

CITY OF SAN JACINTO RESIDENTIAL DEVELOPMENT DESIGN GUIDELINES

PURPOSE AND INTENT

The following design guidelines are intended as a reference to assist the designer/developer in understanding the City's goals and objectives for high quality residential development. The design guidelines are general and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized during the City's development review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.

The design guidelines are primarily targeted to single-family residential development. The guidelines are further divided into architectural guidelines and site planning guidelines. Unless there is a compelling reason, these design guidelines should be followed.

APPLICABILITY

The provisions of this section shall apply to all single family residential development within the City. Any addition, remodeling, relocation or construction requiring a building permit, or paving of yard areas, shall adhere to these guidelines where applicable.

Projects will be evaluated using a rating system to determine compliance with these guidelines, as indicated in Exhibit 1 (Residential Development Design Guidelines Evaluation). Single-family residential projects of five (5) lots or greater shall be subject to Planning Commission approval; projects of four (4) lots or less shall be subject to approval by the Planning Director.

SINGLE- FAMILY SITE PLANNING

An important goal of the single-family site planning guidelines is to create functionality and visual variety along local streets. It is the intent of these guidelines to discourage subdivisions where identical homes march down long, uninterrupted straight streets, with no variation in building placement or the street scene.

A. INTERRUPTION OF STRAIGHT STREETS

Long straight streets shall be discouraged. The use of knuckles, cul-de-sacs and curvilinear streets shall be provided. The use of traffic calming features such as roundabouts, traffic circles, chicanes, chokers, speed humps and center lane planters shall be provided where street lengths exceed 800 feet.

B. VARIED FRONT SETBACKS

Each group of three adjacent houses shall contain at least one home whose front setback varies from those of its neighbors by not less than 5 feet. The use of porches, verandas and side entry garages shall be encouraged to achieve the setback variation. Where provided, such features shall be permitted not less than 15 feet from the front property line. The following features are encouraged:

- Fronts of houses and entries that face the street. Each house should have a clearly identified entry, and have active use windows (i.e. living room, kitchen) facing the street.
- The main entry feature (which shall not be the garage door) should be prominently displayed on the elevation facing street.
- Front porches, large enough to accommodate chairs, and that provide weather protection and shade that provide an opportunity for increased interaction among neighbors.

C. VARIED SIDE YARD SETBACKS

Side yard setbacks shall be varied between adjoining homes, or between homes and fences.

D. VARIED LOT WIDTHS

Lot widths shall be varied to allow for variable open space areas, side yards, and to accommodate a range of housing shapes and sizes. A variation of not less than 3 feet shall be required to make a perceptible difference.

E. GARAGE PLACEMENT, ORIENTATION, DOOR DESIGN, DRIVEWAY & FRONT YARD APPEARANCE

Garages shall not be the dominant feature of the street scene. Each group of three homes shall have not less than two homes with recessed garages (a minimum of 5' from front house elevation entry) or side entry garages. Detached garages (tied to primary residence with trellis, breezeway, etc.) located in the rear of the lot shall be considered to meet this principle. All garages shall be provided with metal roll-up doors, recessed from adjacent walls, with windows to allow for passive lighting. Garages shall be located away from the street side property line on corner lots. The following features shall be provided:

- Separate pedestrian access to the front door from the driveway.
- Single width driveways, whenever possible, especially on lots less than 50 feet wide.
- When a large portion of the front elevation is devoted to driveways and walkways, the driveways should be constructed with visually contrasting paving surfaces such as salt finish, bomanite, stamped/colored concrete or paver stones.
- Paved driveways shall not occupy more than one-third (1/3) of the front yard setback area; front yard areas may include paved walkways and hardscape features but must maintain a minimum of forty percent (40%) pervious surfaces for landscaping. Deviations to the driveway and pervious surface standards may be considered on lots of fifty (50) feet or less in width.

F. CUL-DE-SAC TREATMENTS

Where applicable, cul-de-sac openings should be provided at the ends for pedestrians to enter and exit at adjacent perpendicular streets or open space areas.

G. MAILBOXES

Where common mailbox services are provided, the architectural character shall be similar in form, materials, and colors to the surrounding buildings. Mailbox locations must be approved by the U.S. Postal Service.

H. INFILL IN EXISTING NEIGHBORHOODS

To the extent possible, new single-family development in existing neighborhoods should be integrated with the housing units in the adjacent area.

1. The existing setback of all residences on both sides of the street shall be considered when placing the new residence on the in-fill lot, or the new home shall be placed equal to the average of the 2 immediately adjacent residences. In cases where averaging between 2 adjacent existing residences is chosen the new residence may be averaged in a stepping pattern between the setbacks of adjacent residences, or the new residence's entire frontage may be built on the average setback line.
2. New development in existing neighborhoods shall incorporate distinctive architectural characteristics of surrounding development, for example: window and door detailing, decoration, materials, roof style and pitch, finished-floor height, porches, bay windows, and the like.
3. New development shall also continue the functional, on-site relationships of the surrounding neighborhood. For example, in many older neighborhoods common patterns that should be continued are entries facing the street, front porches, and parking at the rear.

WATER WISE LANDSCAPING

To promote water conservation through education, within model complexes for all single-family residential developments with more than two models planned shall landscape at least one-half of the models entirely with water saving landscaping and irrigation in accordance with the following requirements:

1. Plant Materials. Each "water saving" model shall contain exclusively low water use plant materials, as identified in the City's Landscape Standards. Other low water plants may be approved by the City Planning Director and/or Planning Commission.
2. Irrigation System. Each "water saving" model shall contain exclusively an irrigation system that provides a high efficiency in water application according to site conditions.
3. Signs. Each water saving model complex shall provide the following information to potential buyers:
 - a. Front Yard Sign. A four square-foot sign shall be located in the front yard of each "water saving" model such that is clearly visible to buyers. The sign shall indicate that the model features a "water saving" landscape and irrigation design.

- b. Interior Display. A drawing, or combination of drawings, shall be displayed inside each “water saving” model or the sales office, which provides a schematic of the landscape. These drawings shall include a key identifying the common names of the plants used in the water saving model yards. A brochure with the same information may be distributed with the sale information to potential buyers to satisfy this requirement.
4. Literature. Additional literature describing water conserving landscaping and irrigation is encouraged to also be made available to the potential buyer or referenced on the interior displays or via brochures.

SINGLE- FAMILY ARCHITECTURE

There is no particular architectural “style” required for residential structures but the focus should be on the development of a high quality residential environment. In general, the architecture should consider compatibility with surrounding character, including harmonious building style, form, size, color, material, and roofline. Individual dwelling units should be distinguishable from one another.

A. FACADE AND ROOF ARTICULATION

The articulation of facades and the massing of structures give them richness and scale. Long uninterrupted exterior walls shall be avoided on all structures. All structure walls (including sides of homes) shall have “relief” to create an interesting blend with landscaping, structures, and the casting of shadows. The integration of varied texture, relief, and design accents on building walls can soften the architecture. Recess windows and/or provide accent trim, fenestration, or multi-paned glass to add interest.

The use of second story setbacks shall be provided on all street side facades. Said setback shall be not less than 5 feet from the first floor outside wall. Balconies, verandas, patio covers, window boxes and/or similar features shall be required on all rear facades adjacent to streets.

For sloped roofs, both vertical and horizontal articulation is encouraged. Roof lines should be representative of the design and scale of the homes under them. Roof articulation may be achieved by changes in plane and/or the use of traditional roof forms such as gables, hips, and dormers.

B. SINGLE- FAMILY PRIVACY PROTECTION

Building height, the placement of windows and entries, setbacks and landscaping all contribute to a level of privacy between adjacent properties. Two-story buildings with windows directly facing an adjacent building may adversely affect the privacy of adjacent units. The following features shall be provided:

- Two-story buildings directly adjacent to one-story buildings, shall be setback and oriented to respect the privacy of the one-story building.
- The direct line-of-sight between dwelling units, specifically bedrooms and bathrooms, shall be minimized by orienting windows, balconies, and entryways so they do not directly face into adjacent property windows or private open space.

C. VARIED STRUCTURE DESIGN

Design of structures shall be varied in tract developments to create variety and interest. A significant difference in the massing and composition (not just finish materials) of each adjacent house shall be accomplished. One design should not be repeated more frequently than each fourth house. Entrances to buildings shall be clear and easily recognized, porches and/or covered entrances are desirable. Where used, porches may encroach 5 feet into the required 20 foot front yard. Where single story designs are included in the mix, they should be located on corners to take advantage of their low-mass effect.

D. ROOFING

Roofing materials shall include, but not be limited to, clay tile and concrete tile. Tile shapes may include S-tile, barrel tile, flat tile, slate, Italian and low profile tile. Color variances in tiles are encouraged. Wood shake and composition shingle are prohibited.

E. SCALE

Form and scale shall relate to the use of the structure as a single-family residence. Also, the scale of structures should be within a human scale so as not to overwhelm or dominate its surroundings. The size of the home shall be in proportion to the area of the lot, and shall not exceed a floor area ratio (FAR) of 0.5 for lots 7200 square feet and less.

F. EQUIPMENT/UTILITY SCREENING

Any equipment and/or utility structures, whether in the public right of way or on private property, located on the roof, side of the structure, or ground, shall be screened. The method of screening must be architecturally compatible in terms of materials, color, shape, and size. The screening design shall blend with the building design.

G. ANCILLARY STRUCTURES

The design of ancillary structures (guesthouses, cabanas, barns, storage sheds, etc.) should be architecturally compatible with the main structure through the use of walls/roofs/trellises, fence/wall connections, and/or landscaping.

H. WALLS/FENCES

Corner lot street side block walls shall be decorative utilizing materials and colors to compliment to the architectural design of the adjacent structure. Continuous planes of more than 50 feet shall be broken with the use of a 2-foot change in plane for at least 10 feet or the use of a pilaster at 50 foot intervals. Pilasters shall be provided at property corners or at changes in wall planes. All walls shall be provided a decorative cap. All walls shall be placed at the top of slope. Side yard returns facing a street shall be an upgraded material, such as block, wrought iron with a mesh privacy screen, and/or woodcrete. Wood is not considered an upgraded material.

EXHIBIT 1: RESIDENTIAL DEVELOPMENT DESIGN GUIDELINES EVALUATION

Applicant/Case No.:
Description:
Location:
Date:

<p>The following evaluation awards points for design features specified in the Residential Development Design Guidelines. The range of points varies from item to item, as items deemed more important are worth more points than other items. 77 points are possible; 62 points (80%) are required for approval.</p>	
<p>SETBACKS & FRONTS OF HOUSES (25 points):</p>	Points
<p>1. Varied front setbacks by at least 5 feet (0- 3 points).</p>	
<p>2. Front entries that face the street (0- 5 points).</p>	
<p>3. Active use windows (living room, kitchen) facing street (0- 4 points).</p>	
<p>4. Main entry feature that is not a garage door (0- 5 points).</p>	
<p>5. Covered front porches large enough for chairs (0- 5 points).</p>	
<p>6. Varied side setbacks (0- 3 points).</p>	
<p>SETBACKS & FRONTS OF HOUSES (25 points possible) TOTAL</p>	
<p>GARAGES & DRIVEWAYS (10 points):</p>	Points
<p>7. Separate pedestrian access to front door from driveway (0- 3 points).</p>	
<p>8. Single/reduced width driveways where possible (0- 3 points).</p>	
<p>9. Driveway paving of salt finish, bomanite, stamped or colored concrete, paver stones (0- 4 points).</p>	
<p>GARAGES & DRIVEWAYS (10 points possible) TOTAL</p>	

ARCHITECTURE (42 points):	Points
10. Avoidance of long uninterrupted exterior walls (0- 3 points).	
11. Varied texture, relief, design accents on walls (0- 3 points).	
12. Recess windows and/or accent trim, multi-paned glass (0- 4 points).	
13. 2nd story setbacks on all street side facades of not less than 5 feet (0- 4 points).	
14. Roof articulation with changes in plane, use of gables, hips, dormers (0- 4 points).	
15. Privacy protection by juxtaposition of 2-story & 1-story houses and upper floor window placement to achieve privacy (0- 3 points).	
16. Variation of houses to create variety & interest (0- 4 points).	
17. Use of porches (0- 4 points).	
18. Covered entrances (0- 4 points).	
19. Single-story houses on corners (0 – 3 points).	
20. Form & scale, with houses in proportion to area of lot (0- 3 points).	
21. Common mailbox architectural treatment (0- 3 points).	
ARCHITECTURE (42 points possible) TOTAL	
GARAGE & ARCHITECTURAL FEATURES: No points are awarded for these items. Either a “Y” (Yes) or “N” (No) will be awarded. Plans must include the items below, with a “Yes” determination for <u>all</u> items.	Y or N
22. Two out of three homes with recessed, side entry, or detached garages at side or rear.	
23. Garages that do not dominate street scene.	
24. Garages with roll up metal doors recessed from adjacent walls, with windows.	
25. Rear facades adjacent to streets with balconies, verandas, patio covers, window boxes or similar features.	

26. Roofing materials of tile or slate.	
WALLS & FENCES: No points are awarded for these items. Plans must include the items below, with a “Yes” determination for <u>all</u> items.	Y or N
27. Corner lots with decorative walls including return to house.	
28. Walls with continuous planes greater than 50’ with 2’ change in plane for at least 10 feet or the use of pilasters at 50-foot intervals.	
29. Pilasters at property corners or at changes in wall planes.	
30. Decorative caps on all walls.	
31. Walls placed at top of slopes.	
32. Side yard wall returns facing street of decorative block, wrought iron with mesh privacy screen, or woodcrete (no wood allowed).	
LANDSCAPING: No points are awarded. A Landscape Planting Plan must be evaluated and receive a “Yes” determination.	Y or N
33. Front yard landscaping, parkway and entry monumentation landscape treatments to meet the Landscape Design Guidelines.	

EVALUATION SUMMARY:	Points Overall Total
77 points possible, project must receive a minimum of 62 points (80%) for approval,	
<u>AND</u>	
Garage & Architectural Features, Walls & Fences, and Landscape items 22 – 33 must answer “Yes” to all items.	Y or N

COMMENTS: The project received ___ points (62 points are required for approval). Garage & Architectural Features received ___ Yes and ___ No determinations. Walls & Fences received ___ Yes and ___ No determinations. Landscaping received a Yes/No determination.

RECOMMENDATION: Approve / Deny / Continue the project, as it does / does not meet the Residential Development Design Guidelines and the Landscape Design Guidelines.