

7. Materials and Colors

- a. Wood siding, stucco, brick and stone are acceptable exterior materials. On any single unit or within a neighborhood, a combination of materials is encouraged to provide visual variety.
- b. Clay tile, flat concrete tile or concrete shake roof materials are acceptable. Wood shake roof materials are unacceptable and shall not be utilized.
- c. Roof colors should be related to the exterior color and/or fascia color of the structure.
- d. Each elevation shall have alternate color schemes. Subdued colors, not specifically limited to earth tones, shall be used. Use of bright colors and primary colors is not permitted except as a limited accent.

C. TOWN CENTER DESIGN CRITERIA

1. Commercial Design Guidelines

- a. Long, unbroken building facades are not permitted. Offsets should be incorporated into building elevations.
- b. Building elevations should incorporate both one and two story unit elements. A mix and variety of one and two story buildings is encouraged.
- c. Varied front setbacks should be incorporated into building elevations.
- d. The use of wood siding materials is appropriate to provide texture and scale to wall surfaces.
- e. Recessed doors and window openings should be used to add articulation to wall surfaces.
- f. Projections, overhangs, and recesses for windows, doors and walls should be utilized to provide shadows, articulation, and scale to building elevations.

- g. Architectural pop outs, including arcades, canopies, awnings, trellises and balconies, and recesses may be used for visual articulation at major building entrances and pedestrian nodes.
- h. On street parking on within a “Main Street” environment can be 45 or 60 degree angled parking.
- i. Sidewalks, plazas, courtyards, and promenades should have an enhanced paving to identify them as pedestrian spaces.
- j. Signage should be designed to be complementary with and subordinate to the buildings they identify.

2. **Multi-Family Residential Design Guidelines**

The guidelines established for Single-Family Residential uses generally apply to Multi-Family Residential uses as well. In addition, the following guidelines also apply:

- a. Building mass and scale are prominent design features of an attached or multi-family project. Long, unbroken building facades are not permitted. Offsets should be an integral part of the building design.
- b. Building massing should incorporate a combination of one-story elements and two-story elements with varied floor setbacks and cantilevered architecture at the second story within the same building.
- c. Materials, colors and forms of garages, carports and any other accessory structures should be consistent in design with the commercial project in which they are located.
- d. Exterior street frontages should feature multi-family buildings separated by parking areas. This minimizes the visual impact of parking areas while eliminating the monotony of continuous building elevations.
- e. Open parking and carports should be clustered into parking courts with landscaping utilized to screen automobiles.