

2. Residential

The residential design guidelines are provided to guide development of the residential neighborhoods of BSA Properties so that future permit approvals will create a visually attractive community that is sensitive to the surrounding environment. Precise architectural styles are not prescribed by these residential guidelines. Rather, the intent is to allow and encourage a variety of residential styles, which will support the dynamic character, created by the non-residential structures of BSA Properties.

a. Height And Mass

1. Height shall be determined by the residential development standards of this document. However, the underlying theme of the massing should be to maintain a human scale and low profile.
2. Building lines should emphasize horizontal elements and rooflines.
3. Second story should be set back from internal streets to help create human scale in proportion to the development regulations.
4. Garage elements should be single story where possible.
5. The use of reverse building plans to add articulation is encouraged.
6. Building forms shall be designed to create and define a visually attractive and functional exterior.
7. Combinations of one and two story units create yard variation and visual interest, and are encouraged. Generally, a minimum of 25 percent of the housing stock shall utilize single story products space throughout the project.
8. Combining one and two story elements is encouraged and there shall be a maximum of three lots in a row having two story homes.
9. Large expanses of flat wall planes vertically or horizontally are discouraged.
10. Buildings shall incorporate strong simple massing with broken and carried elements.
11. Building masses should be predominantly asymmetrical.
12. Use of staggered garage setbacks and side-loaded garages to enhance the street scene appearance is encouraged. Side-loaded garages are preferable in at least one of the plans offered in a development.
13. Provide a different house plan for every 50 lots, minimum three plans. For example, 5 house styles would be required in a tract of 250 homes.
14. County-Adopted Standards – (See Appendix A)

b. Roof Type

1. Roof pitches typically shall be from 4:12 to 6:12.
2. Roofs pitched for a porch may be slightly shallower than the building.
3. Roof types should be limited to traditional forms including gable, hip, or shed roofs.
4. The use of strong horizontal roof planes is encouraged.
5. Varying plate heights and ridge heights are encouraged.
6. Roofing materials shall be “S” or flat tiles manufactured of clay or concrete, or simulated slate or shingle manufactured for concrete.
7. Roof colors may vary but should be compatible with neighboring elevations.
8. County-Adopted Standards – (See Appendix A)

c. Materials

1. Building wall surfaces should be principally exterior plaster or stucco with a smooth, sand, light lace, or semi-smooth finish.
2. Accent materials may include wood, brick, tile, glass block, river rock, and appropriate stone.
3. Wood trim shall be stained with light-colored, semi-transparent stains, or painted as accents.
4. Materials shall not be used to form any high contrasting or graphic pattern that would cause visual distraction.
5. Yard walls within the front yard shall be of masonry, stone, or stucco, and may include tubular steel or wrought iron material with color treatment consistent and integral with adjacent buildings. Side and rear yards may be fenced with wood including the overlap board on board design.
6. Patio trellises, arbors, and other exterior structures may be of stucco or wood.
7. County-Adopted Standards – (See Appendix A)

d. Colors

1. Color is intended to act as a primary theme-conveying element.
2. Colors should not be bright, reflective, metallic, or otherwise visually out of character with the natural setting. In addition, colors such as pink that contrast with the landscape should be avoided.

e. Windows and Doors

1. Fully recessed openings are encouraged and projecting windows may be used to add articulation to wall surfaces
2. The incorporation of window or door surrounds and similar architectural statements are encouraged.
3. Rectangular, half-round or full-round attic vents on walls are encouraged.
4. Entry doors may be wood or metal and either glassed or decorative in nature.
5. Wood frame windows are encouraged. Divided light or mullioned windows are encouraged where appropriate.
6. County-Adopted Standards – (See Appendix A)

f. Architectural Details

1. Gutters and downspouts should be concealed or exposed if designed as a continuous architectural feature. Exposed gutters and downspouts shall be painted to match adjacent roof or wall material.
2. Skylights are to be designed as an integral part of the roof. Their forms, location and color should relate to the building.
3. Solar panels are to be integrated into the roof design, flush with the roof slopes. Frames should be colored to complement the roof. Support solar equipment shall be enclosed and screened from view.
4. All flashing, sheet metal, vent stacks, and pipes shall be painted to match adjacent building surface.
5. Chimneys should be simple forms in general using the same masonry or siding material for the rest of the house, with trim at the top that repeats the trim of the house. Chimney caps should be simple shapes made of painted metal.
6. All mechanical equipment should be screened from public view.
7. Garage doors shall be simple in design. Accent colors are encouraged to highlight the architecture and provide visual variety along the streetscapes. Metal section “roll-up” doors are strongly encouraged.
8. County-Adopted Standards – (See Appendix A)

g. Site Planning

1. Additional setbacks should be incorporated, where appropriate: 1) as noise attenuation for residential uses which are located adjacent to major and arterial roadways, or 2) as an interface between residences and interim agricultural uses.
2. Local street patterns shall incorporate curvilinear design patterns to the greatest extent possible. Alternatively, the use of short streets and cul-de-sacs should be used to preserve neighborhood design quality.
3. County-Adopted Standards – (See Appendix A)

h. Estate Homes

1. Building bulk and height should relate in scale to the size, shape and topography of the site.
2. High elevation estate areas bordering natural open space should be designed to maximize resident views and minimize public access traffic and fire hazard within the open space.
3. Structures on a sloping site shall be situated so as not to impact the natural silhouette or ridge lines, natural landscape and open space.
4. Architectural solutions for natural siting of structures shall be sensitively designed so as not to expose an unsightly structural under-system.
5. Screening materials shall consist of fences, landscaping, and/or berming, and use of the natural terrain where possible.
6. Screening materials shall be compatible with surrounding architecture and landscaping.
7. Estate homes are within a high wildland fire area and should be designed with materials and construction features, which provide maximum fire protection such as boxed eaves, dual pane windows and larger wood on patios.

3. Commercial Design Guidelines**a. Site Planning Guidelines**

Careful site planning can create quality development. Site plans for commercial development within the BSA Properties Specific Plan should incorporate design features that address both the pedestrian and automobile needs on site.

1. Orient entries and front facades toward streets and/or plazas or courtyards.
2. If an entry cannot be oriented toward every street, the architectural treatment of any façade facing a street should contain detailing and architectural character consistent with the entry of the business.
3. Where feasible, encourage buildings to be grouped together to create pedestrian plazas and courtyards.
4. Reduce walking distances from parking lots to businesses through building/parking location considerations.
5. Consider solar orientation when siting pedestrian areas to create pleasant outdoor spaces for people.
6. To improve energy efficiency within buildings, consider solar orientation when siting buildings with facades that include large window areas.
7. Less noise-sensitive uses should be encouraged near major roadways as buffers for noise-sensitive uses, such as outdoor dining or pedestrian courtyards.
8. Parking lots should be located away from residential and other noise sensitive uses, or should be properly screened.
9. County-Adopted Standards – (See Appendix A)

b. Outdoor Spaces

Outdoor spaces designed for people can create a comfortable, enjoyable, and safe environment for pedestrian activity, which in turn enhances the commercial vitality of an area. The following guidelines address both the creation and covering of such outdoor spaces as patios, verandas, courtyards and plazas.

1. The creation of pedestrian scale outdoor spaces adjacent to and between buildings should be encouraged.
2. Whether free-standing or part of a building's first floor architecture, awnings, arcades (architectural features that cover a sidewalk), colonnades or patio covers over outdoor seating and pedestrian areas should be encouraged as weather protection and as a way of adding human scale to larger structures. Appropriate landscaping can be used to achieve the same shading effect.
3. County-Adopted Standards – (See Appendix A)

c. Pedestrian and Bicycle Amenities

Pedestrian and bicycle access within and among planning areas is a desired aspect of the BSA Properties Specific Plan. To that end, the following guidelines have been established:

1. In addition to sidewalks adjacent to public streets, pedestrian walkways should be encouraged to connect public sidewalks with businesses set back from the street.
2. Walkways should also be designed to connect businesses within the same and adjoining commercial centers.
3. Pedestrian walkways should connect public transit stops with nearby commercial developments.
4. A change in materials, or colored or textured concrete should be used at points where people will tend to gather such as plazas, courtyards and corners.
5. Transit stop locations should be taken into consideration on all site plans.
6. On-street parking should be prohibited in congested areas.
7. Shade should be provided along all walkways through landscaping or shade structures.
8. Developments within the specific plan area should incorporate bicycle facilities and interconnections to encourage biking. Such facilities may include such things as bicycle racks in commercial areas, on-street bike lanes, and dual-use bike/pedestrian walkways.
9. County-Adopted Standards – (See Appendix A)

d. Street Furniture

Street furniture, in addition to awnings and arcades, can be used in conjunction with landscaping to soften an otherwise harsh pedestrian environment created by buildings, parking lots, and sidewalks. The following guidelines address the use of street furniture within the BSA Properties Specific Plan:

1. Benches, trash receptacles, bike racks, news stands, planters, orientation signs, light posts and other street furnishings should be used throughout the commercial areas of the plan to create a pedestrian scale along sidewalks, walkways, and within plaza or courtyard areas among buildings.
2. Street furniture should be consistent with the theme and materials of the development area or buildings where it is located.

3. County-Adopted Standards – (See Appendix A)

e. Service Areas and Screening

To achieve a high quality image, loading and outdoor storage areas serving establishments within the BSA Properties Specific Plan shall be designed and oriented in accordance with the following standards:

1. Loading areas shall not encroach into required front building setbacks.
2. Loading areas shall be designed to provide for backing and maneuvering of trucks on site, not from a public street.
3. Loading areas will be located away from any adjacent residential uses or will be screened as necessary to reduce noise impacts.
4. Screening of refuse containers, service areas, and loading areas may be achieved with walls, landscaping, or other materials in order to achieve a complete screening of views from public areas such as streets, parking lots, and sidewalks.
5. Loading area screening shall be no less than 12 feet in height.
6. Refuse container screening shall be no less than 6 feet high.
7. Block walls should be used for screening purposes where necessary to provide noise attenuation between loud commercial/industrial activities and adjacent residences.
8. Outdoor storage areas shall be screened with a wall or fence and landscaping. The total height of the required screening shall be appropriate for the height of the tallest items to be stored.
9. Outdoor mechanical equipment should be screened with noise-attenuating barriers.
10. County-Adopted Standards – (See Appendix A)

f. Architectural Form, Massing and Elevations

Matching an architectural theme, through colors, materials, and themed design elements, is not the only component of design that creates quality architecture. The form, massing, and bulk of buildings must also be addressed to achieve quality development. The following guidelines address such issues and should be incorporated into commercial and resort development throughout the specific plan:

1. Long or tall flat walls should be avoided.

2. The height and large mass of buildings should be minimized to relate to human-scale activity. This can be achieved through the use of such design techniques as stepping back upper floors, creating shade and shadow with architectural elements or façade indentations or protrusions, varying roof heights and forms, or facades that area set back varying distances.
3. A variety of roof pitches and forms are encouraged.
4. All elevations of a commercial structure visible from a public street or parking lot should include architectural elements and façade treatments similar to those on the front of the building.
5. The entry (ies) of the building should be articulated to create a focal point of the elevation. Awnings, recesses, roof elements or other architectural features should be used to highlight the entry.
6. A building's eaves and/or fascia should be used, where appropriate to the theme, to add relief and interest to building elevations.
7. County-Adopted Standards – (See Appendix A)

g. Materials and Colors

Recommended Materials and Colors

The following guidelines should be used in the selection of materials and colors for the exteriors of buildings within the BSA Properties Specific Plan:

1. Materials used for construction throughout the specific plan should be of high quality and durability.
2. Natural materials (e.g. stone, marble, wood, etc.) should be used where possible. Products that mimic natural materials with manmade substitutes are permitted, as well.
3. The inherent qualities of any exterior material should be enhanced through the use of appropriate and refined construction details.
4. Construction materials should reinforce the building design and theme by providing character through the compatibility of choice.
5. Concrete structures should be treated on the exterior through such methods as sandblasting, integral coloring, or texturing.
6. Colors should be consistent throughout a multi-building development.

7. Colors should generally be lighter for the basic building façade with darker/brighter colors used as accents, unless the natural color of the materials used is left unchanged.
8. County-Adopted Standards – (See Appendix A)

Prohibited Materials

The following materials are prohibited throughout the specific plan area, unless otherwise approved by Planning Commission:

1. Mirrored, highly reflective, or dark tinted glass comprising more than 50 percent of any building face.
2. Wood shake roofs and siding, or other highly flammable materials
3. County-Adopted Standards – (See Appendix A)

h. Accessory Structures

Accessory structures related to a commercial or resort uses shall be designed in a style and of materials consistent with the style and materials of the primary commercial structure(s).

4. Public Facilities

Public facilities within the BSA Properties Specific Plan include public utility facilities, a local park and roads. Public facilities shall meet the following planning standards:

1. Above-ground utility facilities such as vaults and tanks shall be landscaped to reduce visual impacts.
2. The park shall be developed per Valleywide Park and Recreation District development standards.
3. Public roads shall be constructed to County of Riverside standards and be landscaped per the Landscaping section above.

5. Landscape Design Guidelines

a. Landscape Concept

The community landscape concept for the BSA Specific Plan will help to establish and define the various land use elements of the community as it develops over time. It will create a design vocabulary of both built features and landscape plant materials that will