 3: Land Use & Development Regulations* of the Development Plan for setbacks and development standards.

B. Parking Placement

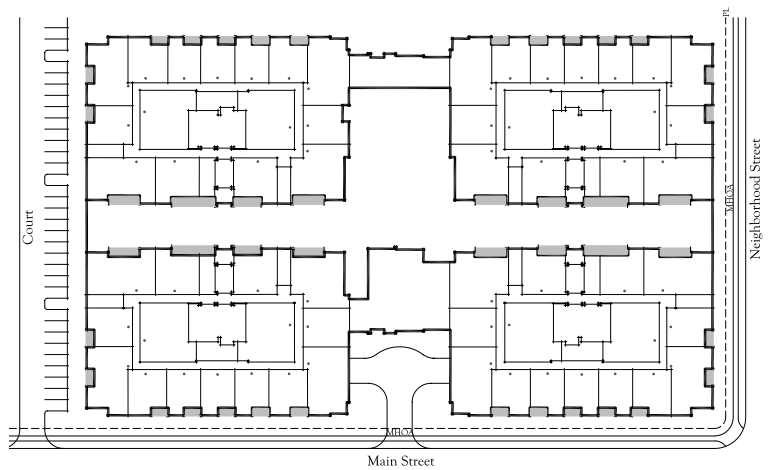
1. Garage access may be taken from the street or a rear private residential driveway.
2. Private residential driveways shall be a minimum of 20 feet in width, subject to review and approval of the Santee Fire Department. Driveway aprons adjacent to the private residential driveways shall be 5 feet in depth. The distance between garage doors across the private residential driveway shall be a minimum of 30 feet.
3. Private residential driveways shall be enhanced with landscaping, lighting and/or hardscape features.
4. See *Chapter 3: Land Use & Development Regulations* of the Development Plan for parking requirements.

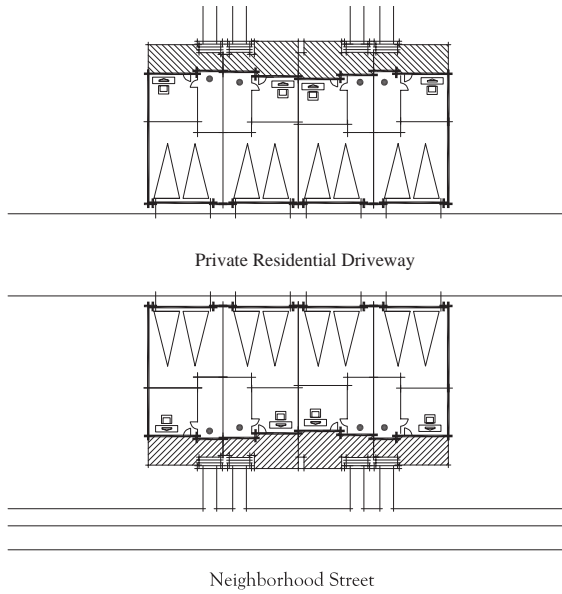


Wrap Buildings are multi-story buildings that wrap around structured parking. Buildings face the street and individual units are typically accessed from internal corridors. The parking structure is typically accessed via one or two access points that connect to a street or private residential driveway. Wrap building are typically commercial, high-density residential or mixed-use.

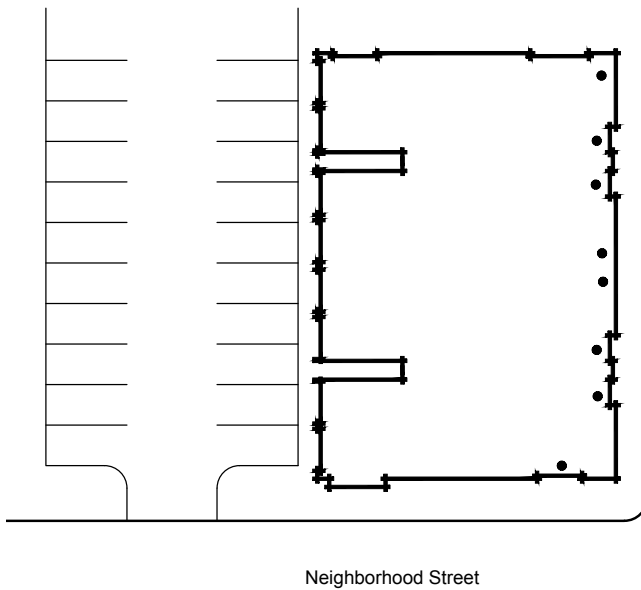


Podium Buildings are multi-story buildings that sit on top of structured parking. Building face the street and individual units are typically accessed from internal corridors. The parking structure is typically accessed via one or two access points that connect to the street or side street. Podium buildings are typically commercial, high-density residential or mixed-use.





Shopkeeper Buildings are mixed use buildings with work space and living area and a dedicated work space located within the same building. Unlike live/work buildings, the shopkeeper building is designed to provide separate entrances to the work space and the living area. If an interior connection is provided between both spaces, it is physically separated by a lockable door. This allows the work space to function independently of the residential unit so that it can be used by either the residential occupant of the unit or separate residential and retail occupants.



Liner Buildings are horizontal buildings that line the street with building entries facing the public sidewalk. Parking is located in a parking lot behind the building.

6.2.5 Community Buildings

Community buildings include buildings that serve as landmarks. These are typically civic or other community serving buildings such as schools, fire stations, churches or other religious or spiritual facilities, assembly halls, event barns and similar that serve a community purpose. Community buildings shall be designed in an Americana style of architecture to support the community design theme.



A. Plotting

1. Visual prominence from streets and public spaces shall be the primary consideration when determining the location and design of community buildings. Massing elements should be used to create focal points at significant corners and view terminus.
2. Pedestrian scale and access should also be considered when locating and designing community buildings. Primary pedestrian entries shall be oriented toward a public street frontage or other public space, and should be a main feature of the elevation.
3. See *Chapter 3: Land Use & Development Regulations* of the Development Plan for setbacks and development standards.



Examples of community buildings, including a clubhouse and a farm activity center.

B. Parking Placement

1. Depending upon the use, parking may occur in parking lots or parking structures.
2. To minimize the visual impact of parking on the public street, parking lots and parking structures shall be located behind or to the side of the building so that they are not adjacent to the street.
3. Parking lots and parking structure access drives shall be enhanced with landscaping, lighting and/or hardscape features in accordance with the landscape.
4. See *Chapter 3: Land Use & Development Regulations* of the Development Plan for parking requirements.

6.3 Building Design

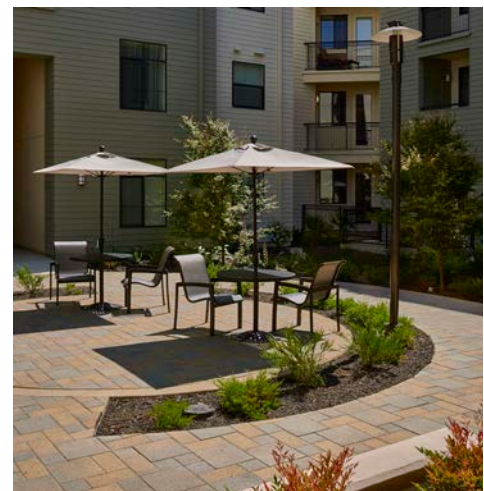
The intent of the following building design guidelines is to ensure the creation of a high quality and pedestrian friendly community, with diverse neighborhoods and a cohesive sense of place. Not only do these guidelines ensure a high level of quality in function and visual appearance, but they also encourage architectural character that creates variety and compatibility, thus enhancing the community's overall appeal and value. Sustainable design practices are encouraged, and some strategies that would benefit the community include simple massing forms and efficient framing techniques, use of rapidly renewable resources, and installation of durable material that require less frequent replacement. Universal design in housing is also encouraged to create accessible spaces that serve the needs of people with disability and the aging seniors, particularly in the Active Adult neighborhoods. Additionally, "Crime Prevention through Environmental Design" (CPTED) elements should be incorporated into building and site design to facilitate natural surveillance, access control, territorial reinforcement and proper common area maintenance.

Fanita Ranch is located in a Wildland Urban Interface area. As such, planning, design and construction of all buildings within the Development Plan Area shall comply with applicable regulations and standards set forth in SMC (as may be amended from time to time), California Building Code Chapter 7A and Fanita Ranch Fire Protection Plan.

6.3.1 Building Placement and Orientation

1. Orient buildings to face and frame the street to create a pedestrian friendly streetscape, as appropriate to the building typology.
2. Careful consideration should be given to building placement and street orientation to help protect privacy, views and the visual quality of the neighborhood.
3. Single-family residential lots and setbacks should incorporate variety in the design, orientation and placement of buildings, wherever practical.
4. Plot buildings to emphasize diversity and scale along the street and avoid visual monotony. Interest can be achieved by varying front setbacks, using different plan forms and elevations on adjacent buildings, incorporating single-story elements and utilizing different garage placements.
5. A sense of undulation in building setbacks can be achieved by incorporating significant massing offsets within the building footprint to create varied setbacks to different parts of the building, or by encouraging staggered front and/or rear setbacks on adjacent homes.

6. Where feasible, side setbacks should be varied to create greater solar access, provide more useful private open space and avoid a monotonous pattern of houses.
7. Buildings should be sited to respect the features of the natural environment, maximize view opportunities and solar access, where feasible and reasonable.
8. Building primary entries should be clearly visible to pedestrian and vehicular approaches.
9. Where feasible, arrange groups of attached residential buildings in clusters around outdoor spaces such as plazas, courtyards, pathways and other gathering spaces and connections that encourage social activity and promote pedestrian connectivity.
10. In general, commercial and mixed-use buildings should front onto a street or spine, which may be designed either as a vehicle free zone or in such a manner as to allow for use by both pedestrians and vehicles. Where vehicles are allowed, design features should be incorporated to define pedestrian movement through changes in paving materials or grade, articulated walks with landscaping, or overhead structures.
11. In the Village Centers, building fronts should generally be arranged to the property line with zero front setback to create a continuous street wall that provides scale and definition to adjacent streets and public spaces, except where recesses are provided for entries or widened sidewalks for outdoor dining, displays, etc.
12. Large, monolithic buildings, such as movie theaters, may be set back from the street and lined with smaller businesses in the front to create a more appealing streetscene.
13. Place buildings in such a way that they screen parking areas and minimize the impact of parking lots and garages on the public streetscape.



6.3.2 Form and Massing

1. Create simple floor plans that can be built efficiently and achieve high performance by starting with simple, rectilinear forms and massing that reflect the selected architectural style, then adding smaller, secondary massing elements to provide massing relief and break up the primary forms.
2. When feasible, design floor plans on a 2-foot module to allow for efficient framing, thereby reducing the amount of wood and waste.
3. Incorporate variety in product types and building forms appropriate to the architectural styles to enhance diversity and visual interest within the residential neighborhoods.
4. Vary setbacks from the street to massing elements to create movement and diversity in the front setback.
5. The building mass of larger buildings should be broken down into smaller elements to provide articulation and human scale to the streetscene.
6. Where appropriate, design the front elevation to clearly delineate individual units as a way of breaking up mass.
7. Taller buildings should have increased setbacks where feasible, so as not to dominate the streetscene and impose on surrounding uses and neighborhood character.
8. Avoid long, massive attached residential, commercial and mixed-use buildings by limiting individual building lengths. This is achieved by breaking buildings up into a collection of smaller, related buildings with paseos, courtyards, or similar spaces in between.



9. Where attached residential, commercial and mixed-use buildings are located adjacent to detached residential buildings, minimize impacts on adjoining residences with a sensitive transition in scale, massing and height, and design the transition to ensure resident privacy.
10. Consider stepping down corners and ends of large attached residential buildings in scale or incorporate articulations such as recessed balconies and enhanced window treatments at highly visible locations to soften the building edges and enhance the streetscene.
11. Commercial and mixed-use corner buildings may be designed as anchor buildings. Anchor buildings are often larger in scale and massing than surrounding buildings and may have more ornamentation than adjacent buildings. In addition, anchor buildings typically have both primary and secondary façade that relate to the streets on which they front.
12. Iconic buildings in the Fanita Commons Village Center are encouraged, which may include architectural features such as bell tower or similar statements appropriate to the architectural style of the building.

6.3.3 Garage Placement and Parking Areas

1. Incorporate a variety of garage placement configurations in the detached residential neighborhoods, including, but not limited to, front-loaded deep-, mid- and narrow-recessed garages, side-on garages, split garages, tandem garages and rear-loaded garages. Garages should generally be set behind the front face of the building, or be oriented to the private residential driveways or motor courts.
2. Surface parking lots or carports should be located to minimize visual impact.
3. Parking area access and internal circulation shall promote safety, efficiency and convenience, avoid conflicts between vehicles and pedestrians, and provide adequate areas for maneuvering, stacking and accommodating emergency vehicles.



4. Attached residential development entry areas should be enhanced with landscaped medians, enriched paving, decorative landscaped entry walls and gateway structures, etc.
5. In attached residential development, parking on main circulation drives or in large, undivided parking lots should be avoided where feasible. When parking cannot be incorporated within residential structures, smaller parking areas dispersed throughout the residential development site are preferred.
6. Locate parking spaces close to the residential units which they serve. Convenient, unobstructed and clearly identified pedestrian access that minimizes the need to cross circulation drives, parking aisles and landscaped areas should be provided to building entries.
7. Parking areas visible from the street or other areas exposed to public view should be screened by landscaping, earth berms, low screen walls or a combination thereof.
8. Install landscape planters and canopy trees in parking areas to add visual interest, soften the appearance of unrelieved paving and provide shade.
9. Carports may be provided in the interior parking areas of an attached residential development site. The placement of carports adjacent to streets, elevated slopes or other highly exposed areas is strongly discouraged. When provided, carports should be designed as an integral part of the residential development and be similar or complementary in materials and colors to the surrounding principal buildings.
10. Parking spaces designated for non-residential and residential uses in a mixed-use property should be clearly identified with sign posting, pavement markings and/or physical separation.

6.3.4 Roof Considerations

1. Select roof forms, pitches and materials that support the architectural style of the building.
2. Consider roof forms in relationship to building mass to reduce and improve massing relief along public streets and on other publicly visible elevations.
3. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the skyline and diversity in the streetscene. Flat roofs with parapets or decorative cornices are permitted where appropriate to the architectural style of the building.

4. Terraces and rooftop open space are encouraged, particularly in buildings where residential uses are located above retail.
5. Keep roof forms simple and efficient to minimize lumber and material waste.
6. Roof materials should be of a matte finish to minimize glare and be durable to extend the life span of the roof and reduce landfill waste.
7. Roof eaves and roofing materials shall be consistent with the requirements of the Fanita Ranch FPP.
8. Design roofs to consist of low albedo materials or cool roof technologies to reduce heat island effect and maximize building energy efficiency.
9. Consider the location of the photovoltaic and solar panels and/or tiles, as well as any solar water heating panels, when designing roof plans.
10. Rooftop solar panels should be equipped with wire mesh screens to prevent bird or pest entry beneath the solar panels.
11. With the exception of photovoltaic and solar water heating panels, design roofs to screen any rooftop equipment from public view.
12. Roof-mounted and ground-mounted mechanical equipment shall be screened from view of streets, paseos and other public spaces. Devices such as exhaust fans, vents and pipes shall be painted to match the colors of the surfaces to which they are attached.



6.3.5 Articulation and Details

1. Building façades should be designed to provide an interesting connection between the public area, street and sidewalk, and private residence. Appropriate articulation and detailing include the following:
 - a. Variation in architectural styles
 - b. Undulating building mass and roof planes
 - c. Vertical and horizontal stepped massing
 - d. Visually reduced garages
 - e. Authentic architectural elements
 - f. Detailed entry features and openings such as doors, windows, porches, balconies, patios, courtyards and trellises oriented toward the street
2. Select architectural details that are proportional, complementary and authentic to the overall design of the elevation style.
3. On corner lot buildings, consider wrapping pedestrian elements such as porches and arcades around the corners to provide human scale along both street frontages.
4. Corner buildings and upper floor rear elevations that are visible from public streets, parks and other public spaces should incorporate single-story massing at the exterior side, wrapped porches or additional articulation along the exterior elevations such as window trims, pop-outs, insets or other vertical or horizontal breaks in the wall massing.
5. Building façades along the rear private residential driveways or motor courts should incorporate articulation such as massing offsets, projections, window recess, etc. to enhance the appearance of the private residential driveways and motor courts.



6. Windows and entries add articulation, break up massing and play a key role in defining the style of a building. They also contribute to the energy performance and thermal comfort of a home. Window and entry guidelines include the following:
 - a. Coordinate window shape, size and location on each elevation to provide a logical, proportional and attractive composition consistent with the architectural style.
 - b. Recess windows to provide depth and create shadow, add articulation to each elevation and create visual interest, as appropriate to the architectural style.
 - c. Locate and size windows to respond to the conditions of the site including solar exposure.
 - d. Select energy efficient windows to improve building performance.
 - e. Install operable windows to improve interior thermal comfort and allow occupants to passively regulate indoor temperatures and air quality.
 - f. Locate windows and doors at regular 16” or 24” stud positions, when possible and without compromising design integrity, to minimize wasted lumber.
 - g. When feasible, design windows on south-facing elevations to provide passive solar heating and cooling. Consider adding shading devices, shade trees or special window designs that are consistent with the style of the building.
 - h. Front doors and entryways should provide the focal point on the public street elevation of a building and be protected from the sun with overhangs, recesses, porches or trellises consistent with the architectural style of the building.
7. Design lighting to minimize impact to adjacent properties, particularly open space areas, through careful placement and fixture selection. Lighting shall be shielded to minimize illumination of adjacent properties and reduce glare.



8. Vary wall planes to create depth and shadow and avoid continuous, unrelieved walls surfaces along publicly visible elevations. Building walls facing a public street or public space should not extend more than 30 feet vertically or horizontally without a visual break. Visual breaks can be created by an offset in the exterior wall plane, a recessed window or door or other architectural detailing.
9. Incorporate pedestrian entry elements such as stoops, patios, porches, arcades, etc. that are consistent with the style of the building and intended neighborhood character.
10. For commercial and mixed-use buildings, distinguish the first floor from upper floors through floor height, elevation design and application of materials to create a human scale.
11. Commercial and mixed-use buildings should incorporate pedestrian scaled details that add texture and visual interest along the sidewalk. These can include special building or landscape materials, additional glazing and/or design elements such as display windows, awnings, signage, shade structure, balconies, arcades and/or lighting specifically designed to enhance the pedestrian experience.
12. Entry area walls of commercial and mixed-use buildings should incorporate accent colors, higher level of detailing, and entry/accent lighting to provide a sense of welcome and convenient access into the building interior.
13. Facilitate open views into the retail space at the storefront level to enhance the pedestrian experience by providing a visual connection to the use inside the building.
14. Buildings with retail and restaurant uses are encouraged to have covered pedestrian arcades with a minimum depth of 8 feet parallel to the street.
15. Choose lighting locations for maximum visual enhancement and safety, highlight important features and provide lighting where people need it most. Attached residential complexes shall be lighted sufficiently to deter criminal activity.



6.3.6 Materials and Colors

1. Materials and colors should be earth tones or muted colors complementary to the chosen architectural style and compatible with the character of surrounding development. Reserve bright or dark colors for trim or accents only.
2. Provide a variety in texture and color to allow for diversified expressions of individuality on building elevations, while maintaining visual cohesiveness throughout the community.
3. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc.
4. Materials should be consistently applied and work harmoniously with adjacent materials. Avoid piecemeal embellishments and frequent changes in materials.
5. Ensure that materials and color blocking terminate at inside corner or is otherwise wrapped to avoid the appearance of false façades.
6. Select high-quality, low-maintenance and durable materials to minimize the need for replacement that would contribute to landfill waste.
7. Consider the use of recycled and or rapidly renewable materials, as well as pre-finished building materials to reduce waste and conserve resources.
8. Consider using low-VOC emitting building materials for flooring, carpet, adhesives, caulks, insulations, etc. to protect air quality.

6.3.7 Functional Elements

1. Work with utility service providers to reduce visual clutter, eliminate location conflict of utility items in the common areas and address community aesthetics. Techniques to be considered include under-grounding where possible, landscape screening, construction of a façade and use of neutral or complementary colors.
2. Gas and electrical meters should be placed in utility cabinets or otherwise screened to be integral with the architecture of the building.
3. Roof-mounted and ground-mounted mechanical equipment such as air conditioning/heating equipment, pool/spa equipment, etc. (excluding solar panels) should be screened from view of public streets, parks and other public spaces.

4. Mechanical devices such as exhaust fans, vents and pipes should be painted to match the colors of the surfaces to which they are attached.
5. Exposed gutters and downspouts should be colored to match or complement the surface to which they are attached.

6.3.8 Loading, Service and Trash Storage Areas

1. Loading/unloading and service areas should occur in the rear or on the side of the buildings away from public streets and activity areas where possible or be screened with landscaping, fences or walls. Fences and walls that provide screening should be designed as an integral part of the building design concept and constructed of materials, textures and colors which are complementary to the adjacent buildings.
2. Where a commercial development is located adjacent to a residential development, the loading and service areas should be located away from the residential buildings where possible or be screened with landscaping. Siting of the loading and service areas should consider potential noise and visual impacts to the adjacent development.
3. Loading and service areas should be designed to ensure vehicles have clearly identified and convenient access and do not block adjacent vehicular or pedestrian circulation.
4. Mixed-use development may utilize shared loading/delivery areas and on-street parallel parking as loading/delivery spaces. On-street loading/delivery spaces, where used, shall have loading signage posted adjacent to the space and be in addition to the required parking spaces for the mixed-use building residents/tenants.
5. Consider designating pickup/drop-off zones for ride-sharing services at appropriate locations in Village Centers. Passenger loading signage should be posted adjacent to the zone.
6. When trash and recycling material containers are provided to individual dwelling units, adequate space should be provided in a side or rear yard or in the interior of the garage to accommodate a minimum of two collection containers.
7. When trash and recycling material collection facilities are shared by a group of dwelling units and/or buildings, designated collection areas should be provided. These collection areas should be sited for adequate, convenient and safe access and avoid impacting important neighborhood features such as entries, recreation areas, clubhouses and leasing offices. Trash and recycling enclosures should not be located along frontage streets within required front or street side setback areas.

8. Trash and recycling material collection facilities should be screened by architectural enclosures. The screening enclosure materials and colors should be similar or complementary to the exterior materials and colors used on the adjacent buildings.