Section IV: Architectural Design Guidelines

Single-Family Detached: Traditional

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>5,000 and 4,000 SF/Single-Family Detached: Traditional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Area</td>
<td>3, 5</td>
</tr>
<tr>
<td>Lot Dimensions</td>
<td></td>
</tr>
<tr>
<td>Typical Lot Size</td>
<td>5,000 and 4,000 SF</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>50’</td>
</tr>
<tr>
<td>Minimum Frontage on cul-de-sac</td>
<td>35’</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
</tr>
<tr>
<td>Minimum Front Yard – to main structure</td>
<td>15’ average, 12’ minimum</td>
</tr>
<tr>
<td>Minimum Front Yard – to porch</td>
<td>8’</td>
</tr>
<tr>
<td>Minimum Corner Side Yard</td>
<td>10’</td>
</tr>
<tr>
<td>Minimum Interior Side Yard</td>
<td>5’</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>15’</td>
</tr>
<tr>
<td>Garage Setbacks</td>
<td>20’ min</td>
</tr>
<tr>
<td>Side-in Garage Setbacks</td>
<td>15’ min</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>Maximum Structural Height</td>
<td>40’</td>
</tr>
<tr>
<td>Minimum Private Open Space</td>
<td>500 sq ft Minimum 15’ dimension</td>
</tr>
<tr>
<td>Encroachments (fireplaces, AC units, media centers)</td>
<td>2 (^2)</td>
</tr>
<tr>
<td>Off Street Parking Requirements per DU</td>
<td>2 spaces/du</td>
</tr>
</tbody>
</table>

As reflected in the Zoning Ordinance.

Dwelling Space
Garage
Porch/Patio
Yard
Private Yard
Minimum Required Private Open Space
Roadway
Sidewalk/Walkway/Driveway

Colinas del Oro
Specific Plan No. 364

SINGLE-FAMILY DETACHED: TRADITIONAL - FIGURE IV-1
Page IV-5
### Section IV: Architectural Design Guidelines

#### SINGLE-FAMILY DETACHED: PAIRED - FIGURE IV-2

**Development Standards**

<table>
<thead>
<tr>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Designation/ Use</strong></td>
<td>3,500 and 3,000 SF/SINGLE-FAMILY DETACHED: PAIRED</td>
</tr>
<tr>
<td><strong>Planning Area</strong></td>
<td>3.5</td>
</tr>
<tr>
<td><strong>Lot Dimensions</strong></td>
<td></td>
</tr>
<tr>
<td>Typical Lot Size</td>
<td>3,500 and 3,000 SF</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>25'</td>
</tr>
<tr>
<td>Minimum Frontage on cul-de-sac</td>
<td>20'</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
</tr>
<tr>
<td>Front Facing Street</td>
<td>10'</td>
</tr>
<tr>
<td>Front-Entry Garage</td>
<td>20'</td>
</tr>
<tr>
<td>Side-Entry Garage</td>
<td>15'</td>
</tr>
<tr>
<td>Street Side</td>
<td>4'</td>
</tr>
<tr>
<td>Interior Side</td>
<td>4'</td>
</tr>
<tr>
<td>Rear</td>
<td>5'</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td></td>
</tr>
<tr>
<td>Maximum Structural Height</td>
<td>40'</td>
</tr>
<tr>
<td>Minimum Private Open Space</td>
<td>400 sq ft</td>
</tr>
<tr>
<td>Encroachments (fireplaces, AC units, media centers)</td>
<td>2'</td>
</tr>
<tr>
<td>Off Street Parking Requirements per DU</td>
<td>2 spaces/du</td>
</tr>
</tbody>
</table>

1. Deep recessed garage may encroach 3'
2. At least one side must have 5' clear

As reflected in the Zoning Ordinance.
CONDO ONLY

As reflected in the Zoning Ordinance.

Note: Private drives shall be a minimum of 30' wide; however, a minimum of 24' wide may be permitted provided that the drive is less than 150' in length and connects at one end to a circulating road; or the drive is less than 300' in length and connects at both ends to a circulating road, or as approved by Fire Department.
### Section IV: Architectural Design Guidelines

#### Single-Family Detached: Cluster (Motor Court)

<table>
<thead>
<tr>
<th>Development Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Designation/ Use</strong></td>
<td>Single-Family Detached: Cluster (Motor Court)</td>
</tr>
<tr>
<td><strong>Planning Area</strong></td>
<td>1.2</td>
</tr>
<tr>
<td><strong>Lot Dimensions</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Lot Width</strong></td>
<td>31'</td>
</tr>
<tr>
<td><strong>Minimum Frontage on cul-de-sac</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Front Yard – to main structure</strong></td>
<td>5' from walkway</td>
</tr>
<tr>
<td><strong>Minimum Front Yard – to porch</strong></td>
<td>5' from walkway</td>
</tr>
<tr>
<td><strong>Minimum Corner Side Yard</strong></td>
<td>4'</td>
</tr>
<tr>
<td><strong>Minimum Interior Side Yard</strong></td>
<td>4' or 8' between structures</td>
</tr>
<tr>
<td><strong>Minimum Rear Yard</strong></td>
<td>8'</td>
</tr>
<tr>
<td><strong>Garage Setbacks</strong></td>
<td>2' max</td>
</tr>
<tr>
<td><strong>Side-in Garage Setbacks</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Front to Side: Between Structures</strong></td>
<td>20'</td>
</tr>
<tr>
<td><strong>Side to Side: Between Structures</strong></td>
<td>10'</td>
</tr>
<tr>
<td><strong>Rear to Rear: Between Structures</strong></td>
<td>15'</td>
</tr>
<tr>
<td><strong>Rear to Rear Across Alley or Motor Court</strong></td>
<td>30'</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Structural Height</strong></td>
<td>40'</td>
</tr>
<tr>
<td><strong>Minimum Private Open Space</strong></td>
<td>180 sq ft</td>
</tr>
<tr>
<td><strong>Encroachments (fireplaces, AC units, media centers)</strong></td>
<td>Minimum 12' dimension</td>
</tr>
</tbody>
</table>

1. At least one side must have 5' clear

**CONDO ONLY**

Note: Private drives shall be a minimum of 30' wide; however, a minimum of 24' wide may be permitted provided that the drive is less than 150' in length and connects at one end to a circulating road; or the drive is less than 300' in length and connects at both ends to a circulating road, or as approved by Fire Department.

---

As reflected in the Zoning Ordinance.
### Multi-Family Attached: Duplex/Triplex

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Multi-Family Attached: Duplex/Triplex</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Designation/ Use</strong></td>
<td></td>
</tr>
<tr>
<td>Planning Area</td>
<td>3, 5</td>
</tr>
<tr>
<td><strong>Lot Dimensions</strong></td>
<td></td>
</tr>
<tr>
<td>Lot Width</td>
<td>31’</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
</tr>
<tr>
<td>Front Facing Street</td>
<td>8’</td>
</tr>
<tr>
<td>Front Facing Green Court</td>
<td>10’</td>
</tr>
<tr>
<td>Front-Entry Garage</td>
<td>20’</td>
</tr>
<tr>
<td>Street Side</td>
<td>5’</td>
</tr>
<tr>
<td>Interior Side</td>
<td>5’</td>
</tr>
<tr>
<td>Encroachments</td>
<td>2’</td>
</tr>
<tr>
<td>Rear</td>
<td>8’</td>
</tr>
<tr>
<td>Rear Entry Garage</td>
<td>2’ max</td>
</tr>
<tr>
<td>Encroachments</td>
<td>4’</td>
</tr>
<tr>
<td>Front to Side: Between Structures</td>
<td>20’</td>
</tr>
<tr>
<td>Side to Side: Between Structures</td>
<td>10’</td>
</tr>
<tr>
<td>Rear to Rear: Between Structures</td>
<td>15’</td>
</tr>
<tr>
<td>Rear to Rear Across Alley or Motor Court</td>
<td>30’</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td></td>
</tr>
<tr>
<td>Maximum Structural Height</td>
<td>40’</td>
</tr>
<tr>
<td>Minimum Private Open Space</td>
<td>200 SF</td>
</tr>
<tr>
<td>Encroachments (fireplaces, AC units, media centers)</td>
<td>2’ 1’</td>
</tr>
<tr>
<td>Off Street Parking Requirements per DU</td>
<td>2 spaces/du</td>
</tr>
</tbody>
</table>

\*At least one side must have 5’ clear*

As reflected in the Zoning Ordinance.

---

**CONDO ONLY**

Dwelling Space

Garage

Porch/Patio

Yard

Private Yard

Roadway

Sidewalk/Walkway/Driveway

---

MULTI-FAMILY ATTACHED: DUPLEX/TRIPLEX - FIGURE IV-5

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Colinas del Oro
Specific Plan No. 364
Note: Private drives shall be a minimum of 30' wide; however, a minimum of 24' wide may be permitted provided that the drive is less than 150' in length and connects at one end to a circulating road; or the drive is less than 300' in length and connects at both ends to a circulating road, or as approved by Fire Department.
### Multi-Family Attached: Courtyards

#### Development Standards
- **Designation/Use**: Multi-Family Attached: Courtyards
- **Planning Area**: 1, 2

#### Lot Dimensions
- **Minimum Lot Width**: 60'
- **Minimum Frontage on cul-de-sac**: N/A

#### Setbacks
- **Minimum Front Yard – to main structure**: 10' from walkway
- **Minimum Front Yard – to porch**: 12'
- **Minimum Corner Side Yard**: 10' from walkway
- **Minimum Interior Side Yard**: 10' from walkway
- **Minimum Rear Yard**: 20' between structures
- **Garage Setbacks**: 2' max
- **Side-in Garage Setbacks**: N/A

#### Other
- **Maximum Structural Height**: 48'
- **Minimum Private Open Space**: 100 sq ft
- **Encroachments (fireplaces, AC units, media centers)**: Minimum 12' dimension
  - 1. 5' public, 5' private
  - 2. At least one side must have 5' clear

---

Note: Private drives shall be a minimum of 30' wide; however, a minimum of 24' wide may be permitted provided that the drive is less than 150' in length and connects at one end to a circulating road; or the drive is less than 300' in length and connects at both ends to a circulating road, or as approved by Fire Department.
Section IV: Architectural Design Guidelines

Multi-Family Attached: Live/Work and Residential Over Retail

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Multi-Family Attached: Live/Work and Residential Over Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Area</td>
<td>1</td>
</tr>
<tr>
<td>Use</td>
<td></td>
</tr>
<tr>
<td>Lot Dimensions</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>60</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
</tr>
<tr>
<td>A. Front Build-to-Line (primary street)</td>
<td>Building façade placed 10' behind property line on the build-to-line</td>
</tr>
<tr>
<td>B. Front Build-to-Line (secondary frontage side on corner lot)</td>
<td>Building façade placed 10' behind property line on the build-to-line</td>
</tr>
<tr>
<td>C. Side Yard</td>
<td>5'</td>
</tr>
<tr>
<td>D. Rear (no alley)</td>
<td>10'</td>
</tr>
<tr>
<td>Parking Facility Setback (behind the build-to-line)</td>
<td></td>
</tr>
<tr>
<td>Surface, Tuck Under, Alley loaded, Garage and Podium Parking*</td>
<td></td>
</tr>
<tr>
<td>E. Front Yard (primary street)</td>
<td>20' minimum from the build-to-line along the primary street frontage, 50' is recommended</td>
</tr>
<tr>
<td>F. Side Street (secondary frontage side on corner lot)</td>
<td>20' minimum from the build-to-line along the primary street frontage, 50' is recommended</td>
</tr>
<tr>
<td>G. Side Yard</td>
<td>5'</td>
</tr>
<tr>
<td>H. Rear (no alley)</td>
<td>3'</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>Maximum Structural Height</td>
<td>50</td>
</tr>
<tr>
<td>Percentage of Frontage Required to be Places on Build-to-Line</td>
<td>75% to 100% minimum</td>
</tr>
<tr>
<td>Encroachments (fireplaces, AC units, media centers)</td>
<td>2'</td>
</tr>
<tr>
<td>Off Street Parking Requirements</td>
<td>On-site parking shall be provided as required and contained in Riverside County Ordinance No. 348</td>
</tr>
</tbody>
</table>

*Subterranean Parking 0 feet from property line

LEGEND

- Residential Living Space
- Sidewalk
- Street/Private Drive

MULTI-FAMILY ATTACHED: STACKED FLATS, LIVE/WORK AND RESIDENTIAL OVER RETAIL - FIGURE IV-8
American Farmhouse Architectural Style

1. Two-story simple geometric square or L-shaped form
2. Medium-pitched, primary front to back main gable roof form with intersecting hip, gable and shed roofs and standard overhangs
3. Flat, shake-textured concrete tile or asphalt shingle roof material with standing metal seam accents
4. Large covered porches with simple wood columns
5. Lap siding or stucco on main body with lap siding at gable ends

History and Character:

THE AMERICAN FARMHOUSE STYLE represents a practical and picturesque country home. Its beginnings are traced to both Colonial styles from New England and the Mid-West. As the American Frontier moved westward, this style evolved according to availability of materials and technological advancements, such as balloon framing.

A predominant feature of the style is a large wrapping front porch with wood columns and railings. Two-story massing, dormers and symmetrical elevations are prevalent while the asymmetrical, “casual cottage” elevation with a decorative appearance is less common, but still quite popular.
Section IV: Architectural Design Guidelines

Windows:
- Large, symmetrical windows
- Multi-divisioned single or double-hung with wood or stuccotrim where appropriate
- Bay windows on first story, front elevations
- Second floor dormers on front elevations
- Accent shutters on front elevations

Doors:
- Solid wood or wood with glass panels
- Windows adjacent to doors
- Colors shall be complimentary to the style

Roofs:
- Main gable with intersecting gables or hips
- Steep pitches from 6:12 to 12:12
- Deep overhangs with open eaves 12"-16"
- Concrete or asphalt tile roofing
- Colors will compliment the house

Materials and color:
- Horizontal siding is required
- Stucco may be used in rare instances
- Colors can range from light to bold with complimenting trim and accents
- The use of brick is required

Garages:
- Will be consistent and compliment the architectural style with complimentary colors
- Corbels
- Light fixtures shall be located on the wall and doors shall be recessed a minimum of 6"
- Roll up doors with windows appropriate to the style

Porches and Balconies:
- Multi-divisioned single or double-hung with wood or stucco trim where appropriate
- Colors can range from light to bold with complimenting trim and accents
- The use of brick is required
- A covered front porch with simple wood columns are key elements of the style and required

Rear and Side Articulation:
- Shall be enhanced on all homes

Colinas del Oro
Specific Plan No. 354
California Ranch Architectural Style

1. Horizontal, one and two-story massing form
2. Low to medium pitched main gable roof with standard overhangs
3. Flat, shake-textured concrete tile or asphalt shingle roof material
4. Large porch at entry with simple columns that often feature kickers
5. Stucco on main body with lap siding or board and batten accents
6. Brick or stone veneers on first story elements

History and Character:

The California Ranch Style: In the late 1800’s, cattle ranching was the principal occupation in California. The “Ranch House” was generally the centerpiece for the enormous ranches developed by early Californians. Representing one of California’s true vernacular styles, the California Ranch house evolved naturally from native materials with considerations of climate and lifestyle.

Some of the primary building materials were adobe and wood. In the later years of its evolution, the California Ranch style was adapted to also include shingles for roofs, board and batten siding and other colonial features. Plans were often organized around a courtyard, which became one of the primary living spaces. Current versions of this style are typically simple and straightforward with stucco walls, gabled roofs and wood accents.
Windows:
- Multi-divisioned single-hung with wood trim
- Second floor dormers on front elevations
- Large windows with accent shutters on front elevations

Doors:
- Solid wood with vertical panels
- Colors shall be complimentary to the style

Materials and color:
- Horizontal siding or stucco
- Earth tone colors with complimenting trim and accents
- Use of brick or stone veneers on first story

Roofs:
- Main gable with intersecting gables or hips
- Moderate pitches from 4:12 to 5:12
- Broad overhangs or eaves
- Concrete or asphalt tile roofing
- Colors will compliment the house

Garages:
- Will be consistent and compliment the architectural style with complimentary colors
- Corbels
- Light fixtures shall be located on the wall and doors shall be recessed a minimum of 6"
- Roll up doors with windows appropriate to the style

Rear and Side Articulation:
- Shall be enhanced

Porches and Balconies:
- A covered front porch with simple wood columns are key elements of the style and are required
- Use of brick or stone veneers on first story
**Craftsmen Architectural Style**

1. Shallow-pitched gable-ended roofs with deep overhangs
2. Deep, broad porch element with expressive structural components such as square or tapered columns
3. Expressive structural elements such as rafter, brackets, braces and columns
4. A mixture of materials such as stone, shingles, stucco, and wood siding
5. Multi-paned windows with wood trim

**History and Character**:

The Craftsman Style, an American architectural style, represented a philosophy of life that featured honesty, integrity and a return to nature. The Craftsman design focuses on the harmony of indoor and outdoor life. It stresses honesty of form, materials, and workmanship, eschewing applied decoration in favor of the straightforward expression of the structure. Craftsman architecture draws from the wood building traditions of Japan and Switzerland, as well as medieval themes favored by the Arts and Crafts philosophies.

Natural woods, shingles, earth tone colors, brick, stone, river rock, clinker brick, and heavy structural beams signify oneness with nature. Rocks and bricks are often used on foundations, chimneys, and railings to set a unifying theme for the home. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. These easy, asymmetrical gabled, stuccoed works of art are a large part of Southern California’s architectural heritage.
Windows:
Multi-divisioned double-hung with wood trim
Accent shutters on front elevations

Doors:
Solid wood or wood with glass panels
Windows adjacent to doors
Colors shall be complimentary to the style

Roofs:
Basic gable with intersecting gables
Low pitches from 4:12 to 5:12 with broad 16"-24" overhangs
Flat concrete tile - shingle appearance
Exposed rafter tails
Colors will compliment the house

Materials and color:
Horizontal shingle or stucco siding
Earth tone colors with complimenting trim and accents
The use of stone or brick is encouraged

Garages:
Will be consistent and compliment the architectural style with complimentary colors
Corbels
Light fixtures shall be located on the wall and doors shall be recessed a minimum of 6"
Roll up doors with windows appropriate to the style
Hardware to compliment lighting fixtures and architectural style

Rear and Side Articulation:
Shall be enhanced

Porches and Balconies:
Covered front porch beneath main roof
Tapered square columns with wood, stone or brick are key elements of the style and are required

Materials and color:
Horizontal shingle or stucco siding
Earth tone colors with complimenting trim and accents
The use of stone or brick is encouraged

Hardware to compliment lighting fixtures and architectural style
**Monterey Architectural Style**

1. Simple wood posts and heavy beams with exposed wood corbels or rafters
2. Second-story cantilevered wood picket or wrought iron balcony
3. Low-pitched gable-ended roofs
4. Shingle, flat, or barrel tile roofing
5. Windows paired with real or false shutters
6. Accents materials include stucco, brick, siding, and wood

**History and Character:**

The MONTEREY STYLE is a revival of the Spanish Colonial houses of northern California, blending adobe construction with traditionally English shapes.

The Monterey style of architecture is typically characterized by simple house forms, relatively low-pitched hip or gable roofs, and wide overhangs. Shutters, balconies, verandas and porches are indicative of the Monterey style. The first and second stories may have different cladding materials, with wood siding above and stucco or brick veneer base below. Walls convey a thick appearance with recessed door and window openings set back into smooth wall planes. The use of arches, courtyards, patios and colonnades enhance the theme. Monterey style houses always have a second-story balcony that is usually cantilevered and covered by the principle roof. Second story balconies traditionally are not located above the living space. Roofs are usually tiled or shingled and the finish is generally smooth stucco, occasionally with wood siding as an accent. Multi-paned windows and large-scale chimneys are also often present on Monterey-style houses.
Section IV: Architectural Design Guidelines

**MONTREY ARCHITECTURAL DETAILS - FIGURE IV-12b**

**Windows:**
- Vertical multi-divisioned with wood trim
- Accent shutters on front elevations

**Doors:**
- Paneled wood
- Enhanced trim
- Colors shall be complimentary to the style

**Roofs:**
- Mian gable with shed roof over balcony
- Moderate pitches from 4:12 to 6:12
- Flat concrete tile, barrel or ‘S’ tile roofing
- 12” to 24” overhangs
- Colors will complement the house

**Garages:**
- Will be consistent and compliment the architectural style with complimentary colors
- Corbels
- Light fixtures shall be located on the wall and doors shall be recessed a minimum of 6”
- Roll up doors with windows appropriate to the style
- Hardware to compliment lighting fixtures and architectural style

**Materials and color:**
- Light colored stucco
- Earth tone colors with complimenting trim and accents
- The use of brick is encouraged

**Porches and Balconies:**
- Cantilevered balconies are a signature feature of this style and include wood columns and wood or wrought iron railings
- These are key elements of the style and are required

**Rear and Side Articulation:**
- Shall be enhanced

**Colinas del Oro**
Specific Plan No. 354
**PRAIRIE ARCHITECTURAL STYLE**

1. Wide overhang eaves
2. Two stories with one-story wings or porches
3. Feature ribbon windows
4. Broad-pitched, generally hipped roof
5. Eaves, cornices, and facades emphasize horizontal lines
6. Massive, square porch supports common

**HISTORY AND CHARACTER:**

THE PRAIRIE STYLE is one of the few indigenous American architectural styles, refers to a group of architects in Chicago, Illinois at the beginning of the 20th century. Primary amongst them was Frank Lloyd Wright, under whom the Prairie School designs reached their apex.

Echoing the uninterrupted horizontal lines of the American prairie, Prairie style homes are usually characterized by broadly pitched hipped roofs with deep overhangs; two stories in height, often with one-story wings; front porches with massive porch roof supports; and detailing which emphasizes the horizontal. Stately, strong and weighty proportions provide a massive, earthy feel. Windows are grouped in horizontal bands with vertical proportions. Stucco or wood siding with horizontal emphasis are predominant with brick, stone or concrete block detailing. Roofs are typically flat tile or slate, and colors are earth-tone with both light and dark shades.
Section IV: Architectural Design Guidelines

Windows:
Vertically proportioned windows grouped with horizontal trim
Ribbon windows arranged below the eave line

Doors:
Solid wood with glass panels
Enhanced trim around doorways
Colors shall be complimentary to the style

Roofs:
Primarily hipped roofs with horizontal emphasis and varied planes
Very low pitches from 3:12 to 4:12
18" to 24" overhangs
Flat concrete tile roofing
Colors will compliment the house

Materials and color:
Earth toned colored stucco or horizontal board and batten siding
Use of brick or stone is encouraged

Garages:
Will be consistent and compliment the architectural style with complimentary colors
Corbels
Light fixtures shall be located on the wall and doors shall be recessed a minimum of 6"
Roll up doors with windows appropriate to the style
Projecting roof canopy or recessed from the plane of the adjacent wall surface by at least 6"
Horizontal lines stressed
Hardware to compliment lighting fixtures and architectural style

Rear and Side Articulation:
Shall be enhanced

Rear and Side Articulation:
Porches and Balconies:
Covered front porches
Heavy columns of brick, stone or tapered wood are key elements of the style and required

PRAIRIE ARCHITECTURAL DETAILS - FIGURE IV-13b
Material Break - stucco / stone

Transition - siding / brick

Material Break - siding / stucco

All of these figures demonstrate the appropriate placement of different building materials on the structure and provide detailed examples as to the locations where differing materials adjoin one another.
Pedestrian Plaza
Water Feature, Decorative Lighting, Outdoor Seating

Gathering Area
Seating with Covers, Safe and Well Lit Environment

Entries
Focal Building, Enhanced Paving

Streetscene
Buildings Adjacent to Parking or Street

Streetscene
Buildings Adjacent to Parking or Street, Outdoor Seating in Plazas

Tower Elements
Located at Focal Points, Include Architectural Element

See Section IV.D. Mixed-Use Architectural Guidelines pages IV-42 through IV-55 for detailed descriptions regarding the above examples.
Section IV: Architectural Design Guidelines

Storefronts
Pedestrian Scale, Interest at Street

Second Story Elements
Real or Faux Windows, Additional Architectural Elements (Rails, Shutters, etc.)

Tower Elements
Located at Focal Points, Include Architectural Element

Street Frontage
Buildings Shall Front Street, Focal Entry Point to Building

Varied Roof Pitches
Vary Heights, Vary Shape and Pitch

See Section IV.D. Mixed-Use Architectural Guidelines pages IV-42 through IV-55 for detailed descriptions regarding the above examples.
Section IV: Architectural Design Guidelines

Pedestrian Pathways
Adequate Width for Walking, Landscaping to Soften Experience

Gathering Area
Hard and Softscape Materials, Adjacent to Buildings

Entries
Well Defined, Glass Encouraged

Streetscene
Buildings Adjacent to Parking or Street, Outdoor Seating in Plazas

Outdoor Seating Adjacent to Building

See Section IV.D, Mixed-Use Architectural Guidelines pages IV-42 through IV-55 for detailed descriptions regarding the above examples.
Residential Over Retail
Commercial Encouraged on First Floor

Residential Over Cafe

Residential Over Retail
Retail on First Floor

Residential Over Retail
Retail on First Floor

See Section IV.D. Mixed-Use Architectural Guidelines pages IV-42 through IV-55 for detailed descriptions regarding the above examples.
Section IV: Architectural Design Guidelines

PLAZA EXAMPLES - FIGURE IV-16
Page IV-55

See Section IV.D. Mixed-Use Architectural Guidelines pages IV-42 through IV-55 for detailed descriptions regarding the above examples.
See Section IV.D. Mixed-Use Architectural Guidelines pages IV-42 through IV-55 for detailed descriptions regarding the above examples.