

SECTION V – DESIGN GUIDELINES

A. PURPOSE AND INTENT

The TRAILMARK Design Guidelines are intended to establish standards for a superior master-planned residential community as well as help guide the development of an aesthetically cohesive environment that incorporates the surrounding landscape of the TRAILMARK community.

These Design Guidelines provide detailed text and exhibits which guide architecture and landscape as well as the build-out in a manner which is consistent with the goals identified by the County of Riverside and assures that the community is developed in a successful manner. By functioning as a regulatory document, this Specific Plan ensures that TRAILMARK and its entitlements are consistent with guidelines set forth in this section. The TRAILMARK Design Guidelines provide a path to properly develop the proposed master planned residential community, taking into account all local goals, objectives and policies.

These Design Guidelines are a living document and are intended to be flexible. As such, they are designed to accommodate changes over time so as to allow for response to unanticipated conditions, such as changes in taste, community desires and the marketplace or significant changes on properties adjacent to TRAILMARK. Additionally, it is critical that these guidelines are followed in a manner consistent with the stated design theme in order to create a unified concept and provide opportunities for diversity and visual interest, which are key components in the most successful communities in Southern California.

The photographs, sketches, and other graphic representations in these Design Guidelines are offered as general visual aids in understanding the basic intent of the design theme and its key implementing elements. The design components presented in this document are provided for informational purposes and are to be used in identifying the desired design composition for TRAILMARK. Design components are provided as a palette of character, materials and colors defining elements that should be reflected in future design proposals.

The specific objectives of the TRAILMARK Design Guidelines are to:

- Provide guidance to builders, engineers, architects, landscape architects and other professionals in order to obtain the desired design quality envisioned for TRAILMARK.
- Provide the County of Riverside with the necessary assurances that TRAILMARK is developed in accordance with the quality and character as set forth in this Specific Plan.
- Provide guidance to County staff, the Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area.
- Provide design guidelines which permit the TRAILMARK area to develop its own theme and character while allowing it to interface with and respond to the character and design fabric of adjacent communities.

- Reinforce a master planned environment through the creation of a strong circulation system and an interconnected network of trails facilitating pedestrian movement unified by a consistent landscape theme.

B. ARCHITECTURAL DESIGN GUIDELINES

1.0 DESIGN STYLE

The residential architecture of TRAILMARK reflects the architectural themes and styles prevalent in Southern California. Although a design style is not required by the County, the TRAILMARK community includes the following:

- A minimum of five (5) distinct architectural themes and styles (including Craftsman, Spanish, Monterey, Italian and European Cottage) to encourage the use of consistent design features and building materials.
- A minimum of three (3) different elevations per architectural style.

The design goal of TRAILMARK is to achieve contemporary interpretations of several historical styles, rather than exact recreations. In order to achieve an appropriate interpretation of a particular style, it is important to maintain consistency within each architectural style. Interpretation of the selected architectural styles should address the economics of today's market, as well as meet the codes and standards within the building industry. Adhering to these standards, the design guidelines are intended to present images of architectural components and details representative of those anticipated for the homes within TRAILMARK.

Allowing a variety of architectural styles emphasizes the importance of designing creative and fresh residential neighborhoods and homes. Architectural design creativity, attention to detail, and respect of the building's scale and massing along residential streets are expected to be a quality equal to or exceeding that of residential homes and neighborhoods within the surrounding communities. Design features are incorporated into each residence and may include front porches, custom / enhanced doors and windows, creative garage placement, front and rear yard setback variations as well as varying architectural setbacks to create a community of quality homes. Implementation of the community draws upon the various styles to achieve a cohesive sense of place and identity for the TRAILMARK community.

A range of architectural themes and styles are allowed and encouraged within TRAILMARK, with the goal of instituting "compatible variety." By incorporating multiple architectural themes, these design guidelines encourage building and design teams to develop architectural designs based on styles historically used in this region. Figures 5-1 through 5-5 provide a summary of design elements and details associated with the five architectural styles designated for TRAILMARK, which include Spanish, Monterey, Italian, European Cottage and Craftsman.

Spanish Architectural Style



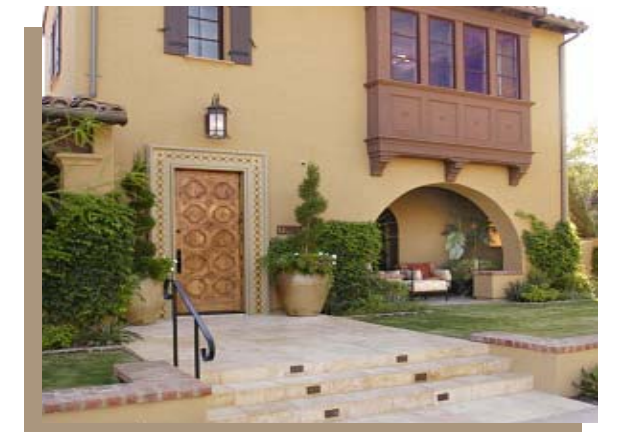
- **Style** – The Spanish Style is within a family of styles, which includes Spanish Monterey, Spanish Eclectic, Spanish Colonial, and Spanish Hacienda Styles. Spanish Mission Style homes are generally two-story homes with low-pitched roofs and a decoratively, curved parapet. The massing of the home is traditionally rectangular-shaped.
- **Doors & Windows** – The entry is commonly covered by a porch. This demonstrates the simplicity of the style. Wood-appearance headers or stucco trim surrounds are used on the windows. Balconies are sometimes used to accent the windows. Feature picture windows are acceptable.
- **Materials** – The body of the home is fully wrapped in stucco. Light sand finish stucco is used to reflect the elementary shape of the building style. ‘S’-Shaped roof tiles are the standard. Wrought iron is the accent material for balconies and other ornamentation.
- **Details** – The decoratively, curved parapet is required and is the most defining feature of the Mission Style. Thickened walls and arches are also common accents. Long, narrow porches can be recessed into the main structure. Decorative chimney caps are made of stucco, stone or brick veneer.

Monterey Architectural Style



- **Style** – The Monterey Style is a cross between the adobe architecture of the Spanish Mission period in California and the New England Colonial architecture prevalent in the mid 1800s. Monterey Style homes are typically characterized with deep cantilevered front balconies and distinctive use of key details such as roof tiles, stucco walls, detailed wooden doors, and shutters. The massing of the home is traditionally two-story and rectangular or L-shape with a low-pitched gable roof.
- **Doors & Windows** – Front doors are often recessed and usually of wooden construction with stucco and wood trim surrounds. Shutters are generally used around windows on elevations in the public view.
- **Materials** – Monterey Style homes are generally wrapped in stucco but occasionally will have siding. Wood and brick, when used as an accent, play an important role in this style. Roofs are generally composed of asphalt shingle, flat concrete tile, and S-barrel tile.
- **Details** – The most prominent defining feature setting this style apart from its Spanish Colonial relative is the cantilevered second-story balcony covered by the principal roof. This style is typified with stucco exterior walls (smooth texture on flat or modulating surfaces), paired multi-pane casement windows, wood columns, brackets, and braces, and exposed beams with Spanish details.

Italian Architectural Style



- Style** – The Italian Revival Style is within a family of styles, which includes the Tuscan Style. Italian Revival Style homes are two-story homes with low-pitched hip roofs. The homes often have a second-story window balcony as an accent feature. The massing of the home is traditionally a two-story rectangular-shape. Occasionally Italian Revival homes are L-shaped and U-shaped.
- Doors & Windows** – The entry is commonly covered and contained by a deep recess, which adds to the strength and density of the style. Wood - appearance headers or stucco trim surrounds are used on the windows. Shutters are sometimes used with balconies accenting the windows. Paired feature and bay windows are also common.
- Materials** – The body of the home is fully wrapped in stucco, generally with brick accents. Light sand finish stucco compliments the elementary shape of the building style. Shaped ‘S’ roof tiles are the standard. Wrought iron is the accent material for balconies and other ornamentation.
- Details** – Thickened walls and arches are common accents for the Italian Revival Style. Shutters are used to accent the front elevation windows, while ornamental iron is used for balconies. Elaborate rain gutters with downspouts are unique details, that accentuate the wide roof overhangs. Chimneys and decorative caps are primarily made of stucco.

European Cottage Architectural Style



- **Style** – European Cottage style homes typically consist of two stories plotted in either a rectangular or “L” shaped formation. This style generally utilizes varied, steep rooflines.
- **Windows and Doors** – Vertical, camber windows with lattice or grille frames and shutters typify the European Cottage architectural style. Windows commonly occur in pairs and dormer windows may project out from second stories. Doors are usually recessed and paned and may be either double or single.
- **Materials** – Stone and wood are the most readily identifiable materials utilized for the European Cottage architectural style. Roofs generally consist of wooden shingles.
- **Details** – European Cottage style homes often include one or more of the following identifiable elements: large covered porches, camber windows with multiple panes and grilles, paired windows, portal windows, shutters, recessed front doors, stone, chimneys, steep and varied rooflines, and wooden shingles.

Craftsman Architectural Style



- **Style** – Craftsman style homes are one and two-story homes with side-to-side low-pitched gable roofs. They are often found to have cross-gabled roofs. Additionally, the massing can be ‘L’-shaped or a principal two-story mass with one-story appendages.
- **Doors & Windows**– Craftsman style doors are usually rustic panel and rail patterns with optional sidelight windows. Vertical shaped windows are common, which usually have multi-pane glazing and wide trim surrounds. Feature windows are commonly ganged in pairs.
- **Materials** – Craftsman Style homes are often wrapped in siding or stucco and sometimes a blend of both. Stone and brick are used to accentuate the facade. Square columns or tapered, columns rest upon massive piers, which are made up of a stone or some other contrasting material. Roofs are generally architectural grade asphalt shingle or flat concrete tile.
- **Details** – Full- or partial-width porches with vertical or horizontal railing pickets are the most identifiable characteristic of Craftsman Style home. Wood columns rest on pedestals that extend to ground level without a break at the porch floor. Continuous fascias and closed eaves are a common treatment. Dormers are gabled and have triangular knee braces. Decorative beams are sometimes added under the gables as an accenting feature.

2.0 ARTICULATION OF BUILDING FACADES

Appropriate articulation of building facades and site planning guidelines, as discussed below and depicted in Figure 5-6, *Rear and Side Articulation*, are used in order to ensure functional and aesthetic integrity of the TRAILMARK development.

Countywide Design Standards and Guidelines:

- Long unarticulated building facades shall be avoided by incorporating varying setbacks of the building footprint in a varied fashion along the residential street.
- Projecting architectural features such as bowed or bay windows, columns, offset roof planes, and similar features should be used to create both vertical and horizontal articulation on the building elevations.
- Design elements shall also be included on the rear facades and sides of homes which are adjacent to or visible from public streets or open spaces.
- Houses shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks to create a diverse streetscene.
- Special design features, such as covered front porches, garage placement to the rear of a lot, use of multiple floor plans, window and door articulation, extended overhangs and building edge treatments (such as arbors, awnings, or trellises) are highly encouraged.
- Windows should be framed with compatible materials to create well-defined “edge” treatments and be designed to provide distinctive shadows on the building facades.

Community Design Standards and Guidelines:

- Residential dwelling units shall be oriented in a manner that maximizes the opportunity for scenic views and takes advantage of the community’s rural setting.
- Variation in setback requirements may be permitted for the purpose of creating a diverse and interesting streetscene. Examples of such variances include a reduced front yard setback to accommodate wide lots and/or side entry garages; reduction in side yard setbacks when single-story elements are incorporated into the proposed design, etc.

3.0 MASSING AND SCALE

Building mass and scale are two of the primary design components used to establish appealing communities and personable neighborhoods. Controlling the mass of a building through design articulation of the building facades, attention to rooflines, and variation in vertical and horizontal planes effectively reduces the visual mass of a building (see Figure 5-7, *Building Mass and Scale*). The development of one-story elements along neighborhood streets and at street corners, which allow

the building to “step back” from a given edge, provides for a manageable building scale. Both components, mass and scale, are primary design considerations during the development of the street friendly and pedestrian scale architecture that are used throughout the TRAILMARK community. Delineation and variation in form should reflect the particular architectural style selected. Design considerations should be used to attain the intended architectural theme and create visually appealing, appropriately defined structures. It is important to provide variation along streets through the mass and scale of the buildings, which provides desirable and necessary visual variety within neighborhoods.

Community Design Standards and Guidelines:

- Single-story components such as porches, reduced heights of living spaces, and/or garage areas shall be used to create a sense of variety within the streetscene and to break up building massing.
- Long, unbroken facades and box-like forms shall be avoided. Building facades shall be broken up to give the appearance of a collection of smaller structures.
- Reduce large expanses of flat walls by utilizing projections and recesses to provide shadow and relief at exterior walls and roof areas.
- One and two-story architectural elements shall be combined when appropriate for the architectural style, including patio walls and balconies to break up exterior walls.
- Simple roof forms shall be included to provide interest by jogging the rooflines, as well as varying plate lines and roof heights.
- Balconies, if used, shall be used to break up wall masses and take advantage of views. Chimneys shall be used as an architectural form but simple in design. Materials and colors shall match or compliment those used on the main buildings.
- Homes shall be designed with entries, windows, front porches and living areas placed directly adjacent to the street on most plan variations, while recessing the garages, where possible.

4.0 VARIED ROOF PLANES

Roofs and rooflines of a house are significant components of a building’s composition when used to define a particular architectural style. A roof’s composition should allow for a clean interface with the building and the building façade. The two elements should not be overbearing nor give the appearance of being disjointed or cut-up. It is important to choose the appropriate roof pitch, characteristics, and materials that are consistent and true to the selected architectural style (see Figure 5-8, *Roof Form and Design*). Varying roof pitches on the same building should be avoided unless they are integral to the architectural style or extend over porches, balconies or garages.

Rear and Side Articulation



Building Mass and Scale



Roof Form and Design



Countywide Design Standards and Guidelines:

- Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as gables, hips, and dormers.
- A-frame type roofs and mansard roofs are discouraged unless a part of a coordinated design theme style.

Community Design Standards and Guidelines:

- A variety of roofs styles shall be permitted, including hip, gable and shed roofs. The roof design shall follow the wall planes and roof pitch shall be consistent with the architectural style.
- In general, simple massing consistent with the style is required. Roofs shall be configured in basic roof shapes based on the plan configuration forms to which they are covering. A variety of roof breaks (roofs that turn a corner or change elevation) shall be provided only when appropriate. Overly complicated roofs that detract from the elegance of style shall be avoided.
- Where appropriate, a mix of gable and hip roof lines should be incorporated, along with architectural projections, wider and overhanging eaves, exposed rafter ends, and extended rooflines.
- Variation in height and prominence of all horizontal edges on the homes, such as ridgelines and eave heights, and fascias above garage doors to markedly promote a visual interest along the streetscene shall be provided.
- Exterior walls shall offset vertically or horizontally so that the eave of one roof does not intersect the rake of another.

5.0 360 DEGREE ARCHITECTURE AND ARCHITECTURAL DETAILS

The incorporation of architectural details to residential structures plays an integral part in creating a varied streetscene. The design consideration and treatment of the rear and side facades of residential buildings, particularly those facing onto community streets, parks, and open spaces, is an important element in the success of a community's visual character and environment. The following sections provide guidelines and sample illustrations of the types of elements that should be included in the residential architecture of TRAILMARK and future design proposals.

Countywide Design Standards and Guidelines:

- Architectural design treatments such as building offsets, recessed windows, trellises, overhangs and other features shall occur on those facades of the residence that are visible from streets or open spaces.

Community Design Standards and Guidelines:

1. SINGLE-STORY ELEMENTS

An essential aspect in creating a sense of variety within a streetscene is to vary heights and profiles with single-story elements. To achieve the streetscene variety, all front elevations should have a single-story element, either by utilizing a porch or living area. This ensures that the single story element provides the transition necessary for the undulation and variation along the streetscene.

2. RECESSED FRONT SECOND-STORY

Varying the form of the building so it is viewed as a series of interlocking masses, rather than a box, creates a highly aesthetic and desirable street scene. For example, the second-story can be setback in relation to the garage face, porch roof, or first story wall plane below it. Where appropriate to style, stepping of second-story mass should be used to improve the streetscene. Certain styles are based on a box-like, two-story building mass. Where this is the case, added attention such as single-story elements, balconies, enhanced window treatments, and other articulation shall be used to provide heightened interest and variety for such styles.

3. REAR ARCHITECTURAL TREATMENT

Quality of living issues such as second-story privacy and scale should be addressed by focusing on size and placement of balconies or decks. Details such as materials, color, window surrounds, and minor changes in wall planes and ridge lines are clearly evident and should be considered. Roof ridge lines and roof framing of homes should be varied with particular attention given to avoiding repetitious elements such as continuous gable-ends and similar building silhouettes and ridge heights. Full architectural enhancement on rear elevations should be provided for homes visible from open spaces and public roadways, including:

- Full expression of architectural style to a degree that is clearly recognizable;
- Full window trim consistent to style;
- Window mullions, if consistent with style (second floor minimum);
- Other details to authentically express style;
- Non-stucco siding consistent with front elevation; and
- Additional roof elements such as secondary gables and dormers, appropriate to style.

4. FRONT PORCHES AND BALCONIES

In many historical styles, front porches and balconies once considered outdoor rooms evolved as key elements of architectural composition, especially in California due to the need for an outdoor living area protected from the elements. The homes of TRAILMARK should promote the inclusion of porches and terraces to provide a visually interesting streetscene. In order to maintain authenticity of style, all front porches, stoops, and balconies should achieve a minimum size and grade relationship to the street. Examples of these design features are depicted on Figure 5-9, *Porches and Balconies*.

- Porches shall be used to articulate and reduce mass, as well as to provide shadow relief. Where architectural style and density are appropriate, stoops may be used instead of porches.
- Porches, balconies, and trellis structures shall be compatible with the overall architectural theme, style, and design of the structure.
- Materials used to construct balconies and porches shall be appropriate to the designated architectural style.
- Covered porches, balconies, and other shade elements shall be integrated into the architecture of the house, and not appear as an afterthought in the design.
- Second-story covered balconies and decks shall be designed to be appropriate to the style of the house, sized to be meaningful and useful spaces, and positioned to minimize disruption to the privacy of neighbors.
- Porch railings may be metal or wood composite material, with design detail appropriate to the architectural style of the structure.
- Appropriate flooring surfaces include composite decking, colored concrete, and brick or concrete pavers.

5. WRAPPING TRIM AND ACCENTS

- Architectural treatment trim shall be provided on all elevations where visible from adjacent public spaces.
- If the front of a house has siding material as an accent, then at a minimum, siding shall also be provided as an accent on the sides and rear of the house.

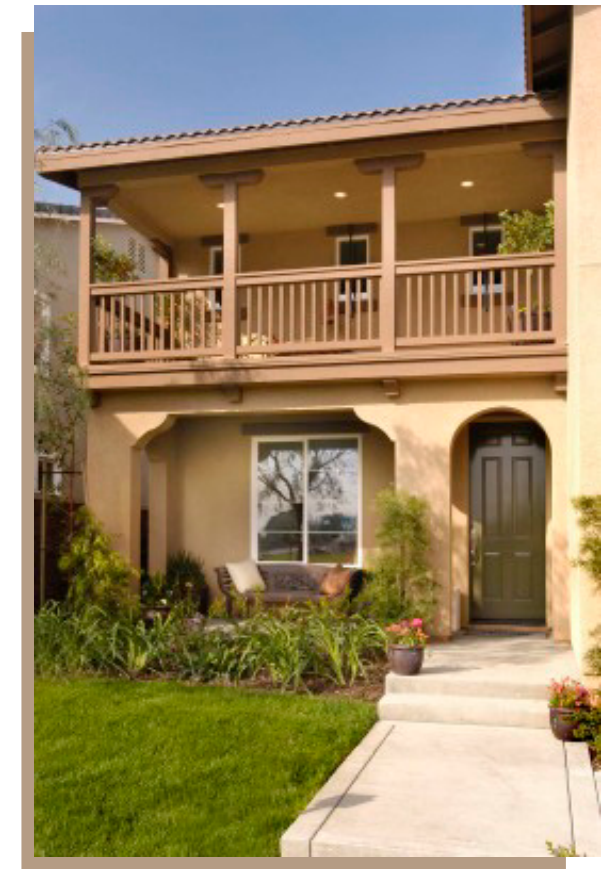
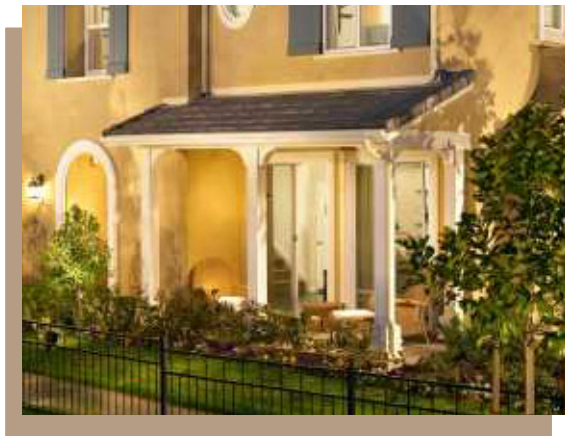
6. PRIMARY ARCHITECTURAL DESIGN ELEMENTS

WINDOWS (see Figure 5-10, *Windows and Doors*)

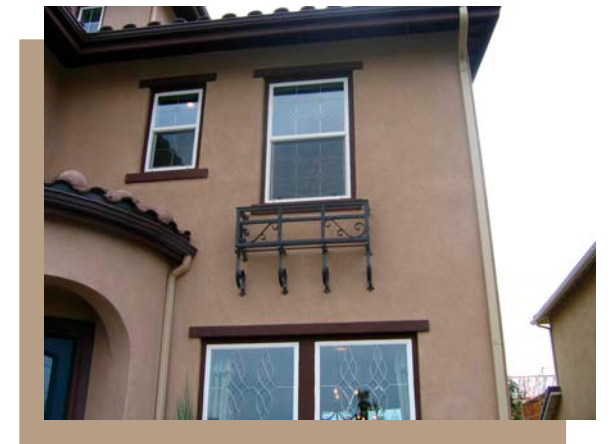
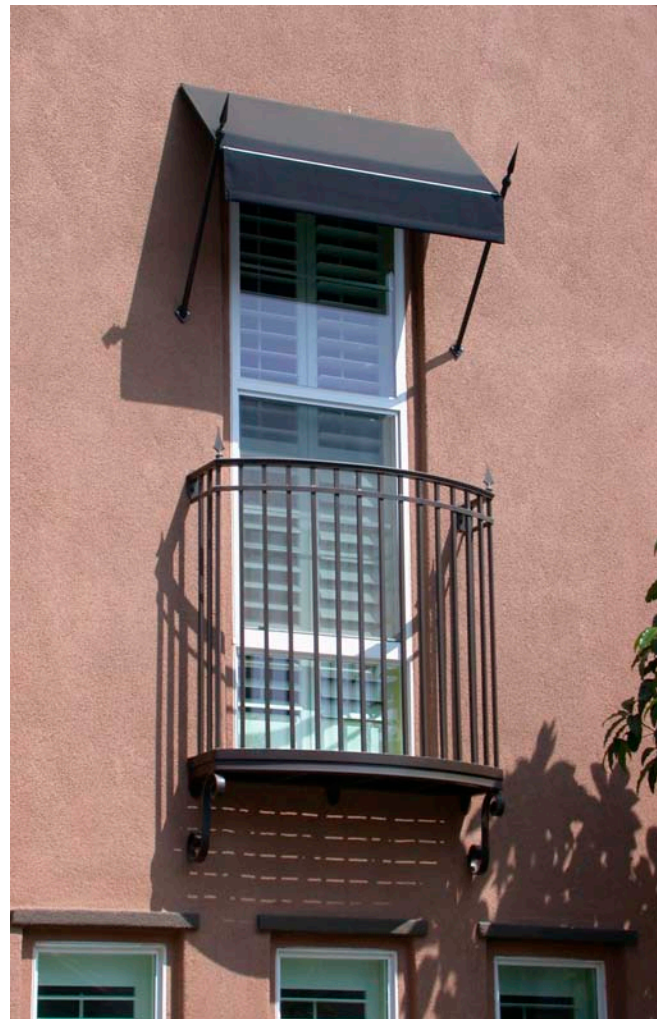
- A variety of window treatments shall occur. Dormer windows and decorative shutters shall be incorporated into the building design.
- All windows shall be recessed a minimum of 2" as measured from the pane of glass to the adjacent wall plane.
- Primary feature windows shall be recessed a minimum of 6" to 12" for detail emphasis.
- Circular, elliptical, or other special window shapes may be used as accent windows, appropriate to each architectural style.

- On the front elevation, divided lites in windows should have the divisions on the outside, inside or between the individual panes of the glazing. Individual lites shall be square or rectangular, generally with vertical proportions.
 - Energy efficient and ultraviolet protective glazing shall be permitted. However, no highly reflective glazing may be used.
 - Glass block shall not be allowed on the front elevation. However, it can be used on side and rear elevations but limit to four (4) square feet.
 - Window insect screens may be used and should cover the entire window, not just the operable portion. Screen material colors may be bronze, brown or black. In general, dark black solar screens are prohibited. Proper placement of windows, trees, overhangs, and for some styles awnings, shall be used for adequate shading.
- ☐ **DOORS** (see Figure 5-10, *Windows and Doors*)
- Deep set openings are encouraged to convey the impression of wall thickness and create strong shadows. Front door surround treatment, including a cover for weather protection, shall use decorative trim appropriate to the style, a recess, or sidelights.
 - All doorways shall be recessed into walls a minimum of 2” to enhance wall thickness and solidity of design.
 - Front entry doors shall be wood, wood appearance or wood and glass, designed to be consistent with the style.
 - French doors are suggested to be wood with aluminum cladding with divided lites or minimum architectural appearance grade aluminum.
 - Metal doors may be used for mechanical room enclosures if screened from view.
 - Custom patterned mechanical room doors appropriate to the style of the home should be used if exposed to view.
- ☐ **ORNAMENTAL DETAILS**
- Decorative elements such as balconies, chimneys, gable vents, exterior lighting, and shutters shall appear as functional elements, and match the applicable architectural style.
 - Shutters shall be made of composite material rather than wood for longevity. Shutters do not need to be operable, but should be sized so that two shutters match the window width.

Porches and Balconies



Windows and Doors



☐ **GUTTERS AND DOWNSPOUTS**

- Exposed gutters, if any, shall be colored to match the roof trim or wall material.
- Exposed downspouts shall be colored to match the surfaces to which they are attached or may be finished with a faux copper patina.
- Gutters and downspouts where utilized shall be integrated into the design of homes and appear as a continuous architectural element.
- Drainage solutions shall be unobtrusive to the overall building.
- Downspouts shall be located on vertical members in inconspicuous locations, preferably in interior corners of the structure.
- Gutters shall be composed of galvanized steel, copper, or aluminum, and generally shall be in a half round or square cross section shape, vs. the standard scroll shape.
- All gutters and downspouts except copper shall be painted. Colors of exposed gutters and downspouts shall complement the surfaces they are attached to.
- Decorative mounting brackets may be used depending on the Style.

☐ **ROOFS** (see Figure 5-8, *Roof Form and Design*)

- A roof's color is an important consideration in most architectural styles and should be in keeping with the total presentation of the overall building. Roof materials and colors selected for an architectural style should reflect the elements that are typically used in that style. Roof colors should be soft and warm rather than bright and bold, thus avoiding an overpowering visual intrusion to the community's appearance and character.
- Overhanging eaves, when appropriate to a style, shall have exposed rafter tails, with 3" minimum for rafter tail thickness. Enclosed eaves shall be finished with a cornice molding.
- The minimum clear distance between a roof and windowsill shall be 6".
- All flashing, sheet metal, vent stacks and pipes shall be painted to match the adjacent building surfaces.
- Dormer roof vents shall not be allowed. Ridge vents, gable end vents and soffit vents are preferred methods of providing the required ventilation.
- Roofs shall be constructed of non-combustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.

CHIMNEYS

- The maximum height for chimney terminations is 4 feet above a point on the closet roof within 10 feet horizontal from the chimney termination, unless otherwise required by the latest codes.
- Exterior chimneys shall be clad in stone, masonry or siding matching the style, detailing, color and materials of the home.
- Chimney terminations shall not expose spark / screen arrestors. Custom metal hoods are allowed.
- False chimneys may be considered for concealing gas vents, and shall appear as consistent with other chimneys on the home.
- Chimneys and spark arrestors shall act as thematic forms and vertical elements in the architecture. Caps on chimneys shall have low profiles and shall not be visually distracting. Acceptable building materials include stone veneer, brick (including used brick), and stucco.

SKYLIGHTS

- Skylights shall not be allowed on roofs that face the street but shall be permitted on roofs that face the side or away from the street.
- The glazing shall be clear or solar bronze; white glazing is prohibited. The framing materials shall be colored to match or blend with the roof.

7. SECONDARY ARCHITECTURAL DESIGN ELEMENTS

The list below represents additional character elements that should be applied to architectural designs to enhance the neighborhoods. Each element should be consistent with the elevation style and detailing.

AWNINGS

- Awnings shall be designed specifically for the style of the home. The local climate requires primarily metal fabrication.
- Fabric awnings may be allowed but shall be made of durable material.

STAIRS AND STEPS

Exterior stairs that are designed for access to second-story living areas shall be designed to be incorporated into the theme of the home. Exposed spiral or open riser stairs are not permitted.

UTILITIES, METERS, AND MECHANICAL EQUIPMENT

- All air conditioning/ heating equipment, soft water tanks, pool and spa equipment, and electric self-timer boxes for sprinklers or exterior landscape/ lighting shall be screened. Screening shall be of a height at least 12” above equipment.
- Care should be given in designing a home to the location of utility equipment to avoid prominent exposure of meters and equipment boxes to public view.
- Electrical meters shall be enclosed in a closet if near the street view.
- Wall-mounted meters are acceptable if screened from the alley or street view.
- All HVAC equipment, gas meters, pool equipment and other utilities shall be concealed from public view with solid walls, fencing and / or landscaping that match the exterior of the building or the site walls. Openings in the walls shall be designed per site wall details that match the style of the home.
- No roof mounted mechanical equipment shall be allowed.
- Gas vents should be concealed in a false chimney designed consistent with the chimneys on the home.
- Where possible, both gas and electric meters and cable panels should be completely screened from view.
- Meter equipment should be screened from view from all public rights of way.
- House mounted meters should be located to minimize view from the street.

TRASH CONTAINERS

- Space shall be provided in an adjacent side yard or interior portion of garage to accommodate at least one trash and one recycling container, typically concealed from view.

8. ACCESSORY STRUCTURES

All accessory structures should match the style, detailing, color and materials of the primary structure. Standards for accessory structures such as covered patios, gazebos, equipment storage, etc. shall be included in the community’s Covenants, Codes, and Restrictions (CC&Rs) and enforced by the governing Homeowners’ Association.

6.0 STREETScape DESIGN

1. VARIED BUILDING HEIGHTS/ROOFLINES

Homes and garages shall be arranged in a manner that creates a harmonious, varied appearance of building heights, as depicted on Figure 5-8, *Roof Form and Design*.

2. MULTIPLE FLOOR PLANS AND ELEVATIONS

Floor Plans: Because the TRAILMARK community contains 702 dwelling units with varying lot sizes and product types, a minimum of 12 different floor plans are required (see Figures 5-1 through 5-5 for conceptual architectural elevations). Additional floor plans are anticipated to be provided due to the range of lot sizes proposed. Floor plans should relate to the size of the lot. A phasing plan shall be submitted by the developer to assure that the requirements for the number of floor plans is being met.

Elevations: Each floor plan shall have at least three (3) distinct elevations. One elevation shall not be repeated more than each third house. Adding or deleting false shutters or similar types of minimal elevation changes do not suffice as one of the required distinct elevations. Additionally, floor plans should relate to the size of the lot.

3. VARIABLE FRONT YARD SETBACKS

Homes and garages shall be placed at varying distances from the street and have varying entry locations, as depicted on Figure 5-12 through 5-16, *Site Planning Details*. The minimum front yard setback for front-entry garages shall not be less than 18 feet. Front yard setbacks for side-entry garages shall be a minimum of 10 feet.

4. COLORS AND MATERIALS

Building materials and colors are not only important elements in maintaining a specific architectural style, they are also important in providing a varied street design. Colors should be as authentic as possible when compared to the traditional color palette of the selected style. Consideration should also be given to colors available in the contemporary market. Material breaks, transitions and termination should produce complimentary and clear definitions of separation while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers.

The use of building materials and colors also plays a key role in developing community character and ambiance. The character and personality of a residential neighborhood is significantly affected by the composition of the materials and colors of the homes within it. Consideration should be given to selecting a variety of complimentary color and material palettes along any given street. This avoids a monotonous appearance of multiple buildings of the same colors and tones.

Countywide Design Standards and Guidelines:

- The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings.
- A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood.
- Color sample boards shall be submitted as a part of the application and review process.

7.0 GARAGE LOCATION AND DESIGN

Although conceptually depicted on the architectural elevations provided by Figures 5-1 through 5-5, the builder(s) of the TRAILMARK community should pay particular attention to the design, placement, and orientation of the garages in all residential neighborhoods. While maintaining an awareness of the contemporary market and the targeted market segment, it is desirable to minimize the impact of the garage on the residential neighborhood and orient the “living” portion of the house to the street (see Figure 5-11, *Garage Location and Design*).

Countywide Design Standards and Guidelines:

- The visual impact of garages should be reduced by the use of additional setbacks from the curb face where garage doors must face the street or by the use of side-facing or rear garages (including detached garages) where possible.
- Residential plans that feature attached garage designs whose entries are from the side (“side-loaded garages”) are encouraged.
- Where more than two garage doors face the street, the third garage door should have an increased setback or offset. Setbacks for the side-loaded garages shall be consistent with those specified in County Ordinance No. 348.
- All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood-like or steel).
- At least 25% of the garage doors in any community should have windows.
- Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, and maximum height.
- Detached garages located at the rear of the property, and “drive through” or “tandem” garages are also encouraged.

Community Design Standards and Guidelines:

- A variety of placements, setbacks, and treatments can be used to reduce the impact of the garage including the use of mid, side, and rear placed garages, tandem garages, alley access garages, port cocheres, recessed garage doors, and decorative garage treatments where possible.
- Single garage doors shall be a maximum of 9 feet wide. Double garage doors shall be a maximum of 18 feet wide. No over height garage doors for recreation vehicles shall be allowed, with the maximum garage door height not exceeding 8 feet.
- Garage doors shall have style specific patterns. No flush metal panel doors shall be allowed, except for doors with custom applied trim accent.
- Garage door window patterns shall be designed to be consistent with the style of the home where present.
- Wooden garage doors are permitted when designed to eliminate deterioration due to panel separation. In selecting wooden garage doors, special attention should be given to the design, durability, and longevity of the product.

GARAGE SETBACKS

- Because a varied setback is necessary along the street frontage, refrain from strict compliance to the minimum garage setback so as not to contribute to a repetitious and monotonous along the streetscene.
- Where garages are adjacent to one another at the common property lines, a two-foot minimum difference in setbacks is required.
- Plans should be reversed and plotted so that garages and or entries are adjacent to each other. This creates an undulating setback. Occasionally, this pattern should be broken so that it does not become overly repetitious or reflected by the massing directly across the street.

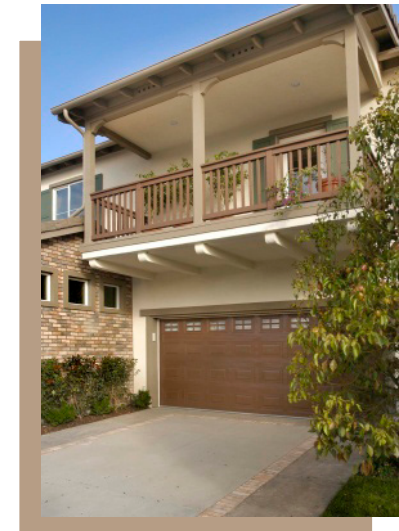
CORNER LOT GARAGE

- Corner lot garage treatments can be derived from flexible plan layout where only the garage changes from an interior lot plan to a corner lot plan, allowing substantial streetscene variation and the opportunity for greater architectural expression on the front and side elevations.

SPLIT GARAGE

- Split garage treatments should be used to de-emphasize the garage by reducing the width of the garage face elevation when a three-car garage is desirable.

Garage Location and Design



- A one-car and two-car garage should be split to provide a variation in the appearance, articulation, and flexibility of the home.

☐ **TANDEM GARAGE**

- Tandem garage layouts should be used to de-emphasize the third garage by concealing it behind a standard two-car garage condition. This garage configuration can be shallow or mid-recessed.

8.0 MAILBOX DESIGN

Countywide Design Standards and Guidelines:

- Installation of cast iron, cast aluminum, brick, or slump stone-encased curbside mailboxes are encouraged.
- Each mailbox installation shall conform to current United States Postal Service standards.

Community Design Standards and Guidelines:

- The Master Developer shall coordinate with the Postmaster to determine appropriate mail delivery systems. The final criteria and approval by the Postmaster may result in different types of mail box configurations.
- Mailboxes for residences within the community shall be generally consistent with the architectural design theme and may be grouped, so as long as they are located in proximity to the residences they serve.
- All mailboxes shall be provided and installed by the builder.

9.0 RESIDENTIAL DESIGN FEATURES

Countywide Design Standards and Guidelines:

- All new residences should have at least one fireplace.
- Provision for solar heating/cooling equipment or other energy conservation or saving equipment is encouraged.

10.0 RESIDENTIAL LOT DESIGN/SCHEDULE OF DESIGN STANDARDS

TRAILMARK shall be designed consistent with the following design standards (see Figures 5-12 through 5-16 for *Residential Site Plan Concepts*).

**TABLE 5-1
RESIDENTIAL DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARD	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	MEDIUM HIGH DENSITY RESIDENTIAL	MEDIUM HIGH DENSITY RESIDENTIAL	MEDIUM HIGH DENSITY RESIDENTIAL
	20,000 S.F. LOT MIN.	7,000 S.F. LOT MIN.	6,000 S.F. LOT MIN.	5,000 S.F. LOT MIN.	4,500 S.F. LOT MIN.	4,000 S.F. LOT MIN.
LOT CRITERIA						
Minimum Average Lot Width	100 feet	65 feet	55 feet	45 feet	45 feet	45 feet
Minimum Average Lot Depth	160 feet	95 feet	95 feet	90 feet	90 feet	90 feet
Minimum Lot Frontage	75 feet	60 feet	55 feet	45 feet	40 feet	40 feet
Minimum Lot Frontage - Knuckle/Cul-de-sac	40 feet	35 feet	35 feet	30 feet	30 feet	30 feet
Minimum Pad Area	6,500 square feet	5,950 square feet	5,100 square feet	4,250 square feet	3,825 square feet	3,400 square feet
SETBACKS						
Front Setback	30 feet	18 feet	18 feet	18 feet	18 feet	18 feet
Living Area encroachment	N/A	2 feet	2 feet	3 feet	3 feet	3 feet
Porch encroachment	10 feet	7 feet	7 feet	8 feet	8 feet	8 feet
Side Entry Garage encroachment	N/A	8 feet	8 feet	8 feet	8 feet	8 feet
Side Setback						
Interior Lot	15 feet	5 feet	5 feet	5 feet	5 feet	5 feet
Corner Lot	20 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Porch encroachment	10 feet	N/A				
Fireplaces, media niches, AC units, potshelves	2 feet, 6 inches	2 feet, 6 inches	2 feet, 6 inches	2 feet, 6 inches	2 feet, 6 inches	2 feet, 6 inches
Rear Setback	30 feet	15 feet	15 feet	15 feet	10 feet	10 feet
Garage encroachment	10 feet	N/A	N/A	N/A	N/A	N/A
OTHER						
Maximum Building Height	40 feet					
Maximum Wall/Fence Height	7 feet					
Minimum Parking Requirements	2 garage spaces / dwelling unit					