

CHAPTER 2

SINGLE-FAMILY RESIDENTIAL



I. INTRODUCTION

A. Purpose

This chapter provides guidelines for designing new single-family dwellings, including small lot single-family developments, and for exterior alterations and additions to existing homes. The guidelines are intended to identify appropriate and attractive design solutions to improve the appearance and quality of the City's residential neighborhoods and enhance property values.

Residential property owners, developers, architects, building designers, and contractors seeking to construct new residential structures, or alterations and additions to existing structures, should use these guidelines in the early design stages of their projects. These guidelines are not intended to limit creative site planning and architecture that are consistent with the stated goals and within the context of surrounding neighborhood patterns. Innovative design solutions are strongly encouraged.

Refer to the City of Baldwin Park Zoning Code for specific development standards pertaining to single-family residential uses.

B. Applicability

These guidelines apply to all single-family residential construction, including small lot single-family development. These guidelines are in addition to the development standards set forth in the Zoning Code.

C. Administration

The following projects are subject to Design Review by the Design Review Committee in accordance with Chapter 153.210 of the Zoning Code:

- New construction of 5 or more single-family dwelling units as part of a subdivision map.
- Construction of a second dwelling unit or an accessory dwelling, including attached or detached units.
- Addition to an existing dwelling unit where the addition is in excess of 200 square feet of floor area.
- Second story addition to an existing dwelling unit regardless of size.

The following projects are subject to review by Planning Division staff in conjunction with zoning clearance. No building permit shall be granted until zoning clearance approval has been issued:

- Addition to an existing dwelling unit where the addition is 200 square feet or less in size.
- Placement of walls, fences, pilasters or gates in a front or side yard adjacent to a public street.

Evaluation of both levels of review shall be based on substantial compliance with the intent and guidelines set forth in this chapter, and projects shall be approved, conditionally approved or denied on such basis. Refer to Chapter 1 of these guidelines for a description of the Design Review process and submittal requirements.

D. Design Guideline Goals

The guidelines have been established in order to accomplish the following goals:

- Improve visual quality and appearance within single-family residential neighborhoods.
- Protect the low density character of single-family residential neighborhoods.
- Encourage improved residential site planning and architectural design.
- Promote design creativity, interest and variation along residential streets while still reflecting common, characteristic neighborhood patterns.
- Provide for physical improvement of residential properties to enhance property values and aesthetic quality of neighborhoods.
- Encourage environmental sensitivity in development.

II. SITE DESIGN GUIDELINES

The appearance of a residential property as it is viewed from the street or sidewalk is important to the overall appearance of a neighborhood. How well a house fits with its site and its surrounding environment contributes to the public view of the streetscape and to the success of the project. All forms of residential development including additions, new accessory buildings and new homes should first take into account the site on which the structure will be built and the streetscape pattern of the neighborhood. In well established neighborhoods, it is especially important to maintain the character of the neighborhood by respecting the pattern of the streetscape.

New homes should be compatible with the setback, proportion, and scale of the houses in the neighborhood. They should also be compatible with the existing on-site relationships of the surrounding neighborhood such as front facade orientation, scale of front entries, front porches,

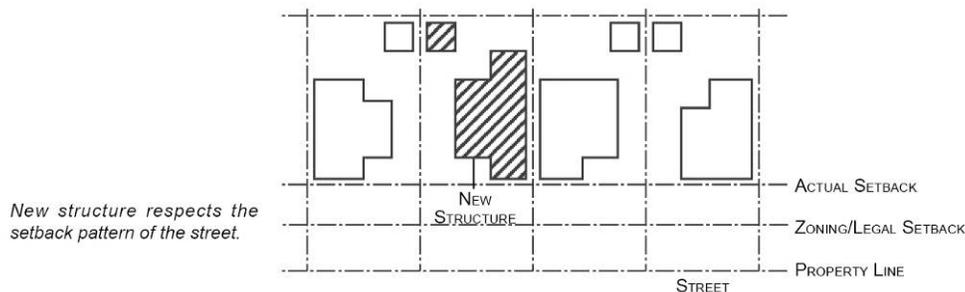
and front yard landscaping. Effective site planning should reflect the natural attributes of the site, while maintaining compatibility with the neighborhood.

A. Orientation and Setbacks

1. Dwellings should orient themselves to the street with a clearly identifiable front door and windows that face the street. Front windows and the front door contribute to “eyes on the street” which helps neighborhood security.



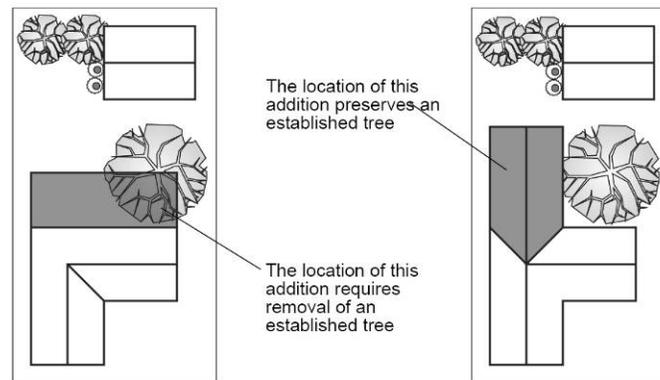
2. While respecting the minimum front and side yard setback as established by the Zoning Code, a new dwelling’s front and side yard setbacks should generally approximate that of adjacent residences. The front and side yard setback pattern on the block should be identified and respected to help unify the neighborhood.
3. While some variation in setbacks can add interest and diversity to the street view, particularly in subdivisions, a setback that significantly differs from an established pattern may be disruptive to the character of the neighborhood.



B. Environmental Considerations

1. A house should be designed to be sensitive to its natural surroundings and compatible with the natural slope of the land, reflecting its contours. Grading should be minimized to follow the natural contours to the greatest extent possible.

2. Significant existing trees, vegetation and any other natural site attributes should be preserved to the greatest extent possible in the design and development of the house. Site design that requires altering land forms and removing trees is strongly discouraged.
3. In the mild Southern California climate, thermal mass (often in the form of concrete walls and tile floors) can mitigate fluctuations in indoor temperature, reducing the need for mechanical heating and cooling.



Design new structures and additions to preserve established trees.

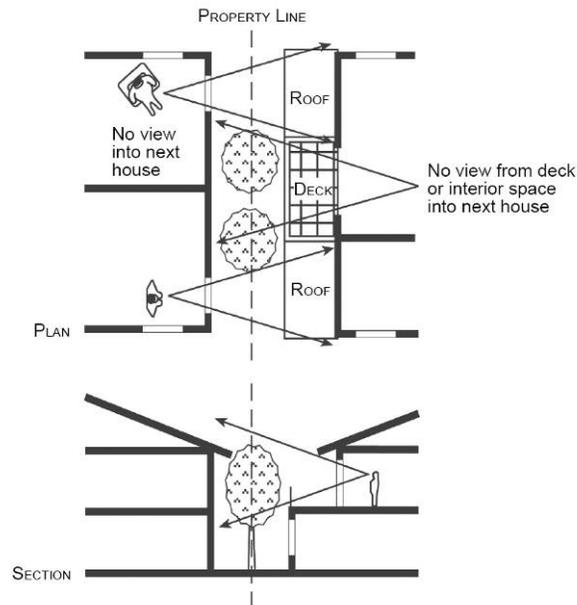
4. A new house or addition should be designed to make best use of available sun, light and shade. This can be accomplished in the following ways:
 - a. Orient buildings along east-west axis, when possible, to maximize passive solar effects.
 - b. Use windows for natural light as much as possible. Design windows for through airflow to promote natural cooling.
 - c. Use trees or roofs with large overhangs to shade the house, particularly over south-facing windows.
 - d. Use patios and porches to buffer the building from heat gain.
 - e. Incorporate attic turbines for ventilation and energy-efficient heating and air conditioning systems.
 - f. Locate open space in a manner to maximize use of sun and shade patterns, natural drainage and existing trees and vegetation.
 - g. Maximize vegetative ground cover on the lot to absorb rainwater, provide drainage to large trees on the site, and reduce runoff. Extensive paving in the front, side and rear yards is strongly discouraged.

C. Relationship to Adjacent Properties

1. The visual impact of a new house and/or accessory buildings on adjacent properties should be minimized. Taller sections of buildings should be located where they will not obstruct sunlight to adjacent gardens, patios, pools, or rooms. Carefully positioning or limiting the width, depth, or height of proposed building elements is encouraged to preserve a

neighbor's privacy and view. Privacy issues are extremely important on flag lots, where neighboring houses could abut a flag lot on four or five sides.

2. New windows should be placed where they promote privacy between properties. Windows should be offset or staggered from neighboring windows to maintain privacy between houses. Clerestory windows can be placed high on a wall to allow natural light and air, but no view to the adjacent property. Where a second story addition is planned, the new windows and walls should be positioned to promote visual and sound privacy between houses.



Plant appropriate trees and offset windows and decks to maintain privacy between houses.

3. Second floor balconies should be located to minimize the loss of privacy for neighboring properties. Avoid locating balconies so that they directly overlook a neighboring patio or yard.
4. Appropriate landscaping should be provided for privacy between neighboring properties in the rear and side yards. The use of trees and shrubbery is encouraged to provide screens and buffers between neighbors and to shape spaces. Protect and care for any existing trees in the rear or side yards.
5. Outdoor lighting should be positioned so that no direct light extends onto neighboring properties. Take care in choosing and locating outdoor lighting fixtures so that privacy is maintained between properties.

D. Additions, New Accessory Buildings and Second Dwelling Units

1. Additions and new accessory structures, and second dwelling units should maintain the look and appearance of the existing primary structure so that they do not appear as an addition or new building. They should respect the architectural style, scale, and rhythm of the existing primary structure. Building elements, such as roof pitch and style, building proportions, exterior siding and roofing materials, door and window style and materials, color, and texture, should match the existing primary structure.
2. An addition should complement and balance the overall form, mass, and composition of the existing primary structure on the property.
3. Additions should be located behind the house away from public view. Additions in the front yard are strongly discouraged.
4. When building an addition, efficient use of floor area is encouraged. Maximize floor area by combining uses of space, eliminating unnecessary rooms, and organizing rooms to eliminate hallways.

E. Garages

1. Garages should not dominate the front elevation. The visual impact of garage doors along street frontages can diminish the character of the neighborhood. Garages should be located and designed in one of the following ways:

- a. Access the garage from the side or rear of the lot. Where there is a rear alley and auto access is feasible, rear detached garages with alley access should be used.
- b. Offset the garage behind the front façade of the house. The frontage of any garage should be setback a minimum of 3 feet from the dwelling's first story frontage.
- c. If a garage must be located closer to the street than the front façade of the house, provide useable open space, such as a balcony or deck, above the garage with a trellis or roof along the frontage of the garage to reduce the visual impact. Also, designing an entry porch or trellis located in front



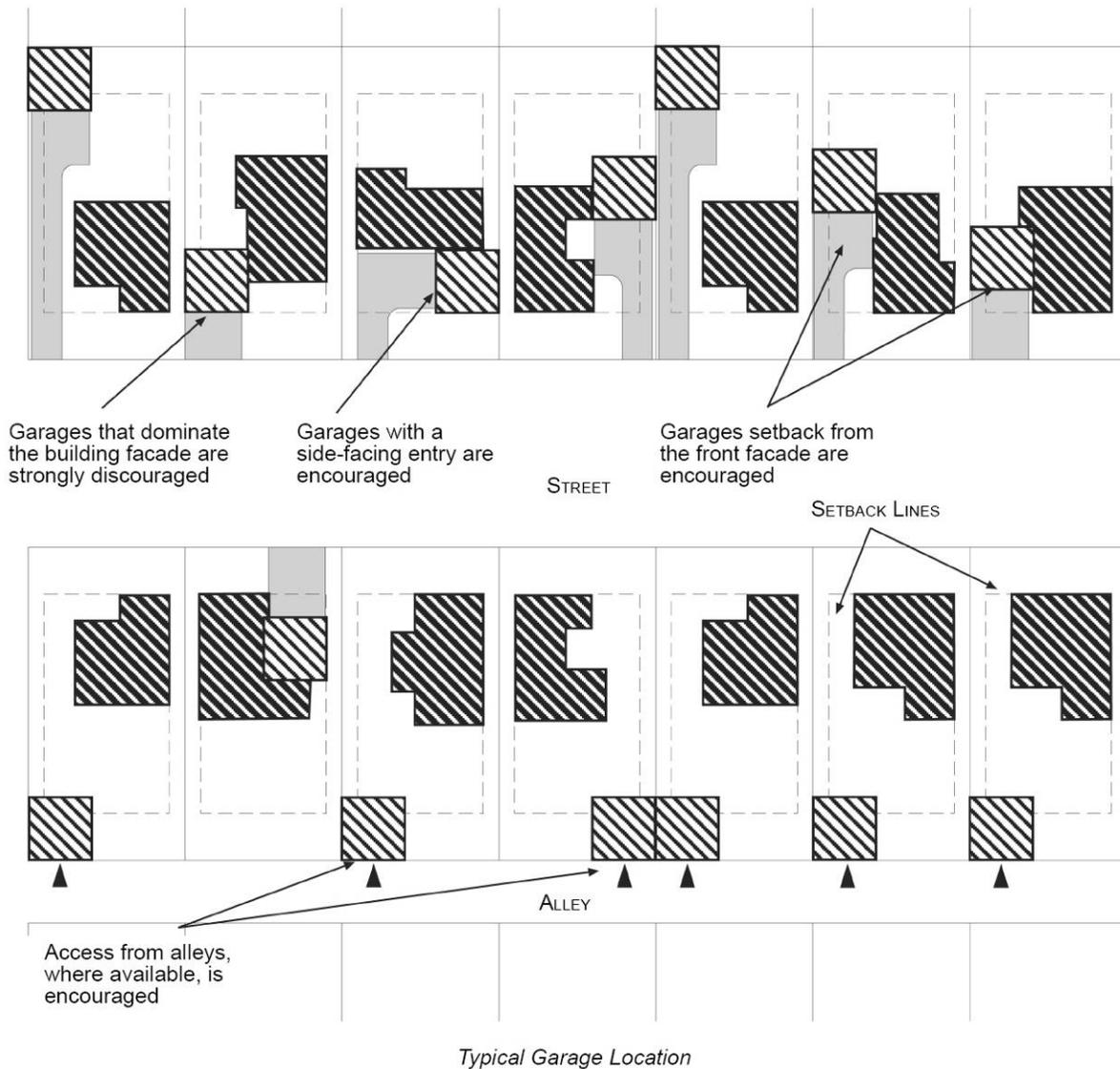
Garage doors that dominate the front elevation have a negative visual impact on the character of the street.



A side entry garage reduces its visual impact on the street.

of the living area to meet the setback of the garage can improve the visual appearance from the street.

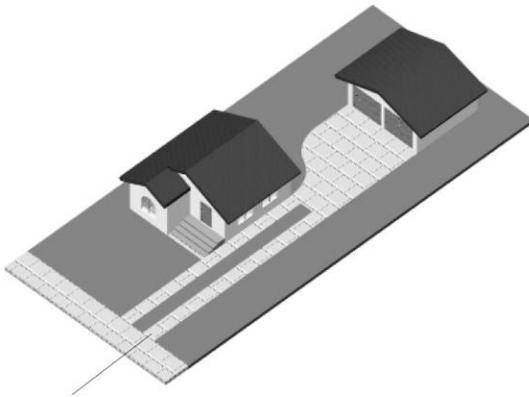
- d. Provide a side entry garage: locate the garage so that it faces the side of the lot, rather than the fronting the street.



2. Garages shall be located to prevent vehicles from projecting into the street/sidewalk right-of-way. In order to prevent vehicles from blocking sidewalk areas, the driveway depth shall be a minimum of 20 feet.
3. Recreational vehicles, boats, trailers, etc. shall not be located in view from the public right-of-way. They add visual clutter and detract from the appearance of the neighborhood. They shall be stored in side or rear yards, screened from street by fences or landscaping.

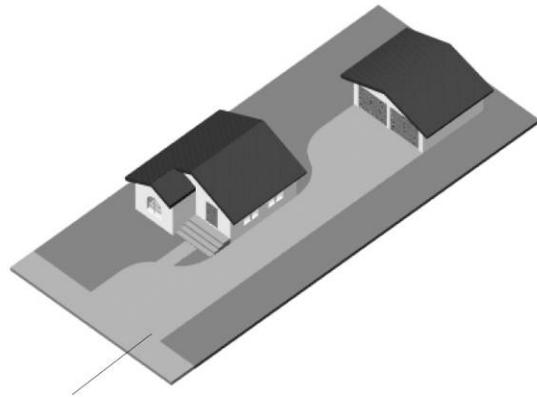
F. Driveways and Walkways

1. Large expanses of paving for driveways and walkways should be avoided to reduce visual impact and impervious coverage in the front yard. Minimizing the width of driveways where feasible is encouraged.
2. Driveways are encouraged to incorporate natural materials into their design with the use of brick pavers, stone, decomposed granite, turf, or landscaping. “Hollywood” driveways are encouraged.



ENCOURAGED

Minimize paved areas by using tile, stone, pavers, turf and other similar materials for driveways and walkways.



DISCOURAGED

Avoid large expanses of paving to reduce visual impact and impervious coverage.



Hollywood driveway

3. The walkway to the front entry should be designed at a human scale – between 3 to 5 feet in width - and not be excessively wide. Natural materials such as brick pavers, stone, decomposed granite, tiles, and textured or stamped concrete for walkways are strongly encouraged.
4. The use of asphalt for driveways and walkways is prohibited.

G. Fences, Walls, Gates and Hedges

1. Front yard fences and walls are strongly discouraged, particularly in neighborhoods where the predominant streetscape pattern has no existing fences in the front yard. This provides a quality of openness that contributes to an attractive overall streetscape in residential neighborhoods. Fences, walls, gates and hedges should be used for privacy in side yards and rear yards.



2. If a front yard fence is built, the maximum height for front yard fences shall be 3 feet per the Zoning Code.



3. The materials, design, height, and length of the fence or wall should be compatible with the architectural style, materials and overall size of the primary structure. Landscaping should be provided adjacent to fences along street frontages to soften their appearance.

4. Fences and gates should be designed with simplicity to complement the house. Avoid ornate fences and gates, which draw attention, and detract from the main structure.



Appropriate front yard fencing.

5. Front yard fences and walls should provide a decreasing level of opaqueness as the height of the fence or wall increases to the maximum permitted.

6. Columns and other architectural features such as posts should be architecturally compatible with the primary structure.

7. Gates should be designed to reflect the architecture of the primary structure and the style and design of the fence or wall.
8. Hedges that are intended to provide screening and privacy should be planted so as not to encroach over the sidewalk or front property line if no sidewalk exists.
9. Fences and walls should be constructed with materials such as masonry, metal, wood, or a combination thereof. The use of true wrought iron is preferred to hollow metal tubing. Barbed wire and spike-tipped fencing are prohibited. Chain link fencing is prohibited in any front yard or street side yard.
10. "Good neighbor" fences (fences that look equally good from both sides) are encouraged in side and rear yards.



Inappropriate front yard fencing.

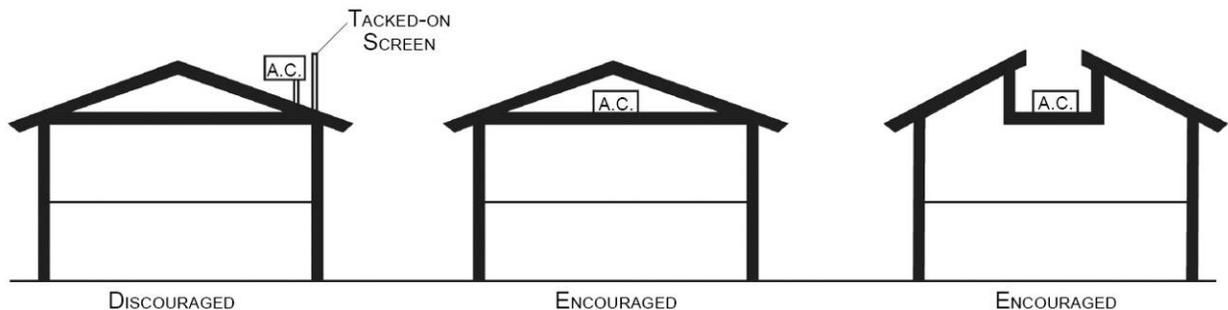
H. Exterior Lighting

1. Exterior lighting includes all lighting fixtures on front facades, security lighting, and landscape lighting. Adequate exterior lighting should be provided on the front of the house to ensure neighborhood safety and security. Exterior lighting that accentuates architectural and landscape elements of the property is encouraged.
2. Recessed porches must be lit.
3. Light fixtures should complement the design of the house and be architecturally compatible.
4. Photosensitive off/on switches are strongly encouraged for energy conservation and safety. Use energy-efficient ENERGY STAR certified lighting fixtures and equipment when possible. Use energy-efficient means of lighting, including light sensors, low-voltage lighting, fiber-optics and solar lighting where applicable.

5. Exterior lighting should be positioned so that no direct light extends into neighboring properties. Illumination should be screened from adjacent properties.
6. Consider Crime Prevention Through Environmental Design principles in light fixture placement. Security lighting should be placed strategically to limit light pollution and glare. Bright white lighting is discouraged. High beam or spotlights are not allowed.

I. Utility and Mechanical Equipment

1. All mechanical equipment shall be screened from view. Utility meters, transformers, backflow devices and equipment should be placed in locations that are not exposed to view from the street or they should be suitably screened. All screening devices should be compatible with the architecture and color of the house and should not look like a “tacked on” addition.
2. Roof mounted equipment should be avoided.
3. All antennas should be placed in building attics or interiors. All new units should be pre-wired to accommodate cable reception. Satellite dishes should be located away from public view and should be considered early in the design process in terms of location and screening from view from the street and from common recreation areas.
4. All vents, gutters and downspouts, louvers, exposed flashing, etc. should be treated as design elements and be compatible with the rest of the building, or hidden from public view.



Screening of Mechanical Equipment

III. ARCHITECTURAL DESIGN GUIDELINES

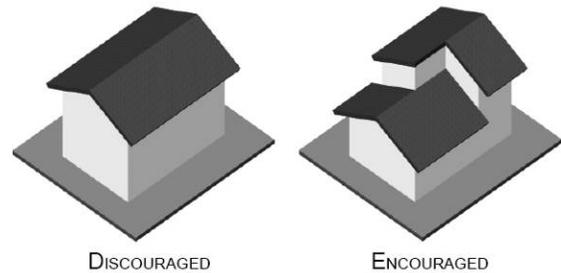
While there is no specific architectural style required for residential structures in Baldwin Park, high quality, innovative architecture is strongly encouraged. The primary focus is to develop a high quality residential environment. The architectural style and design of building elements

should be consistent within itself and complimentary with the neighborhood. The building design should take advantage of the site's unique natural amenities and surroundings, and consider compatibility with adjacent houses and the overall streetscape appearance. Human scale form and proportions are encouraged.

New projects, including infill houses and small lot subdivisions, should meet or exceed the standards of quality which have been set by surrounding development. New design, additions, and alterations to existing homes should complement the surroundings and also contribute to the improvement of the area.

A. Scale, Mass and Form

1. The scale and mass of a new dwelling should blend well with neighboring houses and not overwhelm them with disproportionate size or a design that is out of character. Structures that are out of scale with the neighborhood, with large, blank, flat surfaces, and insufficient open space and mature landscaping can appear out of place and incompatible with their surroundings.
2. A two-story structure should not be constructed in a one-story neighborhood unless it is carefully designed to be similar in scale and mass with surrounding structures. In such instances, the second story should be setback from the front of house to make the second story less visible from the street. Second floor balconies and small decks accented with landscaping can reduce the visual impact of two-story structures.
3. The size, mass, and height of a structure should also be in proportion with the size of the property. It is not necessarily desirable to maximize the allowable lot coverage, but to provide ample open space and setbacks and preserve the character of the neighborhood.
4. Architectural elements, such as simple roof forms, facade articulation, roof breaks, walls with texture materials and ornamental



Setback the second story to reduce the overall mass of structure.



Facade articulation, a second floor balcony, and landscaping lessen the visual impact of this two story house.

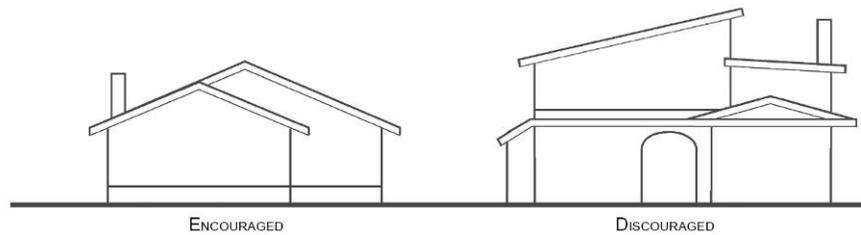
details, and incorporation of landscaping, are encouraged because they add visual interest and reduce the appearance of mass and scale.

B. Facades and Architectural Detailing

1. Residential facades should be articulated to add visual interest and minimize the mass of a building by breaking up the appearance of the façade. Facades should help to provide a sense of human scale. Elements of articulation include change of wall plane, door and window placement, facade details (moldings, material changes, etc.), and other appropriate architectural treatment.
2. Architectural details such as decorative moldings, windows, dormers, chimneys, balconies and railings, and landscaped elements such as lattices, can also add detail to a facade and are strongly encouraged.
3. Facade treatment and architectural detailing should be relevant to the home's architectural style and should be carried throughout the entire house with each façade and any accessory structure.
4. Flat, blank walls, particularly along the front and side elevations, which are viewed from the street, are strongly discouraged and should be avoided. Also, excessive façade treatment and architectural detailing should be avoided as it can create a chaotic appearance.

C. Roofs and Height

1. The roof is one of the most important elements contributing to the sense of scale and proportion of the building. Depending on the height and roofline, it could be the most visible architectural feature as viewed from the street. Height and rooflines should be consistent with the style of architecture of the house, and complement qualities of neighboring residential structures such as type, slope, size, material and color.
2. The use of expansive, predominately flat roofs is discouraged. On the other hand, the use of too many different roof angles or roof types on a structure should also be avoided as this can create a disjointed, chaotic appearance.
3. Additions should maintain the same floor-to-floor height of the original structure. Rooflines for additions should match the original slopes and ridgelines of the roof of the primary structure.



The overall shape of the roof should be relatively simple and consistent. Too many roof changes result in a chaotic and incompatible structure.

D. Dormers

1. Dormers provide light and ventilation to the top floor of a building and can provide a means to increase liveable area. They are highly visible elements of a roof. The dormer style should be consistent with the overall architectural style of the structure. New dormers should be designed to match those already existing on the structure.
2. Dormers should align with, or be centered between, the windows found on the main body of the structure.
3. Dormer trim work should be painted to match the main body trim. Dormer sidewalls should be made with the same wall materials, finish, and color found on the main building.

E. Front Entries

1. A front entry consists of the front door and its surrounding architectural elements. Front entries are important as they serve as the primary focal point of a residence. Front entries shall be visible from the street and well illuminated.
2. Smaller, understated entries are strongly encouraged because they help create a more human scale to a home. Large, massive entries that are double height and appear two-story are strongly discouraged. Recessed entries can also add a human scale to a home and create an intimate feel and are encouraged.
3. Front entry doors and decorative elements such as moldings, columns, posts, lighting, and built-in benches and planters should be architecturally consistent with the style of the house.
4. Front porches are strongly encouraged as they provide a clear sense of entry, design interest, shade, weather protection for the front door, and help foster community interface.



Front porches, designed at a human scale, are strongly encouraged.

F. Doors and Windows

1. The placement and relationship of doors and windows is important in creating a unified building composition. Wherever possible, window sizes should be coordinated vertically and horizontally and window design should be consistent in terms of style and general arrangement on all building sides.
2. All doors and windows should be related with the chosen architectural style. Windows with widely varying styles are strongly discouraged. For additions, all new doors and windows should match those that are on the existing structure. All doors and window frames should be composed of the same material as those found on the existing structure.
3. Unless appropriate to an architectural style, windows should not be flush with walls. Glass should be inset from the exterior wall and/or frame surface to add relief to the wall surface.
4. For new homes, double glazing should be used consistent with energy code requirements. For additions and remodels, match the existing windows of the house using double glazing wherever possible.
5. Knockers or door bells should be provided on doors. Entrance doors should provide viewers for safety and security.
6. Shutters, trim and moldings on windows are encouraged. Proposed window mullion widths, window trim or surrounds, material, and type should complement all existing windows. Mullion widths should be in scale with the windows and the structure. Wider trim, such as 1x4's and 1x6's, is preferred to narrower trim, such as 1x2's.
7. Raw or clear anodized aluminum window frames are strongly discouraged.

8. Operable windows should have screens so they can be used for ventilation.

G. House Address Numbers

1. Address numbers should be located near the front entry door or front entry porch in a location that is visible from the street.
2. Address numbers shall be a minimum of 4 inches in height. The design of the numbers should be simple in shape so that they can be read easily from a distance.
3. Number colors should provide a strong contrast with background color. Address number illumination is encouraged.

H. Garage Doors

1. Garage doors should not dominate the streetscape. Multiple paneled doors, windows, or other architectural detailing should be used on garage doors to reduce their visual impact from the street and better fit the scale of the house. Any architectural detailing should be compatible with the architectural style of the house.



Double size garage door may be appropriate in some neighborhoods.



Two smaller doors articulate the facade in neighborhoods not characterized by double garage doors.



Garages that are designed as an integrated architectural feature of the house are strongly encouraged.

I. Awnings

1. Awnings should be used only when compatible with the existing architectural style of the house. The same type and color awnings shall be used for the entire structure. Awning color should accent the colors on the structure.
2. Canvas awnings are preferred. Plastic, metal, or wood awnings are discouraged. Metal awnings are easily dented and scratched, and do not have the quality of cloth. Deteriorating awnings should be replaced.

J. Chimneys

1. If chimneys are provided, they should be designed to reflect the architectural style of the structure and be appropriate in scale with the structure. Chimneys should use materials and detailing compatible to those found on the structure. For remodels and additions, new chimneys should match the scale, design, and materials of any existing chimneys.
2. Spark arresters shall be provided with all chimneys and be architecturally compatible with the structure.

K. Materials and Finishes

1. The choice and mix of materials on residential facades and garage doors has a significant visual impact. Materials and finishes should be of high quality, appropriate for the style and scale of the house, and consistently applied. Piecemeal embellishment with frequent changes in materials should be avoided.
2. The use of at least one strong accent material is encouraged. The number of materials and finishes should be limited to those appropriate for the style of the house. Each style of house calls for a different mixture of finishes. For some architectural styles, only one or two finishes are appropriate, while others can support more. Too many materials are discouraged and can result in a chaotic, unpleasant façade.
3. For new structures, the repetition of textures and color found in the neighborhood can help tie the new structure to its surroundings. In remodels and additions, new materials should match those of the existing structure. Accessory structures should match materials, finishes, and colors, found on the primary structure.
4. Architectural design and exterior materials should be applied consistently on all sides of the structure to provide continuity. Materials tend to appear substantial and integral to the structure when material changes occur at changes in plane. Material changes not accompanied by changes in plane appear “tacked-on” and are strongly discouraged. When

using wood siding or masonry as a primary or accent material in the front, extend it along the sides, or at least to an inside corner. Do not stop at an outside corner.

5. Exposed gutters and downspouts should be colored to match fascia or wall materials, unless designed as an outstanding architectural feature of the overall theme.
6. Natural materials are encouraged. Synthetic materials made to simulate natural wood and masonry are discouraged.
7. Stucco and plaster finishes should be consistent with the architectural style of the structure. The use of very rough, “knockdown” stucco finishes is strongly discouraged.
8. The use of sustainable building materials is strongly encouraged. This includes using quality materials with a long lifespan, selecting materials that are not energy-intensive to manufacture, using building products made from recycled materials, and repairing and maintaining well-built existing structures to the fullest extent possible.

L. Roofing Materials

1. Roofing materials should be compatible with the architectural style and design of the structure.
2. Durable and safe roofing materials, such as 40-50 year asphalt composition, tile, slate and fiber-cement, are encouraged because of their low maintenance and consistent appearance over time.
3. Natural barrel clay tile roofs should be replaced with the same material. For repairs, remodels, and additions, care should be taken in the selection of material and installation to match as closely as possible the color of the “aged” tiles, so that the finished roof does not have a patched look.
4. The colors of natural roofing materials, such as barrel tiles and slate should be left natural and not be altered by staining or painting. Colors of synthetic roofing materials should simulate natural materials and should be consistent with the architectural style of the house.
5. The blending of more than two colors on a roof is discouraged. However, two colors may be acceptable provided that one of the colors is clearly used more frequently than the other. Roofing materials with glossy surfaces appear unnatural and are strongly discouraged.

M. Color and Texture

1. For most architectural styles, the number of colors on the exterior should be limited to a maximum of three, with an additional contrasting color for accent. In general, the lighter

colors should be used for the main body, with darker shades for trim and accent. The larger and simpler the house design, the more subtle the color should be to reduce the massiveness of large wall planes.

2. Earth tones are best suited and are appropriate for most of the architectural designs found in the city. The use of strong or bright, unnatural colors, including the bright “white-on-white” color schemes for exterior stucco, wood siding, trim doors and shutters, should be avoided. However, the use of strongly contrasting, natural colors can be appropriate for accent use, such as for shutters and doors.
3. Details such as trim, shutters, posts, etc. should be articulated by the use of color, texture or both.
4. Color palettes and texture palettes should be kept relatively simple so that clashes and very dramatic contrasts are avoided.

IV. LANDSCAPE DESIGN GUIDELINES

Landscaping should be used to frame and visually soften the dwelling and site walls or fences, to provide a buffer between neighboring properties, and to enhance the overall residential environment and streetscape.

A. Front Yard Landscaping

1. Front yard landscaping is required. As much landscaping as possible should be provided in the front yard, minimizing the amount of paving in the front yard. The landscape design should be architecturally compatible and proportionate in scale to the primary structure.
2. If the neighborhood pattern includes a planting strip along the street, any new dwelling should provide a similar planting strip appropriately planted with trees and greenery. A planting strip is a tremendous visual asset to the street.
3. Visual openness should be maintained in the front yard. Front yards should avoid “fencing-in” the front yard especially with fence or hedge materials. Planting location, size and shape should be considered so as not to hide the front of the house, thereby decreasing security.
4. Open space and landscaped areas should visually blend with adjacent properties. Buildings should be oriented so that outdoor space visually connects between properties and extend a sense of open space, while maintaining a sense of privacy.
5. Low maintenance, pest and disease resistant plants should be used.

B. Preservation of Existing Trees

1. Where feasible, existing trees shall be maintained and cared for. The design and siting of a dwelling or accessory structure should take into account all established trees in order to avoid unnecessary removal. In addition, the root systems of established trees should be protected when siting a dwelling or accessory structure and during construction.
2. Street trees are particularly important and should be considered before other factors in the design. Street trees provide residents with the beauty and comfort of shady streets and sidewalks and contribute to the overall character of the neighborhood. The removal of street trees is prohibited.
3. Chimneys should not be located near existing established trees because they could negatively affect the surrounding tree canopy.
4. Gravel or other permeable materials should be used whenever possible for paths, walkways and areas of driveways in close vicinity of established trees to allow for tree root expansion.

C. Sustainable Landscape/Hardscape

1. Permeable paving systems that allow rainwater to penetrate into the soil rather than running off into the street should be used. Stones and other materials found on site should be reused in the landscape design to conserve resources. Recycled content materials, salvaged materials, and sustainably harvested forest products are encouraged.
2. Native and drought tolerant plants are strongly encouraged. Because turf requires high water use, it should be used sparingly where possible. If turf is used, drought resistant varieties are strongly encouraged.
3. Water-efficient irrigation systems, such as low flow and drip equipment, shall be used. Rain sensors are required on all irrigation systems. When feasible, provide on site rainwater storage (such as capturing rainwater from the roof) to use in landscape irrigation.
4. Plants with similar watering needs should be grouped (on the same irrigation valve). High and low water use plants should be separated.
5. Refer to www.bewaterwise.com for additional recommendations for conserving water in landscape irrigation.

D. Landscape Lighting

1. Landscape lighting should complement and enhance the architecture and landscape on a property. Landscape lighting should be designed so that the light source is not visible. Lighting fixtures should be screened behind landscape features.
2. Landscapes should utilize discrete uplighting to illuminate planting and various landscape elements and to accentuate building facades and architectural details. Uplighting on walls of the structure help define space and create visual interest, while providing comfort and security.
3. Landscape illumination should be aesthetically pleasing and minimal. It should not flood the landscape with excessive light or spill into adjacent properties.

V. GUIDELINES FOR SMALL LOT SINGLE-FAMILY DEVELOPMENTS

Small lot single-family developments shall be developed according to the provisions and standards of Chapter 153.040, Part 2, of the Zoning Code.

In addition to the aforementioned design guidelines in this Chapter for single-family homes, the following additional guidelines should be incorporated into the design of projects for small lot, detached single-family development to create functionality and visual variety along local residential streets:

1. The architectural design, scale and mass of the development should blend well with the surrounding neighborhood and complement the character of the neighborhood.
2. Variation should be provided in unit types, architectural design and building massing to provide visual interest within the development.
3. Where possible, there should be some variation in setbacks, unit placement, orientation to achieve efficient and unique site design and avoid a monotonous street scene.
4. Both active and passive open space and recreational amenities shall be provided for private and common use by the residents.
5. Decorative elements, such as architectural details, intensified landscaping, pedestrian paths, decorative lighting, etc. are encouraged to compliment and enhance the development and create variety and interest.
6. Gated entries into small lot single-family developments are prohibited.



Variation in massing, architectural detailing, and setbacks provides visual interest and an attractive street scene in small lot single-family developments.