

**DESIGN AND
LANDSCAPE GUIDELINES
FOR DEVELOPMENT**



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Riverside County Planning Department

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Design and Landscape

Guidelines

SECTION 1

Residential Design and Landscape Guidelines

I. STREET LAYOUTS

Curvilinear streets are required in the interiors of all housing tracts and subdivisions. The use of short cul-de-sac streets is strongly encouraged in order to create a small neighborhood feeling for residents.

Meandering sidewalks are encouraged along all reverse frontages where the parkway width is twenty-one (21) feet or greater. Said sidewalks shall be constructed in a random fashion rather than a repeating pattern and shall be constructed per Figure 1.

"T" intersections are a preferred design alternative to "four-way" intersections wherever two local streets or a collector and a local street intersect.

A reduction in the width of asphalt roadways and increases in the amount of horizontal curve of the street can be utilized to reduce traffic speeds where appropriate. A reduction in the width of built street surface must be utilized to accomplish other design objectives such as enhancing the buffer treatment of reverse frontage lots, providing for sheltered parking opportunities, incorporating bus stop turnouts, etc. The minimum interior street width may be reduced from the sixty (60) foot standard to no less than fifty-six (56) feet by reducing the asphalt travel lanes by two feet in each direction in order to achieve these objectives. Reduced street widths cannot be utilized in order to increase the number of saleable lots within a tract (see Figure 2).

II. NEIGHBORHOOD ENTRY STATEMENTS

Neighborhood entry treatments shall contain the following:

- (1) Corner cutbacks at all intersections of General Plan roads and all tract entrances which include an up-lighted neighborhood identification sign on a decorative wall or monument, and at least a twelve foot width of landscaping surrounding the wall or monument (see Figure 3);
- (2) A landscaped entry median at least ten (10) feet in width curb to curb, with landscaping six (6) feet in width, and twenty (20) feet in length is required at all tract entrances off of streets eighty-eight (88) feet in width ("Secondary Highways") and wider. Said medians shall be up-lighted and heavily landscaped with turf, trees, shrubs and flowers. Stamped concrete roadways shall be constructed perpendicular to all entry medians from curb to curb on both sides of medians (see Figure 4).

Additional distinguishing design features at all neighborhood entries are strongly encouraged.

III. REVERSE FRONTAGE TREATMENTS

Minimum reverse frontage treatments are:

TABLE 1.

Street	Standard ROW Width	Minimum Additional Parkway Width per Side	Total Minimum Parkway Width per side	Median width (Ord. 461)	Landscaping	Sidewalk	Total Width:		Figures
							Curb to Curb	ROW	
Local Street	60'	-2'	10'	Not required	5'	5'	36'	56'	1
Collector Street	66'	4'	15'	Not required	10'	5'	44'	74'	A
Secondary	88'	6'	18'	Not required	13'	5'	64'	100'	B
Major	100'	9'	21'	12'	16'	5'	76'	118'	C
Arterial (Commercial)	110'	9'	21'	18'	15''	6'	86'	128'	D
Arterial (Residential)	110'	9'	21'	18'	16'	5'	86'	128'	E
Urban Arterial (Commercial)	134'	9'	21'	14'	15'	6'	110'	152'	F
Urban Arterial (Residential)	134'	9'	21'	14'	16'	5'	110'	152'	G

(see Figure 5A. through 5G. for illustrated sections of above requirements)

Greater widths may be required of reverse frontage treatments employed on General Plan roadways with more than eighty-eight (88) feet of right-of-way or where design considerations would deem appropriate (e.g. where project amenities like bike paths or pedestrian ways are included). Acceptable widths of reverse frontage treatments in these instances could range from twenty-five (25) feet to fifty (50) feet.

Recreational amenities are a required part of reverse frontage treatments: (see Figure 5)

- Meandering walks shall contribute a random influence to the rigid geometry of the adjoining street scene. Adequate parkway widths (at least twenty-one (21) feet) will assure that the sidewalks create unique landscaping opportunities and do not take on a cramped, arbitrary appearance. Meandering walks which are designed in a fashion to make use of existing mature trees or other natural aspects (large boulders..) to

enhance the user's recreational experience are highly desirable.

- Equestrian or hiking trails and bikeways and other recreational facilities shall be integrated into such treatments wherever required by current adopted local and regional trails system plans, and are encouraged throughout the Second District.
- The location of lakes, parks, and other open space assets adjacent to major roads and other community entry points is encouraged to enhance community appearance and identity.

For a maximum effect, landscaping within the reverse frontage treatments shall be designed to have a “stepped-up” appearance, with low flowering ground cover nearest the curb, progressing to low and/or medium height plants or shrubs, and on to randomly clustered street trees near the perimeter wall of the tract. Plants shall be selected from the Riverside County Transportation Department's list of approved plants or from Eastern Municipal Water District's approved list.

Community perimeter or theme walls shall be solid walls located where view opportunities are not available. Plain concrete block walls are not permitted along reverse frontage areas. Wood, stucco-covered, or other like-material walls are not permitted along reverse frontage areas. Brick, slump stone, tile, textured concrete or other material walls which require little or no maintenance are required. Use of ivy or other vegetative material to soften and punctuate the appearance of walls and reduce the likelihood of graffiti is strongly encouraged. The use of capping in conjunction with other vertical design elements to temper the top line of the wall is also encouraged (see Figure 6).

Where privacy of views is not an issue, powder coated tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities (see Figure 6).

The maximum height of walls or fencing shall be six (6) feet in height.

IV. STREET MEDIANS

Landscaped street medians shall be constructed where required by Riverside County Ordinance No. 461. Medians that are at least twelve (12) feet wide provide sufficient separation of traveled ways to increase safety and offer room for decorative landscaping and hardscaping (see Table 1 and Figure 5).

Decorative trees and shrubs planted in medians should be clustered in random patterns rather than planted in evenly spaced locations. Other acceptable median treatments include stamped concrete or river rock between landscaped areas, turf, and/or flower beds.

V. RESIDENTIAL BUILDING LAYOUT

The minimum residential lot size within a housing tract in the Second Supervisorial District shall be no smaller than 7,200 square feet. A minimum of fifty (50) percent of the lots within each tract must have seventy (70) feet or wider of road frontage, as measured at the property line. The minimum lot frontage within a tract shall be sixty-five (65) feet except on knuckles or cul-de-sacs where the frontage may be reduced to thirty-five (35) feet. Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, maximum height requirements, and other county standards, unless specific variances therefrom are granted.

Tracts of fifty or more homes must have a minimum of four distinct models. For the purposes set forth herein, a floor plan and its reverse floor plan shall count as one model. Each model shall be constructed with a minimum of three distinct facades.

The following information shall accompany all tentative subdivision maps for Riverside County review and approval:

- building footprints for each lot which identify the model number of the home shall be included on the tract map;**
- front, rear, and side elevations of all facades of all models to be constructed within the tract shall be included on separate sheets;**
- front, rear, and side yard setbacks of all homes shall be shown on the tract map;**
- all exterior building materials, including roofing materials shall be identified on the elevations (composition shingles and wood shakes are not permitted);**
- typical landscape plans for each model (including all plant names/varieties and container sizes);**
- landscape plans for reverse frontages and neighborhood entry statements and medians (including all plant names/varieties and container sizes).**
- mailbox locations and design shall conform to current United States Postal Service standards.**

Long unarticulated building facades shall be avoided by incorporating varying setbacks of the building footprint in a random fashion along the residential street. Projecting architectural features such as wood-framed windows, columns, offset roof planes, and other features shall be used to create both vertical and horizontal articulation. These features shall be included

on the rear facades and sides of homes in order to prevent monotonous views from back yards and exterior roadways with views of reverse frontages. Houses shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

Residential plans that feature attached garage designs whose entries are from the side ("side-loaded garages") are encouraged. If side-loaded garages are utilized, a reduction in front yard setback of up to five feet is permitted if approved in conjunction with the approval of the tract. If the additional setback is not requested until after construction has commenced, setback adjustments may be requested for up to thirty (30) percent of the total lots.

VI. RESIDENTIAL AMENITIES

All new residences shall be provided with front yard landscaping and an automatic irrigation system. Landscaping shall include a combination of turf, trees and shrubs. A minimum of two (2) trees (15 gallon or larger) shall be planted in each front yard along with a commensurate number of shrubs which are to be planted within three (3) foot deep planters along the front of all homes (garage and side yard gate areas are excluded).

All new residences shall be provided with roll-up garage doors.

All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block which is a minimum of five (5) feet in height, subject to the following parameters:

- **all lots having rear and/or side yards facing local streets or otherwise open to public view shall be constructed of decorative block wall.**
- **corner lots shall be constructed with wrap around decorative block wall returns.**
- **side yard gates are required on one side of the home and shall be constructed of powder coated wrought iron or tubular steel.**

Powder coated wrought iron fence sections may be included within tracts where view opportunities and/or terrain warrant its use (see Figure 6).

Powder coated wrought iron, wood, or chain link fences or gates are allowed where a residence is being constructed on a lot of at least 20,000 square feet.

- **wood fencing shall be constructed with galvanized steel posts set in concrete to a minimum depth of 24 inches with 3 inches of cover on all sides.**

All new residences shall have at least one fireplace in the living room or family room area.

Nonresidential Design and Landscape Guidelines

VII. COMMERCIAL DEVELOPMENT

Along the adjoining street of a commercial development, shade trees shall be provided in an adequate manner and extent to minimize that development's visual impact on nearby residential areas and soften its impact on through traffic.

Shade trees shall also be provided in an adequate manner and extent to shade off-street parking areas, and shall meet or exceed the shading requirements of Ordinance 348.

Landscaped berms adjacent to streets shall be used to minimize the visual effect of shopping centers on adjacent uses (see Figure 7).

Gas stations located at intersections shall be oriented so that the site's building is located adjacent to the intersection corner, with attractive landscaping, and that the gas pumps are located in the interior of the site, with access drives located as far from the intersection corner as possible. Adequate sight distance shall be maintained at intersections for all traffic movements.

A commercial development sign plan must be submitted for review with a project application and shall achieve consistency throughout.

- Identity signs for commercial and industrial projects shall utilize low profile monument signs rather than pylon or pole signs (see Figure 8).
- Individual tenant spaces within a project shall utilize channel lettering rather than "canned" lettering in their signs (see Figure 9).

VIII. WIRELESS COMMUNICATION FACILITIES

No wireless communication facility shall be permitted in any zone where the height of the building or structure exceeds that which is allowed under the development standards of the affected zone, unless a greater height is approved by the Planning Department or appropriate hearing body.

All wireless communication facilities shall incorporate the following design features to reduce visual impacts to surrounding properties to the maximum extent possible.

- **monopole/antenna array shall be “stealthed” in a manner which is acceptable by the Planning Department (i.e., monopine or monopalm or other disguise appropriate to the site).**
- **the electronic equipment shelter shall be located on a concrete slab and painted in earth-toned colors which will blend with the surrounding setting.**
- **the facility shall be enclosed by a minimum six (6) foot decorative block wall with landscaping.**
- **no noise from air conditioning units or other equipment shall exceed 45 dBA between the hours of 10 p.m. to 7 a.m. or 65 dBA at all other times, as measured at the nearest property line.**
- **facilities may be located on the same structure or at the same site. If new facilities are proposed on existing structures, the entire existing and proposed structures and facilities shall be disguised.**

— Figures —

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SECTION 2