MULTIFAMILY DESIGN GUIDELINES

RANCHO CORDOVA

AUGUST 16, 2021

TABLE OF CONTENTS

1

INTRODUCTION

1.1 Purpose and Intent

The Rancho Cordova Multi-Family and Mixed Use Guidelines (the Guidelines) provides the minimum standards that will assure that new multi-family and mixed-use development in Rancho Cordova embodies a high architectural and urban design standard, while simultaneously streamlining the approval process. They have been established to meet a set of Goals (Section 1.2) consistent with the aspirations of the community, while ensuring a consistent and set of standards are applied to all proposed projects. This document embodies the City's vision for infill development and provides the development community a clearer picture of what the City desires.

These Guidelines cover Site Planning, Building Type, Articulation and Massing Standards, Frontage Types, Architectural Standards and Styles as well as Approved Trees in order to create the image of authentic, diverse streetscapes that have evolved over time. The details, illustrations, and general suggestions are not prescriptive, nor are they intended to dictate historically accurate buildings and details. Rather, they provide general design concepts that will help shape the character of the community, allowing for flexibility.

The Architectural Styles section establishes five (5) pre-approved styles for the façades of new multi-family and mixed-use buildings. Each proposed new building should be designed and reviewed for consistency and compatibility with the appropriate architectural character established herein. They are intended to suggest the look and feel of streetscapes composed of a variety of distinct but harmonious architectural styles, all realized with modern materials and building practices. Careful attention has been paid to those styles that are regionally appropriate and compatible with the scale and density of contemporary multifamily buildings. The highest priority of this document is to ensure styles stay consistent with the local surrounding, creating an elegant and cohesive environment rather than a poorly patch-worked community.

Consistency with one of these five styles is not required, however, use of a style that is not-pre-approved will be required to define the style being used, or creating, and demonstrate or describe how the style meets the nine subjects listed in Section 7. The project will also need to demonstrate how the chosen style meets Rancho Cordova's goals in Section 1.2.

1.1.1. Main Design Elements

In addition to the appropriate architectural images, details and materials, the main design elements that must be adequately addressed and will be reviewed for compliance:

1. Site plan, grading plan, and building orientation.
2. Screening of parking garage access, utility meters and other site and building service elements.
3. Landscape, hardscape, fencing and site amenities.
4. Streetscape character / relationship to adjacent buildings.
5. Overall building image - building fronts, and any side and rear facades visible from the street.
6. Scale, massing, and proportions
7. Roof lines, roof elements, materials, gutters, and downspouts.
8. Façade composition.
9. Building features such as entries, porches, balconies, bays, embellishments and details.
10. Door, windows, and shutters.
11. Exterior materials, colors, and detailing.
12. Raised first floor elevation and foundation base design.
13. Chimney design and materials.
14. Building signage and lighting.

1.2 Goals

Goal 1: Provide an incentive to construct mixed-use and multi-family housing through a set of design guidelines that can be approved at the staff level, providing certainty of design review approval and a more concrete approvals process time line.

Goal 2: Elevate, improve, and in some cases, maintain architectural variety, integrity, and quality.

Goal 3: Create human-scale development that contributes to pedestrian-oriented streets and boulevards.

Goal 4: Create interest and break up the overall mass of larger buildings.

Goal 5: Animate building edges on the ground floor to create an inviting public realm with frequent windows, entries and outdoor dining (where appropriate) along the street to provide visual interest and promote a pedestrian-friendly environment.

Goal 6: Orient building façades to frame the streets and other public spaces with sufficient building enclosure particularly on the first two floors.

Goal 7: Where multi-family and mixed-use development abuts single-family neighborhoods, provide for graceful transitions between the small-scale increment of the latter and larger-scale format of multi-family and mixed-use structures.

Goal 8: Enhance and highlight architectural building features, highlight the entrance and pathway to shops, restaurants, and businesses, create ambiance and visual interest along streets at night, encouraging pedestrians to linger and stroll, and illuminate signing and business address for patrons and emergency service providers.

1.3.1 Eligibility

The City of Rancho Cordova's Zoning Code establishes a Multi-Family Housing Streamlined Design Review Permit for new multi-family housing when a proposed project is determined to be consistent with the City's General Plan, applicable Specific Plan or zoning district regulations, and substantially conforms with the City's Multi-Family Design Guidelines.

Table 1 on the next page provides the basis for determining if a proposed multi-family or mixed-use project meets minimum compliance to be eligible for an administrative/streamlined design review. The following table guides staff in determining whether a project is eligible for streamlined review. If determined eligible, the project will be reviewed under the Multi-Family Design Guidelines and project revisions may be required prior to approval of the project.

Table 1: Eligibility for Streamlined Review

Design Principles	Consistent	Not Consistent
Human-Scaled Environment (Goals 3 and 5; see sections 2.1-2.8)	• Orient building facades to frame streets/public spaces to promote a pedestrian-friendly environment • Buildings are located at the front of the lot and face the street	• Buildings are set back from the street and separated by parking areas • Lack of windows/entrances along the façade to provide a conducive walking environment
Appropriate Use of Building Types (Goal 8; see section 3.1-3.10)	• Building(s) adheres to the type-specific standards/guidelines of the following: maximum façade width, pedestrian access, parking, outdoor space, landscape, frontage types and building massing	• Building(s) do not adhere to the type-specific standards and do not create a human-scaled and pedestrian-oriented environment
Architectural Style (Goal 2; see Chapter 7)	• Design features and detailing are consistent with the selected architectural style • Design features are consistent with the architectural character and style	• Design features and detailing are not representative of the architectural style selected
Building Articulation and Massing (Goals 4 and 5; see sections 4.1, 4.2, and 4.4)	•Create visual interest and break up the overall massing of larger buildings •Well-articulated and detailed façades	• Facades are long, blank walls with little detailing • Little to no horizontal and vertical articulation
Appropriate Transitions with Adjacent Buildings (Goal 7; see Section 4.3)	• Appropriate transitions are provided between building(s) and adjacent single-family neighborhoods	• Scale and massing of development does not respond to existing context or architectural character
Appropriate Frontage Types (Goal 8; 5.1-5.9)	• Building frontages address the land use context and street environment appropriately	• Building frontages do not address land use and street context appropriately
Common and Private Open Space (Goal 6; Section 6.10)	• Provides common open space that is an amenity for residents • Private open space with a patio area or balconies for residents living above the ground floor	• Common open space is not integrated into the overall design of the project • Balconies are not incorporated into residential units on upper floors

1.3.2. Project Review Procedures

Applications for projects that are found to be eligible for a Multi-Family Housing Streamlined Design Review Permit shall be processed consistent with the provisions of Chapter 23.137 of the Rancho Cordova Municipal Code (RCMC).

Any project requiring additional entitlements, including but not limited to general plan amendment, rezone, subdivisions of land and/or conditional use permits would be processed subject to the applicable section of RCMC and would not be eligible for a Multi-Family Streamlined Design Review Permit.

1.4 Use of the word "should"

Throughout the text, the word "should" is used (rather than "shall") meaning it is the preferred solution, unless an equal or better alternative if offered. Any deviation from "should" will need to be explained either in the equal or better, or that there are circumstances that make compliance impossible or impractical.

Where an applicant deviates from the preferred solution, each application will be measured according to the Goals in Section 1.2 and the following criteria:

1. Proposed buildings promote a pedestrian-friendly environment along the street by providing street-facing windows and entries and locating parking and access to parking at the back of the site. Commercial ground floors support pedestrian activity through maximum ground floor transparency (large shopfronts).

2. The massing and scale of buildings are manipulated to add interest to the building and to create variations in height and form.

3. Buildings employ quality materials, a compatible color palate, and a variety of architectural styles in order to define, unify, and contribute positively to Rancho Cordova.

4. Residential buildings and residential components of mixed-use buildings provide an assortment of residential unit types and sizes that accommodate a variety of household sizes. The proposed building program (including the amount of and location of proposed non-residential uses on the property, the number, size, and location of residential units, etc.) shall be reviewed by the City.

5. Appropriate transitions are provided between multi-family and mixed-use buildings and single-family neighborhoods.

2

SITE PLANNING

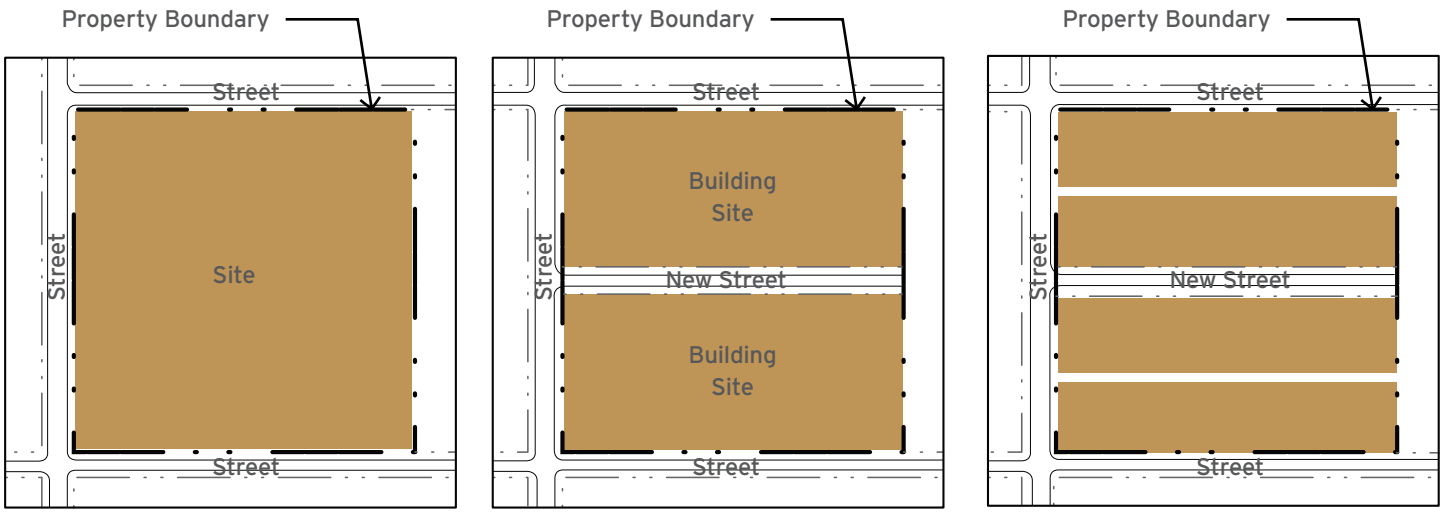
2.1 Introduction

Cities are realized by the deliberate assembly of streets, blocks, and buildings. In this act of making a place, space is allocated for both public and private use – for buildings and for open spaces. Buildings introduced into blocks determine the character of the public realm of streets and open spaces they face. This public realm is the shared space in the city that gathers people together to relate to one another. It also enables people to comfortably move through the city, to get from one place to another. It is at this most elemental scale that architecture and urbanism define each other.

While most new development in Rancho Cordova is likely to take place within the pre-established pattern of streets and blocks, it is likely that proposals for large sites, i.e., those greater than two (2) acres in size, will also be submitted. In these instances, it will be necessary to create new streets and blocks to ensure the blocks themselves do not become too large. Small blocks correlate with walkable urban places because the short block size provides walkers with numerous opportunities to vary their route, to investigate interesting activities or features, and to shorten or lengthen their walk without retracing their steps along the same roads.

2.2 General

1. New development on parcels larger than two (2.0) acres in size should provide new streets and sidewalks and street trees along both sides of the street.
2. New buildings and additions that are fifty percent (50%) or more of existing floor area in size shall construct sidewalks, remove and replace dead or overgrown landscaping, and plant street trees.
3. All other projects requiring planning permits/ approval shall remove and replace missing or dead landscaping (including street trees).
4. All new streets shall be improved with curbs, gutters, and sidewalks.



Subdivision Standards - Site | Introduce Streets | Introduce Alleys

2.4 Blocks

All new and modified blocks should be designed per the following requirements:

1. Length along front street: one-hundred fifty feet minimum (150'-0" min.); five-hundred sixty-five feet maximum (565'-0" max.)
2. Depth along side street: one-hundred fifty feet minimum (150'-0" min.); four-hundred fifty feet maximum (450'-0" max.)
3. Blocks longer than four-hundred fifty- feet (450'-0") should provide a pedestrian passage or alley that connects the front street to the rear street or the side street to the opposite side street.

Illustrative Image

2.5 Street Trees and Parkways

Proposed development should include sidewalks and street trees as follows:

1. Street tree spacing should be between twenty-five and forty-five feet (25'-0" and 45'-0") on center with adjustments in spacing pursuant to public works standards.
2. Street trees on a given block shall be of two or three species in order to reduce problems with major pests or disease. They shall be selected per the primary solar orientation of the street as follows:
    a. Streets oriented primarily in a north-south direction: Deciduous or Evergreen Trees
    b. Streets oriented primarily in an east-west direction: Deciduous Trees,
3. Where appropriate, native California tree species shall be used in combination with other drought tolerant species.
4. Irrigation to parkways or tree wells shall be provided as an extension of the on-site system and is the responsibility of the property owner.

Illustrative Image

2.6 Street Lighting

Pedestrian-scaled street lighting should be provided along public sidewalks and public park pathways. The bottom of a lamp along a sidewalk or other path being lighted should not be more than twenty-feet (20'-0") above the ground.

Illustrative Image

2.7 Street Furnishings

1. Street furnishings are allowed within the public ROW as pedestrian amenities in front of all mixed-use buildings.
2. Street furnishings include but are not limited to: benches, waste receptacles, bicycle racks and similar items that help to define pedestrian use areas. Additional and optional amenities include: tables, chairs, umbrellas, kiosks, and planters.
3. The following materials should be used for street furnishings:
    a. Benches should be made of wood, metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite materials that resemble wood.
    b. Trash cans and bike racks should be made of metal.
    c. Planters and pots should be made of metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite material that resemble wood.
    d. Outdoor restaurant chairs and tables may be wood, metal, stone, or high quality plastic.
    e. Street furnishings such as tables and chairs should not be stored in a location that is visible from the street.
    f. Advertising on street furnishings within the public right-of-way is prohibited unless otherwise approved by [name of agency].
    g. The following street furnishings are not permitted within the public right-of-way or open space area(s):
        1. Vending machines;
        2. Photobooths;
        3. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving part, or more noise, or have flashing lights.

Illustrative Image

2.8 Outdoor Seating Areas, Cafes, and Restaurants

1. Outdoor seating areas, cafes, and restaurants on private property are encouraged provided they do not interfere with pedestrian flow and circulation along adjacent sidewalks, from public ways to building entries, or with amenities, such as bicycle racks and benches.
2. Required or proposed railings for outdoor areas, sidewalk cafes, and outdoor restaurants should be designed to complement the adjoining buildings.

Illustrative Image

Page Left Intentionally Blank

3

BUILDING TYPE STANDARDS

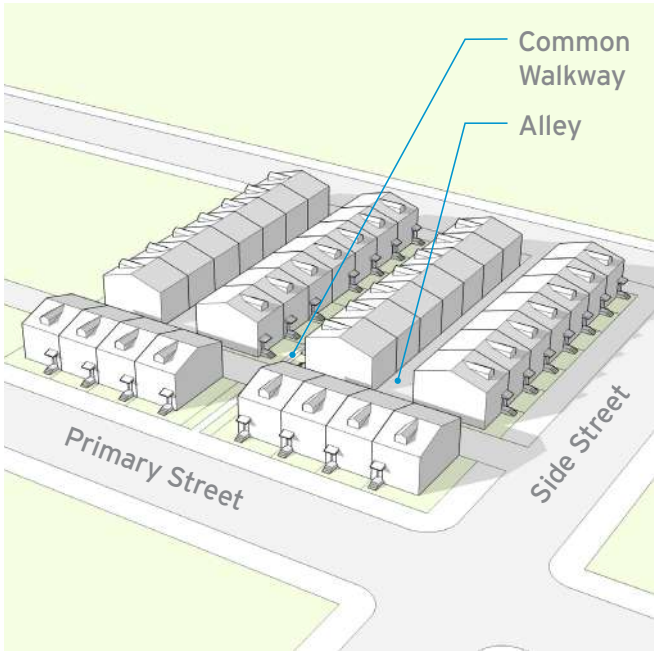
3.1 Introduction

Critical to realizing a diverse, human-scaled and pedestrian oriented environment is the construction of buildings that enable and form this environment. Components of these buildings that they all share are:

- Buildings are located at the front of the lot.
- Parking is located behind buildings either on the surface or in garages.
- Buildings face the street and open spaces with ample windows.
- Buildings with residential ground floors are set back behind small front yards and entered directly from the sidewalk through porches, stoops, courtyards, or common lobbies.
- Buildings with commercial ground floors are located at the sidewalk and entered directly from the sidewalk through shopfronts.
- Upper floor uses in mixed-use buildings are accessed through lobbies that, in turn, are accessed directly from the sidewalk.
- Architectural style is secondary to how buildings are deployed and how they relate to the street and neighboring buildings. A building can contribute to a walkable, pedestrian-friendly environment regardless of its architectural style.

In order to provide for a variety of household types and to create a varied and complex urban environment these Guidelines provide for a diversity of multi-family and mixed-use types, from row houses, and flex/lofts, and courtyard buildings to urban block buildings and liner/wrap buildings with garages. Depending on the scale of the development, more than one building type may be called for. Once a particular building type is selected, development must adhere to the type-specific standards and guidelines. These include maximum façade width, pedestrian access, parking, outdoor space, landscape, frontage types and building massing.

The selected building type(s) for each project will determine the standards and guidelines applicable to the development. Standards and guidelines for proposals that constitute a combination or hybrid of two different types will be determined by City Staff.



3.2 Rowhouse

A. Description

A structure that consists of at least two primary residences with common walls, side by side along the building frontage, with access from a street or common walkway. The structure has individual garages for each unit, accessed from an alley, or may have a shared garage with dedicated parking spaces. Garden Style Apartments are most similar to this building type.

B. Building Height and Massing

1. Maximum Height: 3 Stories
2. The second and third stories may occupy the full ground-floor footprint area.
3. Façade strings should have at least one encroachment per one-hundred linear feet (100'-0"), such as a porch, balcony, or plane break. The combined length of plane breaks should occupy at least ten percent (10%) of the façade length.
4. Building faces abutting side streets or yards should provide at least one horizontal plane break of at least three feet (3'-0"), and one vertical plane break of at least two feet (2'-0").
5. In a three-story building, a two-story rowhouse may be stacked over a separate ground-floor unit.

C. Access

1. The primary entrance to the dwelling should be accessed directly from and face the Street or a public Common Walkway.
2. If a Common Walkway is present, it should connect to a Street or Open Space, not to an Alley or Driveway, on at least one end.
3. The front Setback along the Common Walkway should be at least 15 ft from the center-line of the sidewalk resulting in a Building Face to Building Face width of at least 30 ft.
4. In order to accommodate Grade, front entrances may be raised up to six feet above the Grade of the adjacent sidewalk.
5. Primary pedestrian access is not permitted from an alley.
6. On a corner lot without access to an alley, parking and services should be accessed from the side street.

D. Parking and Service

1. Garages may be attached or detached from the primary dwelling.
2. There should be no vehicular parking between townhouse fronts and the public right-or way.
3. Where integral garages are provided, they should be accessed from the rear of the rowhouses.

4. Where rowhouse strings are perpendicular to the public street, pedestrian access to the front of houses should be via a street or landscaped pedestrian path perpendicular to street. Access to the parking at the rear of the rowhouses should be via a separate, alley or laneway that is also perpendicular to the public street. It is not recommended that alleys perpendicular to the street combine both garage and front door access for pedestrians and such arrangements will only be approved in exceptional cases.
5. Services, utilities and trash container areas should be located on the alley, when practicable.

E. Outdoor Space

1. At least ten percent (10%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
3. Outdoor space types that count toward the satisfaction of the required amount of outdoor space include porches, patios, verandas, balconies, yards, and decks.
4. Common Outdoor Spaces
    a. Required outdoor space can be shared between adjacent Building Types, as long as the cumulative minimum requirements for each type are satisfied (see Figure 4.12).
    b. Should be readily assessable from all residential units.
    c. Amenities should not be placed in remote, hard to see locations.
    d. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

Rowhouse Illustrative Photo

F. Frontage

1. Rowhouse strings should be parallel or perpendicular to existing and proposed public streets, or the edges of public spaces such as parks and plazas.
2. The fronts of townhouses should face streets or pedestrian paths (paseos or mews)
3. Rowhouse fronts should have an identifiable front door, which maybe raised, at grade, or in the case of sloping sites, be below the street level grade by no more than four feet (4'-0").
4. Where the end of a Townhouse string faces a primary street, that end face should be considered a Front. Its composition should include the end unit's Front Door as well as other windows that look out to the street.
5. Where more than one unit is provided in the rowhouse, the front door for each unit, may be separated one from the other, or they may share a common entrance. Where multiple entrances are provided, one of them may be sunken as much as ten feet (10'-0") in what is referred as an English basement arrangement.

G. Additional Standards

Outdoor space should be landscaped with native or adapted landscape or hardscaped.

See sections 4, 6, and 7.

3.3 Flex Loft

A. Description

An integrated residence and work space, occupied by a single unit. Often two (2) or more such units should be arranged side by side along the primary street or structurally modified to accommodate joint residential and work occupancy.

B. Building Height and Massing

1. Maximum Height: per Zoning Standards
2. The second and third stories may occupy the full ground floor footprint area, so long as it is within the floor area ratio (FAR) allowed for that zoning district.
3. The maximum number of attached flex loft units allowed is 10 units per façade string.
4. Façade strings should have at least one encroachment per one-hundred linear feet (100'-0"), such as a porch, balcony, or plane break. The combined length of plane breaks should occupy at least ten percent (10%) of the façade length.
5. Building faces abutting side streets or yards should provide at least one horizontal plane break of at least three feet (3'-0"), and one vertical plane break of at least two feet (2'-0").

C. Access

1. The primary entrance to the building should be accessed directly from and face the street except that primary residential entries may be accessed through workspace, through a pedestrian path between units, or from the rear.
2. Entrances to ground floor work spaces should be at grade.

D. Parking and Service

1. Parking spaces may be accommodated at grade on the lot, in a common surface lot, in a carport, in a garage on the lot, or in a common garage.
2. Parking and services should be located to the rear of the property or internal to the block.
3. Parking should be screened from view from the side street by a garden wall, fence or hedge.
4. Guest parking spaces may be accommodated with on-street spaces along streets and alleyways adjacent to the building. All on-street parking must follow Zoning Standards.
5. Services, aboveground equipment, and trash container areas should be located on the alley, or to the rear of the building accessed by a driveway.

E. Outdoor Space

1. At least ten percent (10%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
3. Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, yards, and decks.
4. Common Outdoor Spaces
    a. Should be readily assessable from all residential units.
    b. Amenities should not be placed in remote, hard to see locations.
    c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.
    d. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.

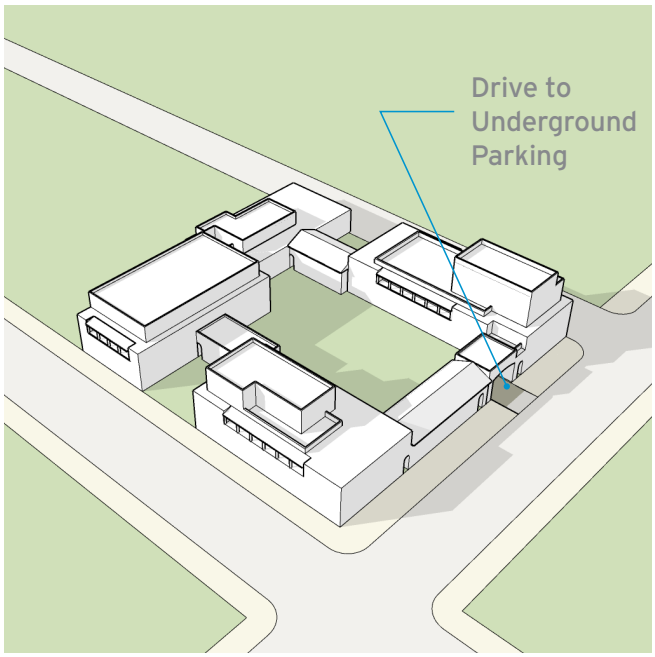
F. Frontage

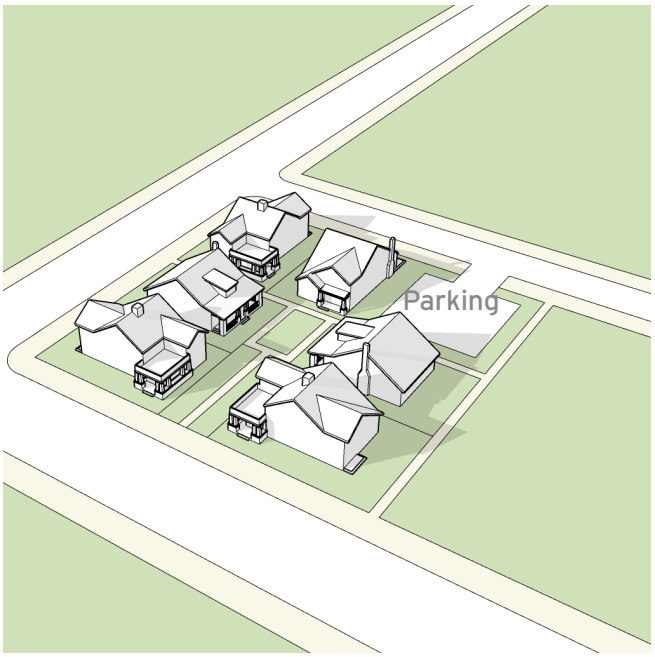
1. Permitted frontage types: stoop, shopfront, and terrace.
2. Front setbacks per zoning standards.
3. Ground-floor street frontage.
    - Retail, service, restaurant, office, and/or cottage industry are required on ground-floor primary building frontage, with residential on upper levels or behind the frontage use.
    - The work space directly adjacent to the sidewalk/street should contain an active use and not be used exclusively for storage or warehousing.
    - The work space on the ground floor should be oriented toward the street to allow pedestrian exposure and direct access to the work space.
    - The work space on the ground floor should have a minimum of fifty percent (50%) transparency, measured along the length of the primary building frontage. Transparency refers to an open view into the building, such as a window.

Flex Loft Illustrative Photo

G. Additional Standards

See sections 4, 6, and 7.





3.4 Courtyard Building/Bungalow Court

A. Description

A grouping of townhouses or multi-family units arranged around a central courtyard or series of courtyards at grade or above a parking podium. The building may contain residential or commercial uses, and parking is below ground or accommodated in up to two above-grade podium levels.

B. Building Height and Massing

1. Maximum height: sixty-five feet (65'-0").

C. Access

1. The internal courtyard should be accessible from the street, through the frontage. Where the internal courtyard is located above the ground plane, a grand public stair is encouraged. Access may be gated.
2. The primary entrance to each ground-floor unit should be directly from the street or courtyard. Entrances should occur at a maximum interval of sixty feet (60'-0").
3. Primary access to units above the ground floor should be through a lobby accessed from the street or the courtyard.

D. Parking and Service

1. Parking may be accommodated in up to two levels of above-ground podium, below ground, or both.
2. A liner of habitable space should conceal above-ground podium parking garages from view.
3. Residential parking should be separate from retail parking, except for any residential guest parking.
4. Parking stalls should meet the construction and maintenance standards of the Zoning Standards.

E. Outdoor Space

1. Amount required: at least fifteen percent (15%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.

2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
3. Types: Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are: patios, verandas, and courtyards.
4. Dimensions: The minimum courtyard dimension should be thirty feet (30'-0") on one side for buildings. If the courtyard is surrounded by three (3) or more sides or if the building is three (3) or more stories, the minimum dimension on one (1) side should be forty feet (40'-0").
5. Encroachments: Encroachments into the outdoor space are permitted on all sides, provided that the minimum thirty feet (30'-0") dimensions is maintained, exclusive of the encroachments.
6. Design: the outdoor space must be open to the sky, except for any allowable encroachment and any shade structures within the space. Communal outdoor spaces should provide a high quality amenity and be easily accessible for all residents.
7. All outdoor space should be landscaped or hardscaped. In hardscaped areas, the use of permeable paving and planters in encouraged.
8. At least twenty-five percent (25%) of the required on-site outdoor space should be planted with ground cover, shrubs, trees, or a combination of thereof.
9. Common Outdoor Spaces
    a. Should be readily assessable from all residential units.
    b. Amenities should not be placed in remote, hard to see locations.
    c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

Courtyard Building Illustrative Photo
Courtyard View of a Courtyard Building

    d. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.

F. Frontage

1. Portions of façades above forty-five feet (45'-0") in height and greater than one hundred fifty feet (150'-0") in length should occupy no more than eighty percent (80%) of the primary facade plane established on the ground floor.
2. Permitted frontage types are: forecourt, storefront, storefront cafe, urban frontage, and dooryard. Developments must also comply with the permitted frontage types of the block development stands.

G. Additional Standards

See sections 4, 6, and 7.

3.5 Small Multi-Family Dwelling

A. Description

A structure that consists of at least two (2) primary dwelling units within the scale of a detached single-family dwelling. A small multi-family dwelling can accommodate up to four (4) units and is also appropriate within primarily single-family dwelling areas.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The second and third stories may occupy the full ground floor footprint area, so long as it is within the floor area ratio (FAR) allowed for that district.
3. Attic space may be occupied and not count as a story. Occupiable attic space should not exceed fifty percent (50%) of the ground floor footprint area.
4. Building faces abutting side streets or yards should provide at least one (1) horizontal plane break of at least three feet (3'-0"), and one (1) vertical plane break of at least two feet (2'-0").

C. Access

1. At least one (1) primary entrance to a dwelling unit should be accessed directly from and face the street.
2. Where an alley is not present, parking and services should be accessed by a sixteen feet (16'-0") wide, maximum, driveway.
3. On a corner lot without access to an alley, parking and services should be accessed from the side street, by a sixteen feet (16'-0") wide, maximum, driveway.
4. Buildings that do not front a street must front a courtyard and have at least one primary entrance to a dwelling unit accessed directly from the courtyard.

D. Parking and Service

1. Parking may be accommodated at grade on the lot, in a common surface lot, in a carport, in a garage on the lot, or in a common garage.
2. Tandem spaces are permitted.
3. Parking should be at the rear of the lot or in the middle of the block, separated and screened from view from the street.
4. Where parking is integral with the building, garage doors should not face the primary street but may face a secondary street where the building in on a corner lot.
5. Guest parking spaces may be accommodated with on-street spaces along streets and alleyways adjacent to the building. All on-street parking must follow Zoning Standards.
6. Where parking abuts a side street, it should be screened from view via fencing or hedges.

E. Outdoor Space

1. At least fifteen percent (15%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks.
3. Landscaped outdoor space should be planted with native or adapted landscape.
4. Here courtyards are used to satisfy open space requirements. They should be boarded on at least three (3) sides or have at least one (1) building or unit entrance on each side.
5. Common Outdoor Spaces
    a. Should be readily assessable from all residential units.
    b. Amenities should not be placed in remote, hard to see locations.
    c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

F. Frontage

1. Permitted frontage types: yard/porch and stoop.
2. Front setbacks per Zoning Standards.
3. A dwelling's ground level should be designed so that the ground floor living areas, rather than sleeping and service rooms, are oriented toward the fronting Street.

Small Multi-Family Illustrative Photo

G. Additional Standards

1. Where no more than two (2) buildings are proposed for a site they may be designed as identical.
2. Where more than two (2) buildings are on a site, no more than two (2) may be designed as identical and must differ by meeting at least four (4) of the criteria identified in section 4.
3. See sections 6 and 7.

3.6 Carriage House

A. Description

A structure composed of residential units above at least partially-enclosed ground-floor parking spaces. The parking is accessed from an alley or surface parking lot, while the residential units are accessed from the street or pedestrian path. The residential space need not be directly connected to the parking. Especially suitable as liner buildings, carriage houses can be used to screen surface parking lots from the primary street. Garden Style Apartments are most similar to this building type.

B. Building Height and Massing

1. Maximum Height: per Zoning Standards
2. The second and third stories may occupy the full ground floor footprint area, so long as it is within the floor area ratio (FAR) allowed for that zoning district.
3. The maximum length of a building should be greater than one-hundred fifty feet (150'-0").
4. Façade strings should have at least one encroachment per one-hundred linear feet (100'-0"), such as a porch, balcony, or plane break. The combined length of plane breaks should occupy at least ten percent (10%) of the façade length.
5. Building faces abutting side streets or yards should provide at least one horizontal plane break of at least three feet (3'-0"), and one vertical plane break of at least two feet (2'-0").

C. Access

1. The primary entrance to the building should be accessed directly from and face the street or pedestrian path.
2. A secondary entrance may be provided from the rear parking spaces.
3. Parking and services should be accessed through the alley or surface parking lot.

D. Parking and Service

1. Parking spaces should face the alley or surface parking lot and be screened from view from the side street by a garden wall, fence or hedge.
2. Tandem spaces are permitted.
3. Parking spaces do not have to correspond with the residential unit above.
4. Parking spaces do not need to be fully enclosed.
5. Services, utilities, and trash container areas should be located on the alley or in the surface parking lot.

E. Outdoor Space

1. Landscaped outdoor space should be planted with native or adapted landscape.
2. Because the carriage house type is intended as an auxiliary to another type, there is no open space requirements.
3. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
4. Common Outdoor Spaces
    a. Should be readily assessable from all residential units.
    b. Amenities should not be placed in remote, hard to see locations.
    c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

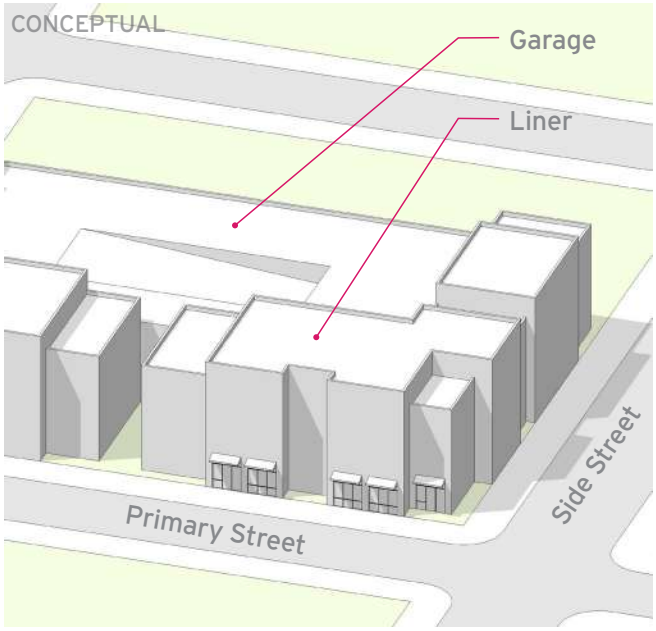
F. Frontage

1. Permitted frontage types: yard/porch, stoop, and terrace.
2. Front setbacks per Zoning Standards.
3. A carriage house's ground floor should be designed so that the street-facing side appears to be habitable.

G. Additional Standards

See sections 4, 6, and 7.

Carriage House Illustrative Photo



3.7 Liner with Garage

A. Description

A building and garage ensemble where the building directly fronts the street and wraps around an above ground garage and/or a big box store or theater. The garage/big box can either be attached to or detached from the building.

B. Building Height and Massing

1. Minimum height: two (2) Stories
2. Maximum height: five (5) Stories
3. Maximum building dimension along primary street and side street frontages: two-hundred fifty feet (250'-0"). Proposals that require larger frontages must be considered as multiple buildings with separate lobbies and façades.
4. The upper stories may occupy the full ground-floor footprint area, except for the fifth Story, which may only occupy up to seventy-five percent (75%) of the maximum footprint per story.

C. Access

1. Primary access to ground-floor spaces should be directly from the street and should occur at a maximum interval of sixty feet (60'-0").
2. Primary retail entrances should remain accessible and unlocked during regular business hours.
3. Primary Entrances to upper floors should be accessed through:
   - An interior courtyard.
   - A lobby that is accessed directly from the Street or the parking garage in the rear of the building.
   - Stoops entered from the street.

D. Parking and Service

1. Adequate parking will be provided for commercial uses.
2. Parking garages may exceed the maximum height story limit but may not exceed the height of the adjacent habitable structures.
3. Off-street parking should be accessed through an alley, when served by an alley.
4. Where an alley is not present:
   - Parking should be accessed from a side street, where possible
   - Services, above ground equipment, and trash container areas should be located off of a driveway accessing the parking garage.

E. Outdoor Space

1. At least ten percent (10%) of the ground-floor footprint area of the liner building should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.

2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space includes elevated terraces, porches, patios, verandas, balconies, and decks.
3. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
4. Common Outdoor Spaces
    a. Should be readily assessable from all residential units.
    b. Amenities should not be placed in remote, hard to see locations.
    c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.
    d. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.

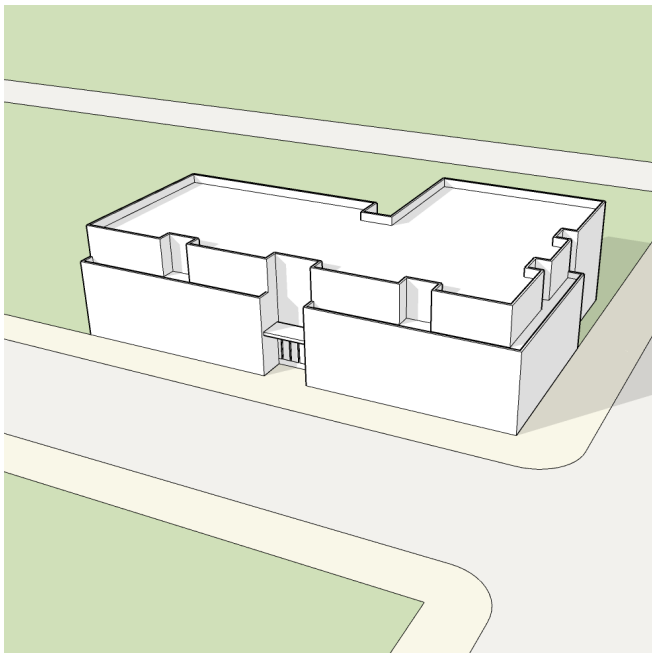
F. Frontage

1. Permitted frontages: courtyard, stoop, shopfront and terrace.
2. Where a setback is not designated per the setback plan, a building frontage may be setback a maximum of five feet (5'-0") from the lot line.

G. Additional Standards

1. Front yard space required by setback requirements should be hardscaped, except that planters may provide privacy for office or work space, or be landscaped to provide privacy for ground-floor residential.
2. See sections 4, 6, and 7.

Liner Building with Garage Illustrative Photo



3.8 Urban Block

A. Description

A building designed for residential uses in urban areas.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The upper stories may occupy the full ground floor footprint area, except that for buildings over one-hundred fifty feet (150'-0") in length, the fourth story may only occupy up to seventy-five percent (75%) of the ground floor footprint area.
3. Maximum building dimension along primary and side street frontages: two-hundred feet (200'-0").

C. Access

1. Primary access to ground-floor spaces should be directly from the street and should occur at a maximum interval of sixty feet (60'-0").
2. Building entrances fronting primary and side streets should remain accessible.
3. Primary entrances to upper floors should be accessed through:
   - An interior courtyard.
   - A lobby that is accessed directly from the street.
   - Stoops entered from the street.

D. Parking and Service

1. Parking is accommodated in an underground garage, surface lot behind the building, tuck-under, or a combination thereof.
2. Parking lots and garages should be located at the rear of the building where lot size permits and screened from adjacent streets with walls, fences, or hedges.
3. Where an alley is not present, parking entrances to garages and/or driveways should be located as close to the side or rear of the lot.

E. Outdoor Space

1. At least ten percent (10%) of the ground-floor footprint area of the urban block building should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.

3. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, and courtyards.
4. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.
5. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces. Common Outdoor Spaces
    a. Should be readily accessible from all residential units.
    b. Amenities should not be placed in remote, hard to see locations.
    c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

F. Frontage

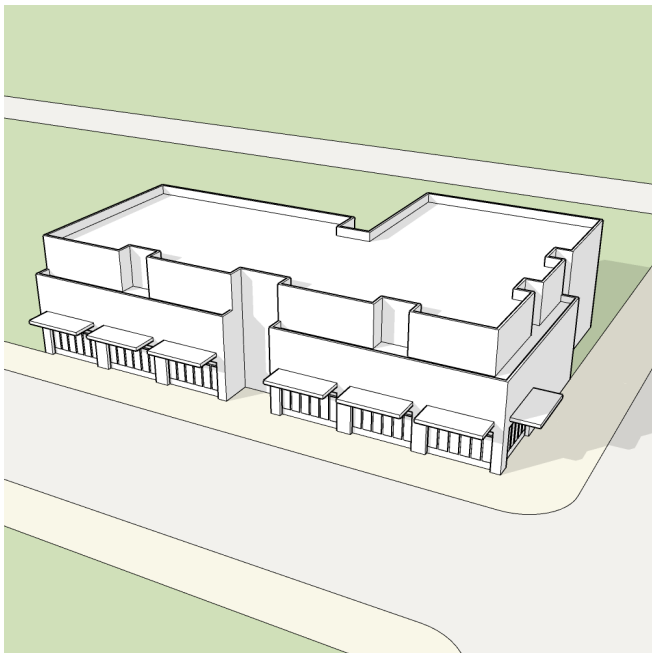
1. Permitted frontages: courtyard, stoop, and terrace.
2. Front setbacks per Zoning Standards.

G. Additional Standards

See sections 4, 6, and 7.

Urban Block Illustrative Photo

Urban Block Illustrative Photo



3.9 Mixed-Use Block

A. Description

A highly-flexible building designed for occupancy by a variety and/or combination of uses such as retail, service, office and residential uses.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The upper stories may occupy the full ground floor footprint area, except that for buildings over one-hundred fifty feet (150'-0") in length, the fourth story may only occupy up to seventy-five percent (75%) of the ground floor footprint area.
3. Maximum building dimension along primary and side street frontages: two-hundred feet (200'-0").

C. Access

1. Primary access to ground-floor spaces should be directly from the street and should occur at a maximum interval of sixty feet (60'-0").
2. Building and retail entrances fronting primary and side streets should remain accessible and unlocked during regular business hours.
3. Primary entrances to upper floors should be accessed through:
   - An interior courtyard.
   - A lobby that is accessed directly from the street.
   - Stoops entered from the street.

D. Parking and Service

1. Parking is accommodated in an underground garage, surface lot behind the building, tuck-under, or a combination thereof.
2. Parking lots and garages should be located at the rear of the building where lot size permits and screened from adjacent streets with walls, fences, or hedges.
3. Where an alley is not present, parking entrances to garages and/or driveways should be located as close to the side or rear of the lot.

E. Outdoor Space

1. At least ten percent (10%) of the ground-floor footprint area of the urban block building should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, and courtyards.

3. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
4. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces. Common Outdoor Spaces
    a. Should be readily accessible from all residential units.
    b. Amenities should not be placed in remote, hard to see locations.
    c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

F. Frontage

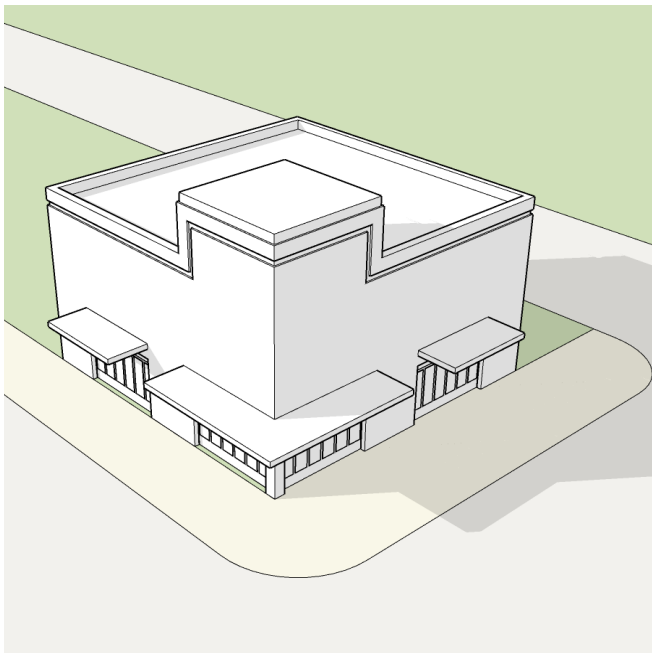
1. Permitted frontages: courtyard, stoop, shopfront and terrace.
2. Front setbacks per Zoning Standards.
3. When an urban block's ground level is non-residential, it should be designed so that the ground floor areas are made up primarily of retail, office or work space, visible in part, to the public through ground-floor windows.

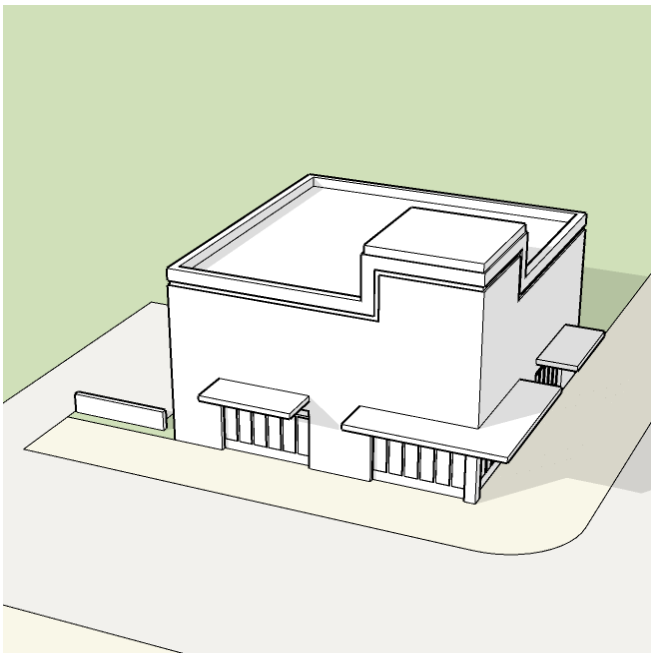
G. Additional Standards

See sections 4, 6, and 7.

Mixed-Use Block Illustrative Photo

Mixed-Use Block Illustrative Photo





3.10 Small Mixed-Use Building

A. Description

A small yet highly-flexible building designed for occupancy by a variety and/or combination of uses such as retail, service, office and residential uses.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The upper stories may occupy the full ground floor footprint area.
3. Maximum building dimension along primary and side street frontages: Fifty feet (50'-0").

C. Access

1. Primary access to ground-floor spaces should be directly from the street.
2. Building and retail entrances fronting primary and side streets should remain accessible and unlocked during regular business hours.
3. Primary entrances to upper floors should be accessed through:
   - Entrance in the rear.
   - A lobby that is accessed directly from the street.
   - Stoops entered from the street.

D. Parking and Service

1. Parking should be an alley-loaded lot and/or parallel on-street.
2. Where no alley is present, parking may be accessed via a driveway and from the primary and/or secondary street. Such driveways may include parking along one side, making the total parking area exposed to the street no greater than forty-two feet (42'-0"). Parking spaces should be screened from view from the fronting street, by a low wall, fence or hedge, at least forty-inches (40") in height.

E. Outdoor Space

Not required.

F. Frontage

1. Permitted frontages: stoop, shopfront and terrace.
2. Front setbacks per Zoning Standards.
3. Should be designed so that the ground floor areas are made up primarily of retail, office or work space, visible in part, to the public through ground-floor windows.

G. Additional Standards

See sections 4, 6, and 7.

Small Mixed-Use Building Illustrative Photo

Small Mixed-Use Building Illustrative Photo

4

BUILDING ARTICULATION AND MASSING STANDARDS

4.1 Purpose

The desired pedestrian scale and character of Rancho Cordova requires that new project development not appear as massive, monolithic structures, but instead as a series of smaller scale buildings. This goal is a particular challenge when one large ownership, or smaller consolidated parcels are proposed for development as a single project. The standards of this section are intended to ensure that larger projects are designed to appear as carefully conceived groups of separate structures that, along with an attractive streetscape, contribute to the overall urban, pedestrian-friendly quality desired for Rancho Cordova.

Page Left Intentionally Blank

4.2 Building Massing and Articulation Techniques

New buildings should be composed of simple, well-proportioned masses designed according to a combination of a minimum of five (5) of the following massing and articulation techniques:

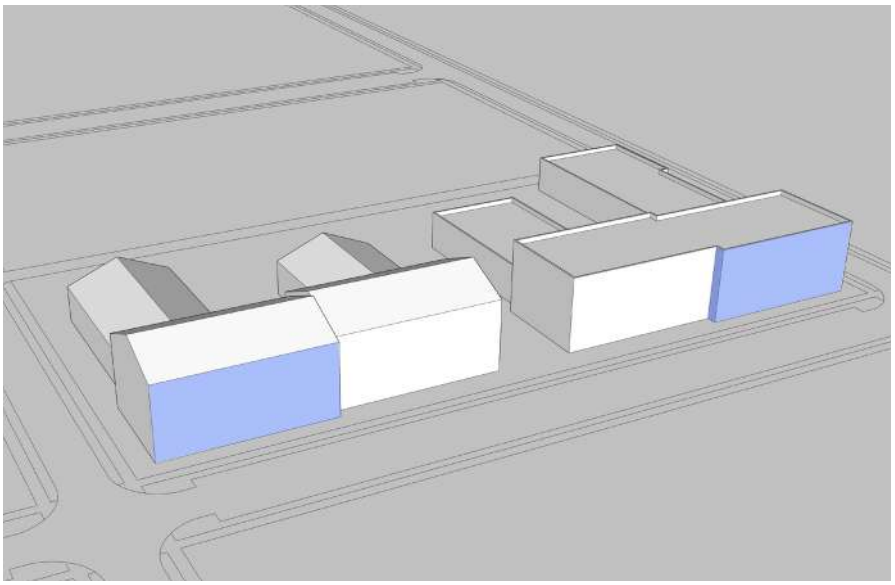
1. Horizontal Articulation
2. Vertical Articulation
3. Architectural Projections
4. Architectural Recessions
5. Façade Differentiation
6. Height Averaging
7. Floor Level Articulation

Mulitple Variations of Same Style

Mixed-Use Building Articulated with Corner

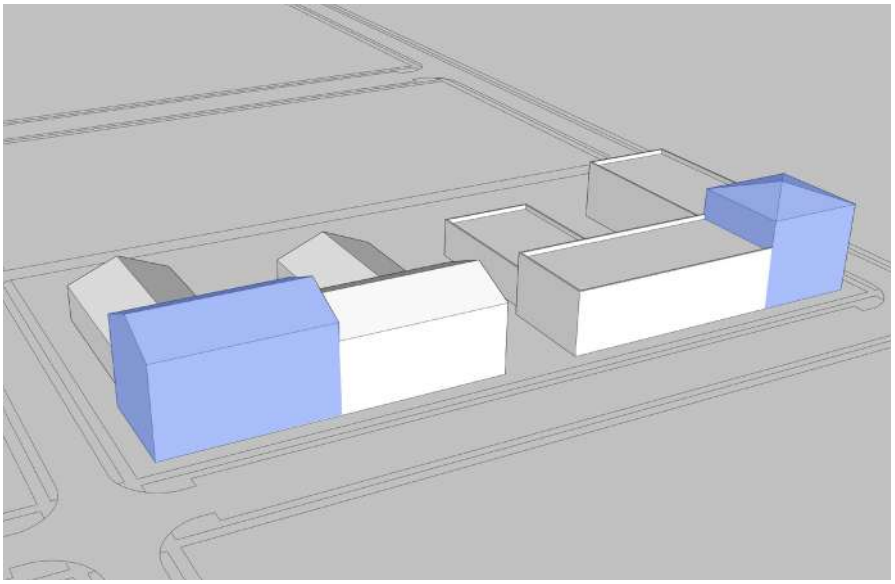
1. Horizontal Articulation

Step a portion of the street-facing façade forward or backward from the predominant façade plane a minimum of six feet (6′-0″) for a minimum distance of twenty-five feet (25′-0″).



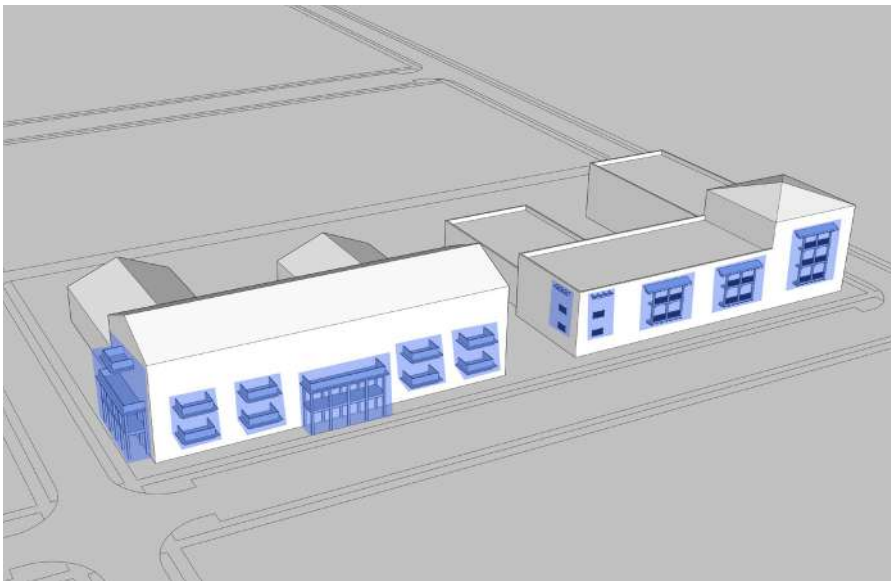
2. Vertical Articulation

Step a portion of the street-facing façade upward or downward from the predominant building height a minimum of four feet (4′-0″) for a minimum distance of twenty-five feet (25′-0″). This technique is useful for "stepping down" the scale of a new building adjacent to an existing smaller building.



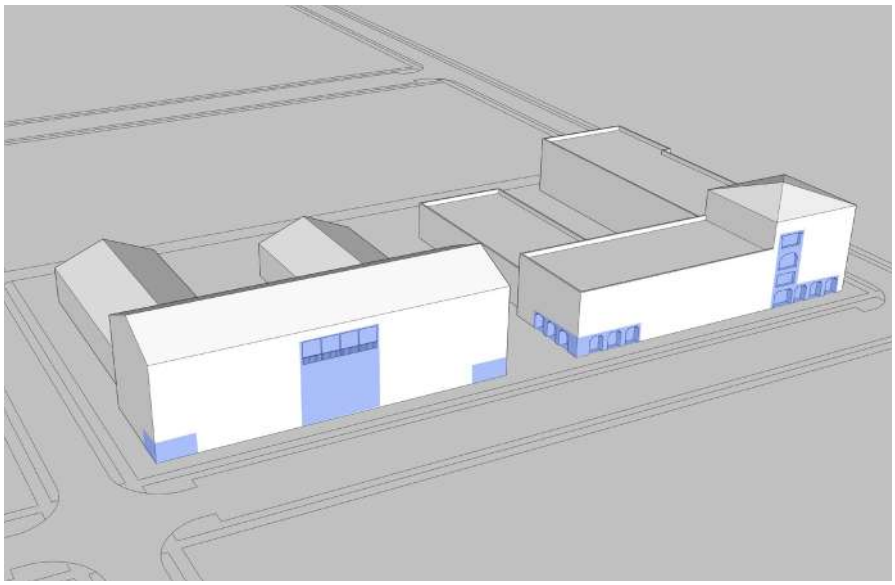
3. Architectural Projections

Append or project façade elements such as balconies, bay windows, cantilevered rooms, and/or awnings.



4. Architectural Recessions

Recess architectural elements or spaces - such as recessed porches, covered passages, recessed balconies, and windows - into the place of the façade.

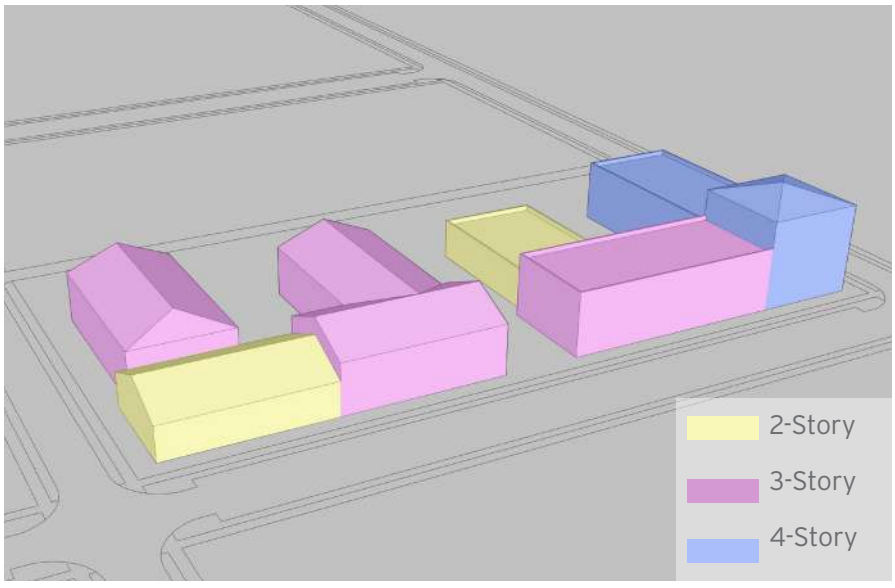


5. Façade Differentiation

Design the façade to appear as though it is composed of two (2) or three (3) distinct "buildings" with differing material and/or color combinations on each "building."

6. Height Averaging

Up to thirty percent (30%) of the building footprint area may be one story/ten feet (10'-0") taller than the maximum height allowed in a given zone, provided as equal amount of building footprint area is one story/ ten feet (10'-0") shorter than the maximum allowed height.



7. Floor Level Articulation

Articulate the façade to express the building's floor levels as base, middle, and top by:

a. Providing a substantial horizontal articulation of the façade at the top of the first story such as a cornice, belt course, or other such architectural element which is appropriate to the style of the building.

b. Provide articulation at the parapet (for buildings with flat roofs) or below the eve (for buildings with sloped roofs) that marks the top of the building with a cornice, color change, or material change.

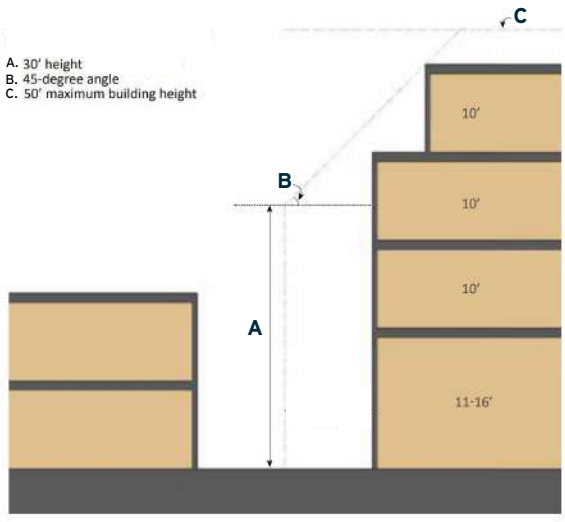
c. For buildings or portions of buildings which are three (3) stories in height or taller, provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story.

4.3 Transition to Residential Districts

In areas where proposed mixed-use or multi-family buildings are adjacent to existing single-family homes those portions of the mixed-use or multi-family buildings that abut an existing single-family home should abide by the following;

a. Along the border of existing single family homes new structures should not extend above a plane starting at thirty feet (30'-0") in height and extending in at a 45-degree angle from vertical toward the interior of the site, up to the maximum building height (see Illustration).

b. The thirty feet (30'-0") height measurement should be taken from the same reference grade as determined for the subject site.



Illustrative Diagram

4.4 Materials, Color Variation, and Architectural Styles

In addition to the articulation and massing strategies, building façades may employ the following material, color, and architectural style techniques:

A. Variety of Materials and Colors

Utilize different materials and colors to divide building façades into vertical and/or horizontal increments and/or to emphasize certain architectural elements or features.

B. Diversity of Architectural Styles

Employ a variety of architectural styles in order to give large buildings the appearance they are comprised of multiple, smaller, attached, village-scale "buildings." See Section 6 (Architectural Standards).

Building Designed with Variety of Height and Massing

Large Building Made to Look Like Two Separate Buildings

5

FRONTAGE TYPES

5.1 Standards and Guidelines

A building's frontage is the interface between the public realm and private development. The successful design of this interface significantly contributes to the realization of an active and engaging urban environment.

Buildings have ground-floor frontages that are human-scaled, provide visual interest, and access to ground-floor uses. This section provides a palette of prototypical frontage types that if united will satisfy the objective standards for frontages. Standards include dimensional criteria, criteria for openings, as well as criteria for the ground plane immediately adjacent to the frontage, such as minimum glazing (see Figure 3-1).

These standards are applicable to multi-family and mixed-use buildings that face public streets, parks or plazas.

Intent:

In order for applications to be approved, each application should meet the following criteria as applicable:

a. Creates or maintains a pedestrian oriented streetscape,

b. Generates a transition from the public streetscape to each building and its site.

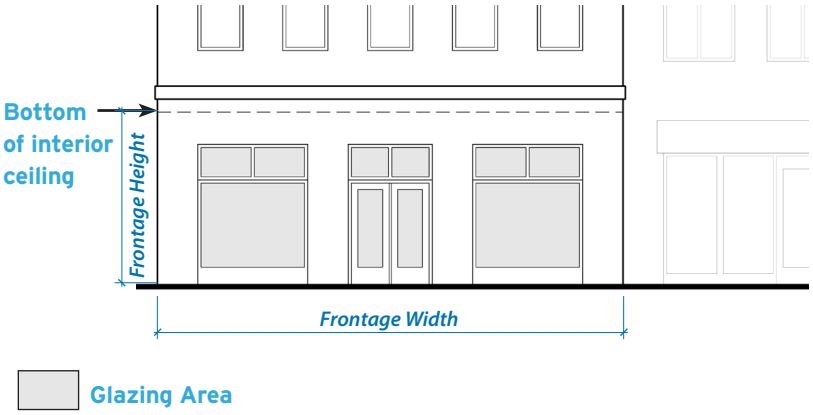


Figure 3-1 : Minimum Frontage Glazing Diagram
The frontage glazing area should be measured from the finished floor to the bottom of ceiling of the ground floor.

5.2 Explanation of Standards

A. Intent Statement

This statement describes the building-to-street relationship that each frontage type is meant to achieve.

B. Entries

These standards address entries at the block fronts, not those that are internal to the site.

C. Dimensions

Specific dimensions of features like massing, entry height, openings, and setbacks are delineated here.

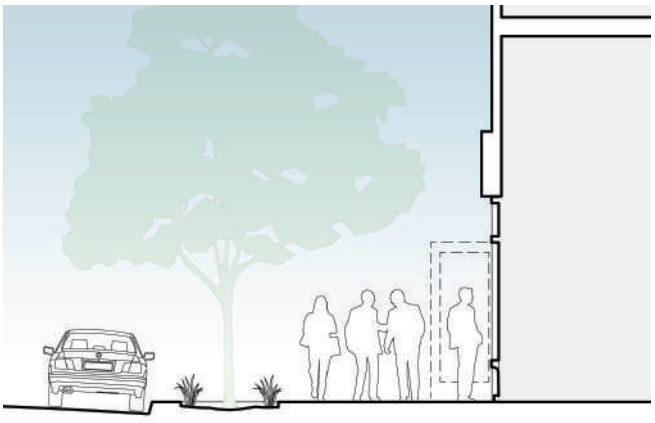
D. Paving and Landscaping

This standard addresses the area between the property line and building face.

E. Additional Standards and Guidelines

These standards and guidelines provide additional direction in shaping the appropriate building-to-street relationship. They address glazing at the ground floor, frontages, and entries.

Storefront Illustrative Photo



Storefront Illustrative Section
Ground floor uses open directly to the sidewalk.

5.3 Stoop

A. Intent Statement

Stoops are elevated entry stairs, placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks and may be covered.

B. Entries

1. Stoops should correspond directly with the building entrance to which they provide access.
2. The exterior stairs may be perpendicular or parallel to the adjacent sidewalk.

C. Dimensions

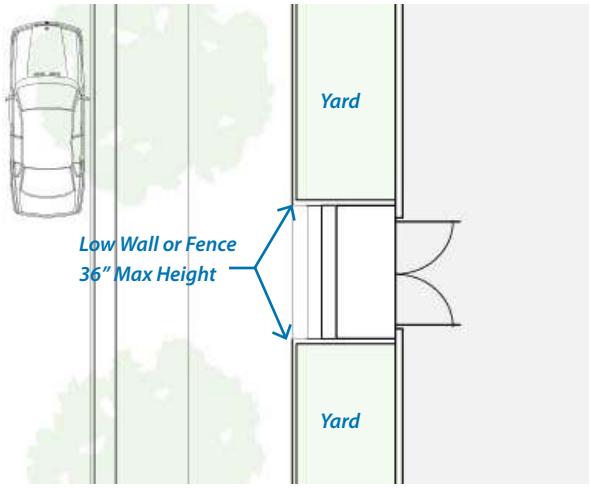
1. Stoop Width: four to ten feet (4'-0" to 10'0")
2. Stoop Depth: four to ten feet (4'-0" to 10'-0")
3. Height: from above finished grade twelve to forty-eight inches (12" to 48")

D. Paving and Landscaping

1. Yards should be landscaped with native or adaptive landscaping should be at grade or in raised planters.
2. Walks should be paved.

E. Additional Standards and Guidelines

1. Stoops may encroach into any required front yard setbacks.
2. Awnings, canopies, and shed roofs may cover Stoops.



Plan Diagram

Stoop Illustrative Photo

Stoop Conceptual Diagram

5.4 Fence and Hedge

A. Intent Statement

Fence and hedge frontages provide a green buffer for residential ground-floor uses at heavily-trafficked thoroughfares. The fence and hedge frontages provide privacy.

B. Entries

Entries should be recessed behind fence and an optional hedge. There should be a break for pedestrian access at least every two-hundred feet (200 ft.) But can be frequent if serving row houses.

C. Dimensions

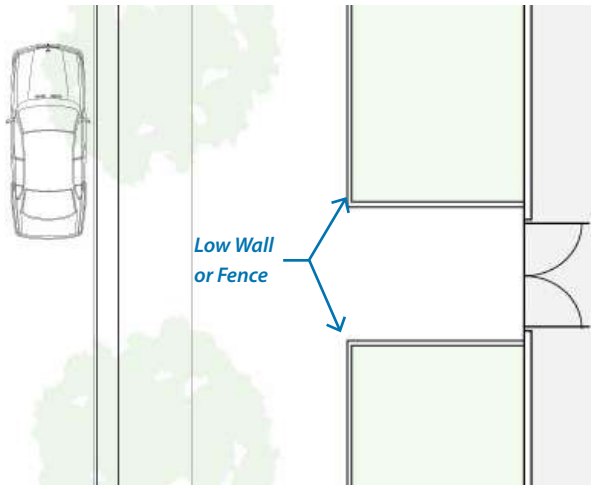
Fence and hedges should be no taller than fourty-inches (40") tall measured from the sidewalk grade.

D. Paving and Landscaping

1. Yards should be landscaped with native or adaptive landscaping or hardscape.
2. Walks should be paved.

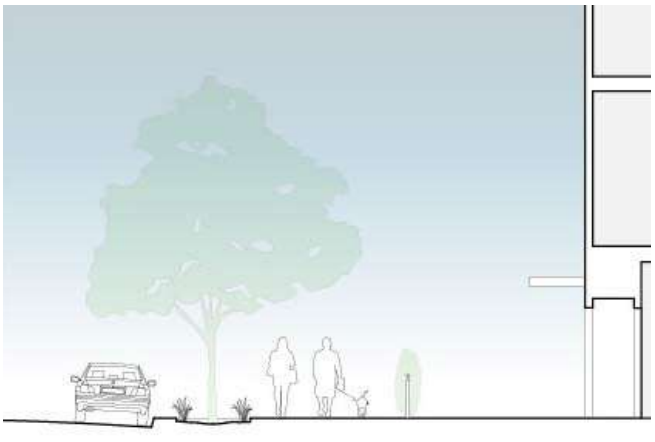
E. Additional Standards and Guidelines

1. If used, hedge should be thick enough to obscure the fence.
2. Fence tops should not be visible above hedge upon maturation of landscaping.
3. Fences should be metal, wood or vinyl. Chainlink fencing not allowed.



Fence and Hedge Conceptual Plan

Fence and Hedge Illustrative Photo



Fence and Hedge Conceptual Diagram

5.5 Front Porch

A. Intent Statement

A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. Porches may be provided on buildings that are set back from the primary and/or side street property lines and may encroach into the front yard and side street yard.

B. Entries

Porches may be accessed directly from the adjacent sidewalk along the primary and/or side street.

C. Dimensions

1. Porches should be a minimum of six feet (6'-0") in depth.
2. Porches should be a minimum of twelve feet (12'-0") in width.
3. Ceiling height on porches should be a minimum of eight feet (8'-0") and a maximum of twelve feet (12'-0").
4. The height of a fence, hedge, or wall above adjacent finished grade should be a maximum of forty-inches (40").

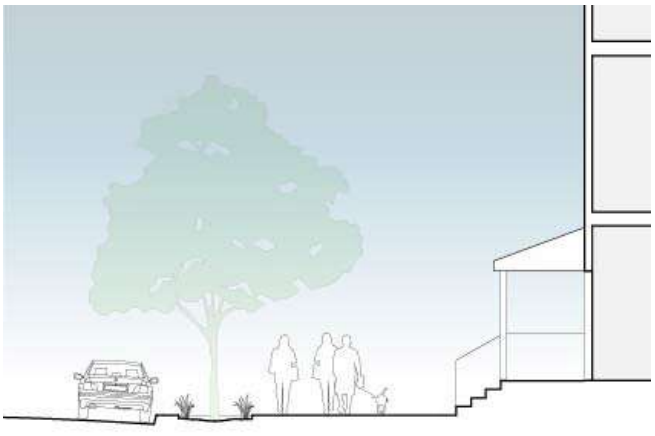
D. Paving and Landscaping

1. Yards should be landscaped with native or adaptive landscaping.
2. Walks should be paved.

E. Additional Standards and Guidelines

1. Porch materials and design shall be compatible with the design of the rest of the building.
2. Porches may be enclosed with insect screens if recessed from the exterior wall plane and if visibility is maintained from the sidewalk.

Front Porch Illustrative Photo



Front Porch Conceptual Diagram

5.6 Raised Commercial Terrace

A. Intent Statement

Raised terraces provide outdoor dining and seating for ground floor commercial uses. They are to accommodate grade changes between the adjacent sidewalk and the finished floor. Raised commercial terraces are appropriate frontages for mixed-use buildings on sloping sites.

B. Entries

Terraces may be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

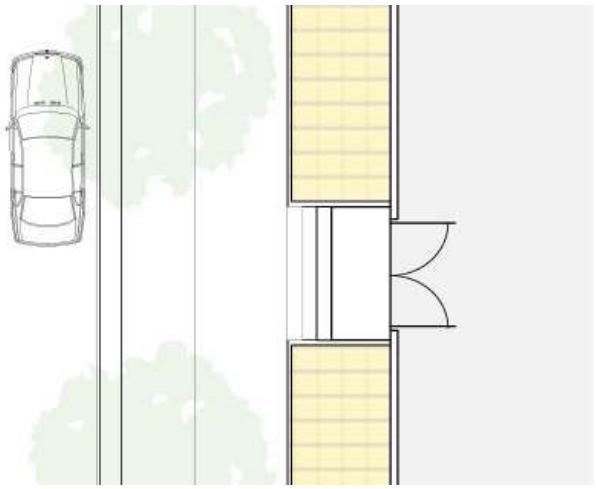
1. Terraces may be raised up to three feet (3'-0") above the adjacent sidewalk.
2. Terraces should be at least seven feet (7'-0") deep.
3. Terraces may be recessed from the frontage line up to eight feet (8'-0").
4. The terrace frontage should be designed to be subdivided into thirty-foot (30-foot) bays for commercial leasing flexibility and functionality.

D. Paving and Landscaping

N/A

E. Additional Standards and Guidelines

1. Terraces should be clearly delineated with permeable fencing, low walls or landscaping.
2. Terraces must be setback a minimum of thirteen feet (13'-0") from the curb to accommodate the pedestrian right-of-way and street trees.
3. Awnings, Signs, etc. should be located at least ten feet (10'-0") above the terrace.



Commercial Terrace Conceptual Plan

Commercial Terrace Illustrative Photo

Commercial Terrace Conceptual Diagram

5.7 Shopfront

A. Intent Statement

Shopfronts provide direct access to ground-floor spaces that are located adjacent to the sidewalk. Shopfronts are typically associated with retail uses but may accommodate other uses. Where space available, shopfront frontages may provide outdoor seating areas and outdoor displays. Shopfronts are appropriate frontages for mixed-use buildings.

B. Entries

Entries should be set at the adjacent sidewalk or within an alcove that is adjacent to a sidewalk.

C. Dimensions

1. Shopfronts should be between twelve to twenty-five ft (12'-0" to 25'-0") high, measured from the finished floor to the bottom of the ceiling of the shopfront space.
2. Shopfront spaces should be set no more than twelve inches (0'-12") above the adjacent sidewalk at the primary entrance.

D. Paving and Landscaping

The area between the property line and the building face should be paved.

E. Furnishing Zone

1. Where permitted, outdoor seating may be provided in front setbacks.
2. Product displays (e.g. flowers, food, merchandise displays) are encouraged near shopfront entries.

F. Additional Standards and Guidelines

1. At least sixty percent (60%) of the shopfront façade area at the ground floor should be glazed. Glazing should be transparent and clear; opaque, highly reflective, and dark tinting are not permitted. The sill height of a storefront window should be no more than thirty inches (0'-30") high measured from the adjacent finished sidewalk.
2. The maximum length of blank walls facing the street is limited to fifteen horizontal feet (15') for any one stretch.

Shopfront Illustrative Photo

Shopfront Conceptual Diagram

5.8 Industrial Shop

A. Intent Statement

Industrial shop frontages are intended for urban or industrial settings where large street-facing openings are needed or desired. Industrial shops may be elevated from the sidewalk. Industrial shop frontages are appropriate frontage for the flex-loft building. They may be applicable to other mixed-use buildings with staff approval.

B. Entries

Industrial shops may be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

1. Industrial shops may be raised up to three feet (3′-0″) above the adjacent sidewalk.
2. Industrial shops should be at least seven feet (7′-0″) deep.
3. Industrial shops may be recessed from the frontage line up to eight feet (8′-0″).

D. Paving and Landscaping

Industrial shops on grade with the sidewalk should be hardscaped with a paving palette consistent with the overall streetscape.

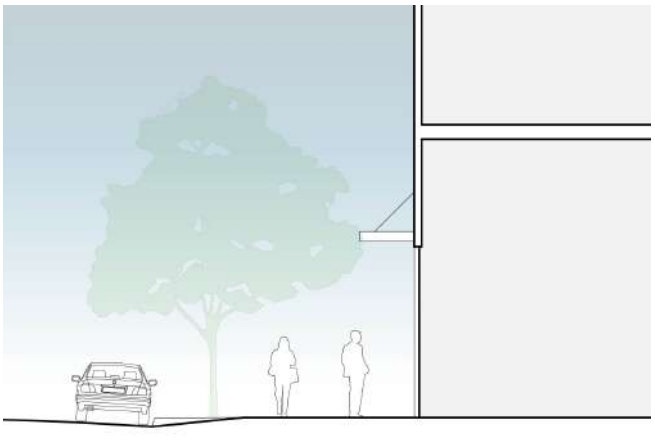
E. Furnishing Zone

Outdoor furniture should be durable.

F. Additional Standards and Guidelines

1. The industrial shop must be setback sufficiently from the curb to accommodate the pedestrian right-of-way and street trees.
2. Awnings, Signs, etc. should be located at least eight feet (8′-0″) above the ground floor level.

Industrial Shop Illustrative Photo



Industrial Shop Conceptual Diagram

5.9 Forecourt

A. Intent Statement

A forecourt is a public space formed by a recess in the façade of a building. The forecourt is typically at grade but may be raised from the sidewalk per ADA accessibility standards.

B. Entries

Ground-floor units in multi-family buildings with corridors may have the primary entry from a corridor accessible from a common building lobby, directly from the sidewalk via a forecourt, or both. However, at least one building entry should be accessible from the forecourt.

C. Dimensions

1. In no case should the forecourt be deeper than forty feet (40'-0").
2. Forecourts should not have height that exceeds the width by more than twenty-five percent (25%). A forty-foot (40'-0") wide forecourt can have a height of fifty-feet (50'-0").

D. Paving and Landscaping

3. Forecourts may be further defined by low walls or landscape between the sidewalk and adjacent property line.
4. Forecourts may be landscaped or paved. Landscaping includes: lawn, grasses, small shrubs, and accent trees that allow views of the building facade.

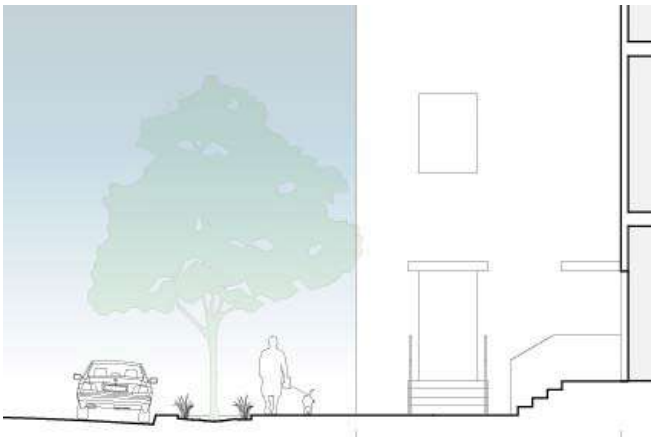
E. Furnishing Zone

Loose furniture is permitted in forecourt.

F. Additional Standards and Guidelines

All building edges surrounding the courtyard should have windows.

Forecourt Illustrative Photo



Forecourt Illustrative Section

6

ARCHITECTURAL STANDARDS

6.1 Standards and Guidelines

The architectural standards and guidelines of this section are in addition to the section given and apply to all multifamily developments in Rancho Cordova. They address the composition of buildings as well as functional aspects of building, parking, and outdoor space design. The goal of this section is to ensure that development consistent with the goal of creating a human-scale mixed-use environment in which each individual building furthers the overall vision.

The images in this section are for illustrative purposes, only provided to illustrate intent.

6.2 Roof Guidelines

1. When used, "cool roofs" should be designed using white or other lightly colored surface to reflect the sun and reduce building temperatures and need for cooling.
2. Roof forms and materials that complement the character of the building design should be used.
3. The roof edge should be defined with a parapet, cornice, overhang, or some other architectural element.
4. Green roofs should be considered for their ability to treat stormwater, as well as to provide a visual amenity.
5. Rooftop mechanical equipment should be clustered away from the edge of the building and behind/within an enclosure that is architecturally compatible with other on-site development in terms of colors, materials, and architectural styles so as not to be visible from the street and improve building appearance from surrounding taller buildings.
6. Rooftop equipment not within an enclosure should be painted to match the rooftop, if feasible.
7. Unenclosed shade structures, and similar amenities should be considered to encourage rooftop use and to provide visual relief. Shade structures should not exceed 16 feet in height from the roof deck floor level and do not count as a Story.
8. Rooftop amenities such as swimming pools are permitted; rooftop amenities do not count as a Story.

Illustrative Photo
Apartment complex with a variety of rooflines.

Illustrative Photo
Roof form and materials complement the architectural character of the building.

6.3 Colors and Materials

1. Changes of exterior color, texture, or material should be accompanied by changes in plane so that buildings appear substantial and integral.
2. Color and material changes at the outside of corners of a building or plane change that give a thin veneer, or faux stone appearance, should be avoided.
3. Materials that have demonstrated their durability in similar climates, sustainably manufactured, harvested, and/or sourced should be considered.

6.4 Entrances

1. The Primary Entrance to buildings should be oriented to the Street front, or courtyard, rather than to the parking lot, Alley, or interior of lot.
2. Where side or rear building entrances are provided, they should always be accompanied by a front, street-facing entrance.
3. On corner lots with one retail frontage, residential lobby entries should be located on the Side Street of the two Streets, where practical, to allow uninterrupted retail on the Primary Street.
4. Residential entries should be well marked and easy to find. Entry doors should be recessed to articulate the entrance, add depth to the façade, and ensure that doors do not swing into the Sidewalk.
5. Residential and/or hotel entries for pedestrians may be accessed from courtyards, which provide additional richness to the streetscape experience.
6. Special paving and landscaping should be included at entrances to enhance the overall building design.

Illustrative Photo
Complementary colors and materials enhance the building mass.

Illustrative Photo
Easily-identifiable pedestrian entries to buildings, whether to shopfronts or residences, promote walkability and enhance the streetscape.

6.5 Shopfronts

1. Shopfronts may have special paving to differentiate the building entrance, but should be designed with primary consideration of the public right-of-way.
2. Shopfronts should provide large windows and window display boxes along ground floor commercial spaces to activate the Street and allow pedestrians to view the merchandise for sale, restaurant interiors, dance classes, art galleries, artists at work, etc.
3. Where multiple retail tenants occupy one building, the same height of awnings across an entire building should be maintained. Building or Shopfront entries along the ground floor should be at regular intervals if feasible. Ideally, Shopfronts should be designed to be subdivided at 30 foot intervals for commercial leasing flexibility and functionality and to create a fine-grained rhythm along the Street.
4. Shopfronts should avoid blank walls on large tenant spaces by lining Street Frontage with smaller, in-line retail shops on either side of a prominent entry for the large tenant.

Illustrative Photo
Architecturally-consistent detailing from signage and lighting fixtures to colors and materials enhance the character of the streetscape.

5. A transition between Shopfronts with a defined edge treatment, such as a change in plane, column, or a vertical trim element between Shopfronts should be provided.
6. Multiple entrances should be incorporated for large stores along a Street front whose length spans the width of more than two typical shops (2 X 30 ft), or which front on more than one Street, to enliven the Street by providing more access opportunities.
7. Rather than shadow window box displays, at least 65% of a retail Frontage should include transparent glazing and at least 70% of the glazing should allow views into the store.
8. The base below windows should be between 18-30 inches in height to protect glazing from foot traffic while maintaining the characteristic of height and openness of the glazing.
9. Transoms should be incorporated above entry doors to accommodate business addresses.
10. Doors and entryways to stores should be recessed to articulate the entrance, add depth to the façade, and ensure that doors do not swing into the Sidewalk.
11. Commercial grade entry doors with clear glazing framed in metal or wood should be used.
12. Shopfronts should use awnings, canopies, architectural lighting, and pedestrian signage to articulate shop entrances.
13. Shopfront materials and colors that complement the overall building and adjoining Shopfronts should be selected.

6.6 Encroachments and Projections

The following are the permitted encroachments and/or projections into the public right-of-way and/or setback as indicated:

1. Awnings

a. Awnings may project up to eight feet (8′-0″) or thirty-three percent (33%) of the distance between the building face and the curb, whichever is less, with the exception of a canopy projecting over the primary entrance of a multi-family residential lobby of no greater than eight feet (8′-0″) in width, which may project to the curb line. Support for the canopy's structure in the form of two posts no greater than four inches (0′-4″) in diameter may be provided at least two feet (2′-0″) from the back of the curb.

b. Each awning should conform to a storefront.

c. Minimum vertical clearance for awnings and canopies should be eight feet (8′-0″) if it is removable or retractable and twelve feet (12′-0″) if is fixed or permanent.

d. Awnings should not obscure storefront signage.

e. Canvas and high-quality fabric should be used, rather than vinyl or other materials.

f. Upper floor awnings should cover no more than one window opening.

2. Canopies

a. The canopy is a flat, metal awning that extends perpendicular from the building and parallel to the sidewalk. The canopy's frame is connected to the wall and spanned by a variety of materials, including metal lattice, glass, and metal slats. On facades facing west, canopies may also be perpendicular to the sidewalk to screen the late-day sun.

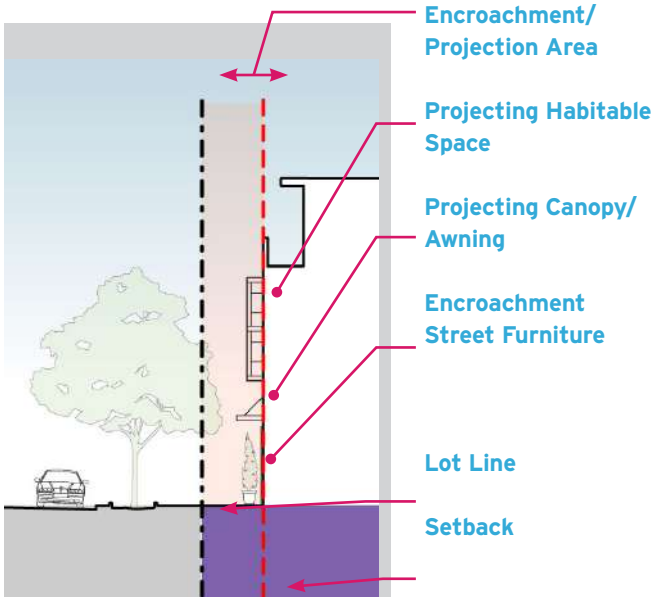
b. Canopies should be of a simple form, made of metal and/or glass.

c. Canopies should be supported either from below by metal brackets, or from above by rods, wires, or chains that affix to the wall.

d. Canopies may extend across multiple storefronts.

e. Canopies should be positioned so that signage is not obstructed.

f. Canopies should be coordinated with the overall design of the building; all canopies on a single building shall be consistent in their design, color, and material.



Illustrative Diagram
The encroachment/projection area is dependent on building type and setback requirements.

Illustrative Photo
Contemporary metal canopy over retail space.

6.6 Encroachments and Projections, Continued

3. Encroaching Habitable Spaces, includes Balconies, Bay Windows and Cantilevered Rooms

a. Balconies

1. Balconies are encouraged on buildings facing major public spaces such as parks, playgrounds, and plazas.
2. Balconies are permitted on internal courtyard spaces.
3. Recessed balconies should be used occasionally, so as not to be a dominant accoutrement.
4. Residential balconies should be designed to have a minimum occupiable depth of at least five feet (5'-0") and may encroach into the front yard setback up to eight feet (8'-0") from a building face, but should not encroach within two feet (2'-0") from the lot line.
5. Balcony railings should be as transparent as feasible.

b. Bay Windows

1. Bay windows should be a maximum of ten feet (10'-0") wide and shall have a height that is equal to or greater than their width.
2. Bay windows should be placed a minimum of two feet (2'-0") from any building corner and a minimum of three feet (3'-0") from any other bay window.
3. Bay windows should consist of at least seventy-five percent (75%) transparent fenestration.
4. Bay windows may project up to four feet (4'-0") from the building face but should not extend over the lot line, unless noted otherwise per a building type's standards.

c. Cantilevered Rooms

1. Cantilevered Room should be a maximum of twenty feet (20'-0") wide.
2. Cantilevered Rooms should be placed a minimum of ten feet (10'-0") from any other Cantilevered Room.
3. Cantilevered rooms of traditional style buildings shall be supported by brackets, extended beams, or other elements.
4. Minimum vertical clearance of cantilevered rooms above the ground floor should be twenty-one feet(21'-0") from the sidewalk grade on shopfront and ten feet (10'-0") on other frontage types.

Illustrative Photo
Balconies add variety, amenity, and architectural character.

Illustrative Photo
Bay windows added to the exterior wall.

6.7 Passageways

1. Common walkways should be introduced to increase access within and across the blocks.
2. Common walkways may be open or roofed, and may go between or through buildings, to courtyards, parking areas or public open spaces.

Illustrative Photo
Window overlooking public area.

Illustrative Photo
Passageways increase connectivity and promote walkability.

6.8 Windows

1. Windows should overlook public areas to allow for increased safety.
2. Highly-reflective, mirrored, heavily-tinted and opaque glazing should not be utilized (except that opaque glazing may be used as spandrel glass). Window glazing should be transparent with clear or limited UV tint so as to provide views to and from the inside of the building and the street. Windows into bathrooms are exempt.
3. Outer surface of window frames facing the public realm set within masonry, stucco or simulated masonry or stucco walls should be recessed from the wall or trim surface by at least two inches (0'-2").
4. Regardless of architectural style, windows should be located in such a way so as to help avoid blank walls.
5. If exterior shutters are used, they should be sized and mounted appropriately to fit the window.
6. Windows and related architectural treatments should be designed, arranged and sized to be appropriate in style, scale, proportion and purpose to the overall architectural form.
7. Upper-story windows should be designed to be operable. Typically, upper-story windows should be smaller than ground floor windows.
8. Lintels, transoms, sills, shutters, trim detailing and mullions should be considered to enhance window elements.

6.9 Exterior Stairways

Exterior staircases should share compatibility with the architectural style of the building to which they are attached.

6.10 Common Open Space

1. Proposed developments should incorporate site amenities such as linear planting beds or seat walls, street furniture, enhanced paving surfaces, public art, lighting, etc., where appropriate.
2. Plant species should be selected based on their suitability for an urban environment, for their cleanliness, and for their ability to survive in a healthy state despite constrained growing conditions. Ease of maintenance should also be considered.
3. The majority of plant materials should consist of drought tolerant and/or native plants with minimum water requirements.
4. Turf should only be utilized where it is to be used for recreational uses. Turf should not be located in continuous planters or in front Street or side Street setback areas between the sidewalk and building facade as shown in "landscaped areas" within the frontage standards.
5. The use of canopy trees for shading and cooling is encouraged where appropriate, particularly in publicly accessible open spaces and plazas, to mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficiently sized tree pits or planting beds and appropriate planting medium to provide for healthy tree growth.
6. Artificial trees, shrubs, turf and plants should not be used as landscape within the public right of way, any parking area, or within an open space area directly visible to from the public right of way.

Illustrative Diagram
Interior courtyards and shared open spaces should be activated with entries and windows.

Illustrative Diagram
Interior courtyards and shared open spaces should be activated with entries and windows.

Illustrative Diagram
Interior courtyard activated with entries and windows.

7. Decorative water features shall use re-circulating water and, where available, shall use recycled water
8. Landscaped areas are important components Water Quality Management Plans (WQMPs). These areas should be designed to:
    a. Consider the full range of Best Management Practice (BMP) alternatives for addressing drainage, infiltration, and stormwater quality for the site, including drainage from roofs, plazas, courtyards, and any surface parking areas.
    b. Utilize Low Impact Development (LID) design principles and practices to address infiltration of runoff through the use of:
        1. Pervious surfaces in lieu of impermeable surfaces in plazas, courtyards, and common walkways where technically feasible.
        2. Landscaped areas integrated into the drainage design where runoff can be directed into planters with subsurface features to further enhance storage or towards permeable surfaces where technically feasible is strongly recommended.
        3. Do not include Surface infiltration basins unless:
            a. They are accommodated within an active or passive park or open space that can be closed during flood events.
            b. They are not visible from a street or public open space and they are in addition to the required on-site open space.
9. Outdoor dining areas should have special paving and/or a row of planters or bollards, or permeable fence to delineate the dining space.
10. Interior courtyards should include seating and planting areas. Low walls and steps may be used as alternative forms of seating.
11. Interior courtyard landscaping should include shade trees or shading devices, where space permits.
12. Lighting should be provided that illuminates the courtyard, but does not negatively impact surrounding buildings.

Illustrative Diagram
Landscaped bioswale.

Illustrative Diagram
Outdoor dining area divided from public walking space with railings.

6.11 Ventilation

1. Air ventilation from outdoors is encouraged to improve indoor air quality for occupant comfort and wellbeing.
2. Windows, vents, and courtyards should be placed and oriented to enhance cross-ventilation and cooling.
3. Operable transom windows are highly encouraged.

Illustrative Diagram
Operable transom windows enhance ventilation.

6.12 Garden Walls, Perimeter Walls, Hedges, and Fences

1. Garden walls, perimeter walls, hedges, and fences may be used to define the edge between adjoining private properties. Walls, hedges, and fences facing the public Street should also comply with the Frontage Type standards (see Section 3.4).
2. No fence, wall, or hedge should exceed forty-inches (40") in height in front yards and street facing side yards or six feet (6'-0") in height in rear yards.
3. Garden walls, perimeter walls, hedges, and fences should be built at least eighteen inches (0'-18") from the lot line, to allow room for footings and planting.
4. Walls and fences should not be used at shopfronts, except where they are necessary to accommodate grade changes.
5. Solid perimeter walls should be constructed of high quality enduring construction materials such as masonry or ornamental metal. Concrete block and interlocking concrete pavers (such as keystone) are not permitted when visible from the street.
6. No plastic or vinyl fencing should be permitted in front yards or street facing side yards.
7. No chainlink fencing allowed.
8. In general, fences, walls, and hedges should complement the architecture of the building that they enclose and be compatible with the land use intensity. For example, residential uses should incorporate a softer texture of enclosure such as wood fences and landscaped hedges, whereas commercial buildings should use masonry or concrete walls.
9. Walls and fences should be architecturally enhanced and complemented by adjoining landscaping. Tiered planting should be provided adjacent to perimeter walls to soften their appearance from surrounding areas.

Illustrative Photo
Fences and walls should be architecturally complementary to the buildings it encloses.

Illustrative Photo
Fences and walls should be architecturally complementary to the buildings it encloses.

6.13 Retaining Walls

1. Individual wall should exceed four feet (4'-0") in height in front yards. Retaining wall height is defined as the vertical distance from the finished grade on the high side to the finished grade on the low side of the wall.
2. An individual wall in or along a street-facing yard should not exceed six feet (6'-0").
3. Retaining walls should be masonry, stone, or finished concrete when they are visible from the street. Concrete block and interlocking concrete pavers (such as keystone) should not be used when visible from the street.
4. Wall heights can be up to six feet (6'-0") in areas that do not have street frontage. This standard does not include perimeter walls.
5. Retaining walls may be placed on the lot line. Fencing up to three feet (3'-0") in height may be placed on top of the wall, and does not factor into the overall height of the retaining wall.
6. Down-turned or up-turned foundations do not qualify as retaining walls.
7. Where multiple retaining walls are proposed in a series, the combined retaining heights should not exceed the individual wall heights described above.
8. Project developer(s) should make reasonable efforts to minimize retaining wall usage and height.

Illustrative Photo
Front yard retaining walls should not exceed three feet (3'-0")

6.14 Parking Area Standards

1. Surface parking areas.
    a. Surface parking areas with two (2) rows of parking or fewer should be landscaped with a minimum of one tree per twenty (20) spaces with a minimum of one landscaped island (between spaces) for every ten (10) spaces.
    b. Surface parking areas with more than two (2) rows of parking should include a landscaped median for every other row of parking that extends the entire length of the row. The landscaped median should be planted with shade trees at least every forty-five feet (45'-0") and include a common walkway for access to and from the parked vehicles. Where landscaped medians are present, landscaped islands should also be placed a minimum of every fifteen (15) spaces.
    c. Surface parking areas covered in solar panels are allowed to achieve fifty percent (50%) of the shade canopy requirement.
2. When unrequired parking spaces are provided, at least five percent (5%) of parking spaces should be equipped for charging of electric vehicles, with signage limiting the use of those spaces to electric vehicles only. An electrical conduit should also be installed at the time of construction to facilitate the future installation of EV charging stations to at least ten percent (10%) of parking spaces.
3. Permeable surfaces for parking and maneuvering areas are encouraged. Stormwater requirements may identify the need for permeable surfaces. Permitted permeable surfaces include: pervious concrete and pervious pavers.
4. Parking areas should be accessed from alleys, where feasible. Where alleys do not exist, parking areas may be accessed from side streets or narrow driveways that are perpendicular to the street.
5. See Section 8 for approved shade trees.

Illustrative Photo
Street trees spaced throughout parking lot.

6.15 Service and Auxiliary Equipment

1. Service, utility, and mechanical functions, including retail loading, should be located in alleys whenever present. When alleys are not present, service, utility and mechanical functions should be placed behind buildings and provisions for access should be made.
2. Service, utility, and mechanical equipment that is visible from the street should be screened from view with landscaping or enclosures. Backflow preventers and fire standpipes, along with utility box transformers should be screened.
3. All screening devices should be compatible with the architecture, materials and colors of adjacent buildings.
4. Trash areas that are visible from public streets or adjacent properties should be enclosed by walls. Trash area entrances should be enclosed by a door.
5. Service enclosures and retail loading areas should be sited to minimize nuisance to adjacent properties.
6. Roof vent penetrations and mechanical equipment should be located at least ten feet (10'-0") from any exterior building face.

Illustrative Photo
Trash enclosures and utilities should be screened from view.

Illustrative Photo
Trash enclosures and utilities should be screened from view.

6.16 Architectural Lighting

1. Lighting should encourage a pedestrian-friendly environment and enhance both community safety and business exposure.
2. Lighting on buildings should be oriented to pedestrians in terms of scale, design, and location.
3. All exterior lighting should use full cutoff luminaries and be directed toward the areas to be lit to limit spill-over onto off-site uses.
4. Light quality should not be harsh, glaring, blinking or shed beyond lot lines.
5. Building lighting may include low-level exterior lights adjacent to buildings and along pathways for security and wayfinding purposes and low-level accent lighting features and landscape elements.
6. Alleys should have lights mounted on outbuildings or garages.
7. Lights should use LED and other technologies to maximize energy efficiency.
8. High-pressure sodium lights are prohibited.

Illustrative Photo
Lighting should be architecturally compatible.

7

ARCHITECTURAL STYLES

7.1 Intent

The City of Rancho Cordova has determined that a stylistic framework is necessary in order to express architectural objectives and to establish clear guidelines in order to provide the City and future applicants a basis for proposing and reviewing development proposals. These guidelines are not intended as a style manual but rather as a framework that appropriately represents the salient characteristics of various architectural styles for design exploration and application in projects. It is expected that the City will use them through a ministerial approval process, and if needed, assisted by a consulting architect versed in these matters.

Five architectural styles have been identified as relevant to the greater Sacramento area's history and deserving of continued use and interpretation:

- Main Street Commercial
- Mediterranean
- Craftsmen
- Art Deco
- California Contemporary

The above styles are described in terms that assist the user of these guidelines to understand their historic precedence and prepare contemporary designs in these historic styles. Each style is described, differentiated from the others, through nine criteria. These describe their prevalent language of composition, technique, materiality and detail for the user to apply to new designs: base, primary walls, roof-wall connections, roof, drainage, openings, attached elements, massing, and site definition and landscape.

Additional styles may be proposed by project applicants, however those styles will be measured against their consistent definition and application of the nine criteria mentioned above.

Main Street Commercial Illustrative Photo

7.2 Main Street Commercial

The Main Street Commercial style is derived from the late nineteenth and early twentieth century mixed-use architecture that characterized the downtowns of small cities and towns throughout California. Basically, a decorated rectangular masonry (or stucco) box in form, buildings are mixed-use with commercial ground floors.

Multi-story façades are typically divided into base, middle and top (tri-partite) with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper level windows are typically punched openings, often grouped in twos or threes by piers, pilasters or other façade elements, creating a repetitive bay structure directly relating to the ground floor openings, which enriches the rhythm of the façade. A moderately pronounced cornice is typical.

Main Street Commercial Illustrative Photo

1. Base

a. Multi-story buildings: ground floor is the base and is articulated by large storefront windows facing the primary street and, in some cases, walls or columns of different materials form upper floors.

b. Architectural elements other than walls are setback within the wall, may have their own material connection to the ground, such as tile, wood, and/or cast iron.

Storefront with Cast Iron Columns

Large Windows Ground Floor

2. Primary Walls

a. The primary walls, usually composed of brick, or stucco- comprise the main body of the building's tripartite façade structure. The masonry-work can be very plain of highly decorative. Cementitious Fiberboard panels (e.g.: Hardie Board) is a possible contemporary alternative

b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.

Decorative Brick

Single Plane

3. Roof-Wall Connections

The roof-wall connection is the top of the façades tripartite elevational composition. This top, articulated as a substantial cornice, can be formed with the same material as the rest of the wall or fashioned of complimentary materials.

Cornice

Parapet and Cornice

4. Roof

a. Both flat and sloped roofs are used.
   i. For flat roofs, parapets are articulated as an explicit exterior wall making a visual transition to the sky through plain or elaborate profiles.
   ii. Sloped roofs are clad in tile, metal, or shingles (asphalt, concrete, or photo-voltaic).
b. Roofs may be accessible and be used as balconies or terraces.

Flat Roof with Detailed Parapet

Parapet with Signage

5. Drainage

a. Rainwater may be diverted away from public sidewalks in several ways:
   i. downspouts on the back-side or alley-side of the building,
   ii. internal drain pipes embedded within the buildings walls (visible only on rear),
   iii. awnings or canopies.

Awnings at Commercial Frontage

Drainage on Side of Building

6. Openings

a. Ground floor windows and doors are large and expensive, typically with a transom. Heavy-piers between openings are typical and a strong horizontal element such as a heavy cornice, cloth canopies, or flat awnings tied back to the façade, separate the base from the middle or body of the building.

b. The residential level above the retail level is characterized by punched openings what bays of 2-3 windows between vertical piers of pilasters that extend down to the retail level. At times the vertical piers can run between the windows to further articulate the façade. Upper floor windows are typically double-hung (two lites), vertically, and grouped with a rhythm relating to the major storefront openings below.

Double-Hang Upper Windows

Ground Floor Storefront Windows

7. Attached Elements

Awnings, canopies, and second (2nd) floor balconies may extend into the public right-of-way (where zoning permits). Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.

Canopy Frontage

Awnings at Ground Floor Retail

8. Massing

Main Street Commercial buildings tend to be square or rectangular boxes. However, subtle variations in height can add interest to a façade, emphasize important architectural features such as a building entrance, or can accentuate a corner condition.

Two-Story Commercial Block

Articulated Corner Block

9. Site Definition and Landscape

a. Planting on ground floor street-facing façades is not permitted. Potted trees and plants are permitted.

b. Landscape, however, is to be in interval courtyards and street-facing forecourts.

Commercial Frontage

Commercial Frontage with Seating

Mediterranean Illustrative Photo

7.3 Mediterranean

Derived from the adobe structures of the Spanish Missions, and showcased in the California pavilion at the World's Columbian Exposition of 1893, and adopted by several railroad companies for their train stations and hotels, it quickly became a fixed style of California, widely used on both institutional and residential buildings. Walls often have significant depth and any attempt to imitate these, especially in features such as arcades, will help the authenticity of the language. The Mission style is a mature and complex architectural language. Its heritage is so extensive, that when applied, it evokes a heightened sense of urbanity, and an intimate relationship with nature. Key characteristics of the style include white or light-colored stucco walls, sloped red tile roofs with exposed rafter ends, shaped parapets, and extensive balconies often with ornate metal rails. Building composition is flexible, with both asymmetrical, picturesque arrangements and ordered, symmetrical ones appropriate to the style. The use of arched openings, either unframed on windows, or in ground floor arcades at entries or adjacent to open space, is common. Building façade compositions can be symmetrical but are generally asymmetrical in terms of window size, location, and alignment.

Mediterranean Illustrative Photo

1. Base

a. Exterior walls reach the ground with an expression of weight, with or without a base.

b. An explicit element of base is described either as a painted band of traditional colors or an applied band of stone or cast concrete.

c. Elements setback within the wall may have their own material connection to the ground, such as tile, plaster or concrete.

Raised Ground Floor and Stoop

Painted Base with Recess

2. Primary Walls

a. Expressed as single-plane expanses of plaster wall.

b. May be articulated by traditional moldings or applied ornament of stone or cast concrete to describe the vertical divisions into the base, body and top.

c. Control joints allowed.

d. Columns are relatively abstract with minimal articulation on the capital and base.

Single Plane Composition

Appliqué at Cornice

3. Roof-Wall Connections

a. Exterior walls will transition into roof form by one of three devices:

i. a projected wooden eave with exposed wooden rafters,
ii. a plaster molding or,
iii. a tile cap.

b. Foam moldings are permitted only on the second (2nd) floor or above and should not be used in occupied or high-use areas such as doorway trim or facing balconies.

Expressed Rafters, Broad Eave

Clay Tile with No Eave

4. Roof

a. May be pitched at a 3:12 ratio and finished in clay or concrete tile with overhanging eaves typically supported by brackets attached to the façade.

b. Flat roofs are allowed and should be articulated as an explicit exterior wall (tile may be multi-color randomly placed) visual transition to the sky. May be accessible and used as balconies or terraces.

c. No birdstops allowed at end condition: must be mortar filled,

Sloped Tile Roof

Parapet with Flat Roof

5. Drainage

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.

b. Flat roofs may be drained by use of trumpet scuppers. Such roofs draining internally to the roof will need tile or ceramic scuppers on exterior walls.

c. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.

Projecting Scuppers

Scupper and Downspout

6. Openings

a. Windows are generally punched openings with little to no surround. Deep-set (min three inch (0'-3") plaster return) and combined with deeper balcony, loggia, and arcade elements to generate complex building-wide vertical or horizontal compositions.

b. Such compositions can be symmetrical overall, locally symmetrical or, asymmetrical.

c. There is high ratio of wall to window, meaning that the windows are read as "punched."

d. Shutters are the aggregate size of the associated opening.

Large Ground Floor Windows

Trimmed Major Openings

7. Attached Elements

a. All allowable urban frontages in the project area can be expressed in terms particular to this architecture.

b. A number of architectural elements such as balconies, stairs, and chimneys can encroach beyond the primary exterior surface of buildings and into their setbacks. Balconies can either be supported by bracketing or can be entirely metal in construction.

Integral Chimney

Balcony Overextending Sidewalk

8. Massing

a. Volumetric compositions can be of a single primary volume offset by a variety of lesser ones. Also possible are compositions that are expressed in a single volume.

b. It is common and desirable to articulate building corners on corner lots. Various scales of tower elements are employed as either habitable spaces or as a means of ventilation. They can either protrude above the general building mass or can be engaged to a wall.

c. Such designs can be devised at the geometric corner or adjacent to it.

Stepped Back Upper Floor

Vertical Articulation of Corner

9. Site Definition and Landscape

a. Buildings typically collect surrounding public and private space into walled precincts consistent with their use. Forecourts, garden walls, and zaguans are common.

b. The landscape of gardens and courtyards heightens the spatial character of each such enclosed exterior room.

Outdoor Gathering Areas

Fountain as Central Garden Focus

Craftsman Illustrative Photo

7.4 Craftsman

This style was initiated in the Midwest and applied throughout California. It carries strong Asian and Swiss influences and was most popular from 1900 to 1920. Historically, such craftsman structures were composed of horizontal, single- and two-story volumes. In contemporary times, one or two- additional rooms were added often by integrating the top floor within the volume of the roof. Good examples of Craftsman buildings for larger scaled 3-5 story buildings can be found in historical hotels, California courtyard multifamily housing and mountain / national park resorts.

In its most simple form, it is a wood box surrounded by various attached elements, such as roof dormers or expressive downspouts. Walls are typically horizontally placed wood siding, shingles or board-and-batten (often in a combination of two or three) with a foundation base and piers in river stone, brick or stucco. Rafter tails, decorative brackets, and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood. Roofs are composed of shallow sloped gabled forms, and made of wood or asphalt shingles with broad overhangs and eaves.

Craftsman Illustrative Photo

1. Base

a. Craftsman houses invariably rest upon a base of concrete, stone, or brick.

b. Stone is largest at the bottom and smallest at the top reflecting the natural stacking of the material.

c. The lower floor may be stucco (20-30 fine sand finish) with the upper floor(s) clad in wood or shingle siding.

Masonry and Stone Base

Concrete Base

2. Primary Walls

a. Walls should show no more than two (2) materials along any vertical section of the building, with no more than ninety percent (90%) of the total wall surface in one material.

b. Piers are a minimum of 6"x6" if wood posts, and 18"x18" if stone or stucco.

c. Stone is largest at the bottom and smallest at the top.

Painted Siding

Painted Shingles Over Siding

3. Roof-Wall Connections

a. Wide eaves with exposed rafters.

b. Wood braces may be used.

c. Min three feet (3'-0") overhang.

d. Decorative, spaced boards to vent attics.

Brace and Exposed Rafters

Structural Elements as Decoration

4. Roof

a. Principal gables are between 3:12 and 4:12, and shed slopes are less than the principal slope (between 2:12 and 6:12).

b. Dormers may be used to provide light and air to rooms in the attic space.

c. Heavy timber throughout in lookouts and brackets (6x8 min).

d. Clad in asphalt shingles.

e. Brackets are typically used to support the gable ends of roofs.

Bracketing a Roof Gable

Dormer with Pitched Roof

5. Drainage

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.

b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.

c. Downspouts are painted or copper and typically round or square.

Downspout

Gutter and Downspout

6. Openings

a. Window openings should be oriented vertically, although several windows may abut to form a horizontal overall opening.

b. Window lites may be divided into equal increments or be divided on a portion of a window (such as the upper portion of a double-hung or casement window.

Paired Openings Composed Horizontally

Vertical Openings

7. Attached Elements

a. Porches, chimneys, and trellises can encroach beyond the primary exterior surface of buildings and into their setbacks.

b. Tapered, square columns.

c. Deep porches to block sun and provide shade to interiors.

Front Porch

Porte-Cochere

8. Massing

a. Buildings in the Craftsman Style are characterized by low sloping extended roof eaves supported by wood bracket details, low wide roof angles, exposed roof rafters, gabled or sloped roof dormers and tapered panel columns with stone bases.

b. Top floor is always subsumed in roof with dormers.

c. A large gable roof with dormers to break up massing is typical. Dormers may have shed or flat roofs, or gable ends.

Upper Story Concealed in Roof

Projected Upper Story

9. Site Definition and Landscape

a. Buildings typically face a front yard.

b. Garden walls of rounded stone and/or clinker brick, brick are common.

c. Trellis and other woodwork define outdoor porches and patios.

Trellis as Entry

Natural Elements with Garden Wall

Art Deco Illustrative Photo

7.5 Art Deco

Art Deco emerged in the US in the 1930s and 40s, and was the first widely popular modern style, spreading through large cities and small towns alike. The style made a major impact on commercial, institutional, and large-scale residential building throughout California. The Art Deco style is characterized by volumes that step back at upper floors, long pilasters that run the entire height of the building, flat roofs, smooth lines, geometric shapes, and streamlined forms. Windows typically are located between the pilasters and, between floors, are often separated by decorated transom panels. Although towers may have roofs clad in metal.

Decorative features, such as infill panels, entry doors or canopies, incorporate strong geometric motifs, sometimes inspired by native architecture, and are often made of contrasting materials, such as metal or ceramic tile. The more exuberant versions of the style incorporate aggressive geometries of chevrons or ziggurats in façade design, while a more streamlined version, sometimes referred to as Arte Moderne, utilizes more sedate compositions with a horizontal emphasis. For Frisco Square, the use of the Art Deco should be limited to prime corner locations, while Arte Moderne can be applied in prime corner as well as all other locations including mid-block applications.

Art Deco Illustrative Photo

1. Base

a. Exterior walls are supported on a base composed of stone, cast concrete, glazed terra cotta tile, or glazed ceramic tile (bathroom tile is not permitted).

b. The entire ground floor height may be articulated as the base of the building.

Masonry Base and Monolithic Wall

Ground Floor as Base

2. Primary Walls

a. Façades are typically articulated with smooth wall surfaces of stucco, brick or tile, and given vertical or horizontal emphasis through exaggerated piers or horizontal bands.

b. Pilasters running the entire height of the building should be included as part of the façade design.

c. Windows should be located between the pilasters.

Stone

Glazed Terra Cotta

3. Roof-Wall Connections

a. Exterior walls should extend beyond the roof level and form a parapet that is configured in one of three ways:

i. pilasters that continue beyond height of interstitial walls,
ii. walls that continue beyond height of the pilasters,
iii. wall and pilaster that reach to same height.

b. Decorated metal, ceramic tile, or glazed terra cotta transoms may be incorporated as part of parapet.

Column Extensions with Metal Panels

Undulating Parapet

4. Roof

a. In most cases, roofs should be flat with the exterior walls extending beyond the roofline to form parapet walls.

b. Cornice lines are generally simple bands with littler to no articulation.

Flat Roof

Decorative Cap

5. Drainage

a. To preserve the stylized lines of the Art Deco façades, roof drainage should located within walls of the building itself and therefore not visible on the façade.

b. Where external scuppers and downspouts are utilized, they should be located on the side or rear façades.

Gutter and Downspout

Scupper and Downspout on Side

6. Openings

a. Windows are typically grouped to provide large areas of glazing. They can be punched openings or long horizontal bands of ribbon windows.

b. Windows should be multi-paned and vertical in orientation. Horizontally proportioned picture windows are also permitted. Both casement and hung windows are acceptable.

c. On the ground floor of mixed-use buildings, long, horizontal elements should be used in the design of the storefronts.

d. Corner windows are typical, emphasizing horizontal and vertical readings.

e. Finely crafted, metal window grates are permitted and metal or tile transom panels between windows on consecutive floors are encouraged. Sill and head band material can contrast main building massing material for emphasis.

f. Residential entry doors should have large-pane glazing or large panels with horizontal proportions.

g. Doors should have a decorative surround.

Residential Entry Door

Recessed Double-Hung with Decorative Transoms

7. Attached Elements

a. Architectural elements such as balconies and awnings must be designed and assembled of finely crafted metal, and may encroach into the building's setbacks.

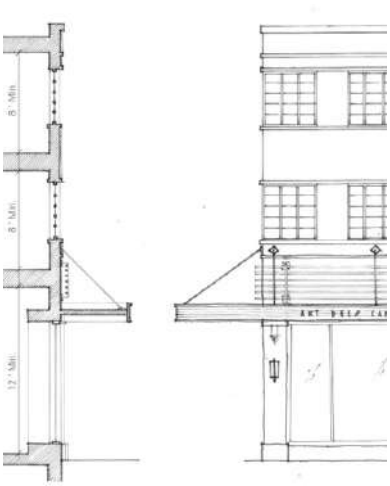
b. For the ground floor of mixed-use buildings, a projecting canopy should be provided over retail storefronts.

c. Decorative features, such as infill panels, entry doors or canopies, incorporate strong geometric motifs, sometimes inspired by native architecture, and are often made of contrasting materials such as metal or ceramic tile.

i. The most exuberant versions of the style incorporate aggressive geometries of chevrons or ziggurats in façade design.

ii. A more streamlined version, sometimes referred to as Arte Moderne, utilizes more sedate compositions with a horizontal emphasis.

Decorative Metal Awning



Illustrative of Mixed-Use Façade

8. Massing

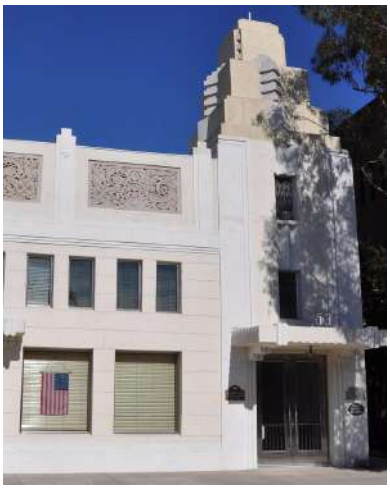
a. Building façades have horizontal emphasis characterized by uninterrupted bands between levels.

b. Upper stories should have step backs, particularly for buildings over 3-stories.

c. Building corners can be squared with corner windows or rounded with windows around entire curve.

d. Towers are allowed at building corners and should rise above the roof cornice.

Stepped-Back Volumes



Higher Volume at Entrance

9. Site Definition and Landscape

a. Buildings may be situated in a zero-setback urban condition.

b. Buildings may also utilize the following frontages: front yard, porch, forecourt, arcade or storefront.

Porches

Awnings on Ground Floor

California Contemporary Illustrative Photo

7.6 California Contemporary

The California Contemporary style reinterprets the modernist tradition with a local and eclectic flair. The style tends to emphasize massing over structural articulation and is characterized by interlocking volumes of different colors and materials, rather than repetitive, "cookie-cutter" façades and/or large, unarticulated building volumes. The style is typified by flat roofs, asymmetrical and streamlined building composition, repetitive building elements articulated as abstract planes or forms, and expanses of glass that allow integration between interior and exterior spaces. The use of industrial materials such as glass, concrete and fiberglass in combination with natural materials is common.

Given its abstract nature, the California Contemporary style relies heavily on the use of the façade diagram of ***"parti"*** (point of departure) or a set of major decisions about the overall organization of the building mass as a formative element. The process for mulitfamily or mixed-use buildings in Rancho Cordova should begin with the *parti* which shall include the following specific formal elements: an asymmetric composition with a horizontal emphasis balanced with vertical feature(s);

- a subdivision of the overall building form into discrete and distinguishable masses;
- the articulation of the exterior surface into planes with a visible layering of elements, and;
- expanses of glass.

Unique façade features and individual volumes may be highlighted with a bright or contrasting color. Despite its use of an abstract vocabulary, buildings shall be articulated with a human scale. A base and middle shall be established; a cap or attic story may be clearly articulated or implied through modest upper level adjustments such as a taller parapet.

California Contemporary Illustrative Photo

1. Base

a. Exterior walls reach the ground with or without a base.

b. Where present, the base is articulated as a band of stone, concrete block, cast concrete, or corrugated metal.

c. The entire ground floor height may be articulated as the base.

No Base with Glass Infill Panels

Residential Ground Floor Stoops

2. Primary Walls

a. Buildings in the California Contemporary Style are characterized by planar surfaces and intersecting volumes with regulating panel seam details. No flat surfaces are without some sort of trim detail. Windows on flat surfaces must be recessed to create a shadow line or have a bracket surround detail to create a shadow line.

b. Walls and volumes are expressed as single-plane expanses of wood, cementitious, or metal siding, plaster or stucco, corrugated metal, or cast concrete. These various materials may be used in conjunction with one another.

Painted Cement Siding

Brick Walls for Accent

3. Roof-Wall Connections

a. The parapet of flat-roofed volumes may be articulated in a variety of ways: with a cornice, without a cornice, with a receding cornice.

b. Sloped roofs may or may not may have overhangs. For roofs with sloped overhangs, exposed rafters are encouraged.

c. Wood braces may be used.

Roof Articulated with Raised Metal Overhangs

Simple Pattern Beneath Parapet with Cornice

4. Roof

Roofs may be sloped, barrel shaped, flat, or a combination thereof. Sloped roofs should be clad in metal or tile.

Flat Roof

Overhangs

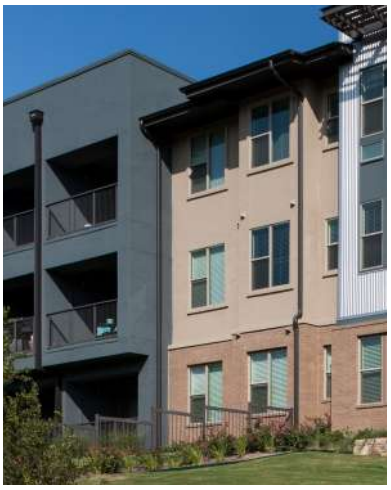
5. Drainage

a. Downspouts may be utilized as decorative vertical elements and façade accents.

b. Scuppers may be used to provide shadowed effects on flat façade surfaces.

c. Drainage components should be metal.

Scupper and Downspout



Scupper and Downspout

6. Openings

a. Window openings may be either framed or unframed.

b. Windows should be multi-paned and be vertical in orientation.

Windows Spanning Multiple Floors

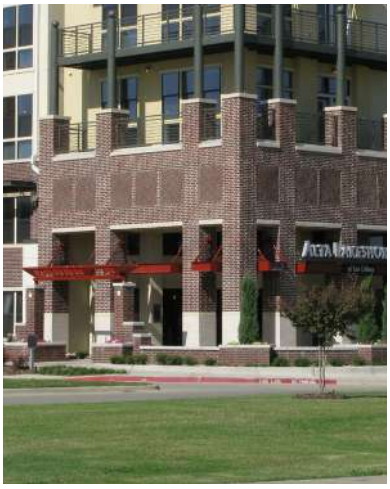
Openings Punched in Mass Wall

7. Attached Elements

a. Architectural elements (balconies, trellises, awnings, and bay windows) must be designed and assembled of finely-crafted metal or wood. These elements may encroach into the building's setbacks.

b. Arcades and galleries may also extend into the front setback.

Balconies



Metal Awnings

8. Massing

a. In order to avoid monolithic buildings of the same continuous height, buildings should be composed of interlocking volumes of differing heights and widths. However, there should be a clearly articulated hierarchy of form and depth in façade through a variety of elements. This can be done through a:

i. Clear layering of façade components
ii. Simple material palette with organized façade composition, depth and shadow
iii. Strong architectural parti/simple or clear articulation of massing/façade relief
iv. Use of simple material in unique way to create a façade interest

Upper Floors Step Back

Layering of Façade Components

9. Site Definition and Landscape

Buildings may be situated in a zero-setback, urban condition where landscaping is limited to planted pots or planters.

Raised Planter

Dooryards

8

APPROVED TREES

8.1 Intent

The following pages list shade trees that are approved for parking lots in the City of Rancho Cordova. You will need to submit a tree planting plan for review by the City Arborist. When planting, you must adhere to the minimum distances noted below. If you use a tree not on the list, you will be required to go through a more in depth review with the city.

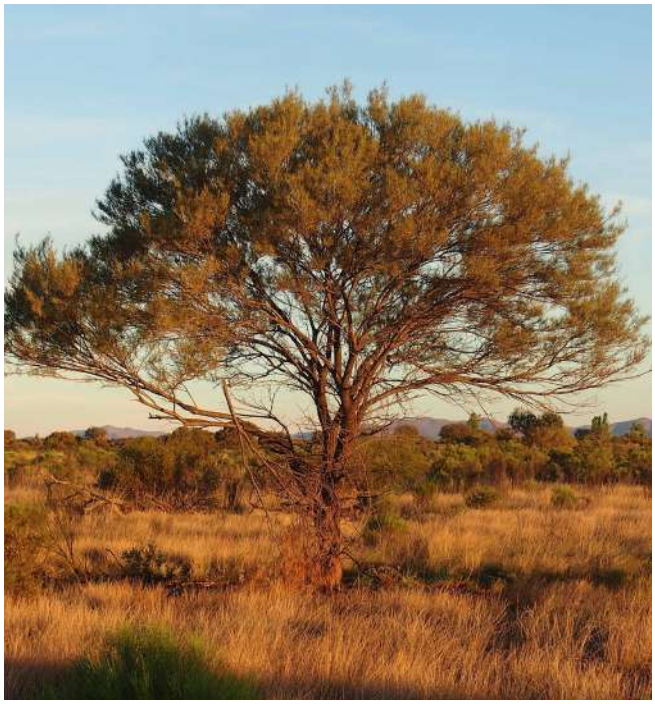
8.2 Types of Trees

A. Mulga *acacia aneura*

a. Evergreen
b. Mature Height: Fifteen to Twenty Feet (15'-0" to 20'-0")
c. Mature Width: Fifteen to Twenty Feet (15'-0" to 20'-0")
d. Growth Rate: FAST
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Five Feet (5'-0")
g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
h. Maintenance: LOW
i. Tolerates clay soil. Yellow flowers in spring.
j. Suitable Planting Under High Voltage Wires
k. Suitable Planting in Strips

B. Trident Maple *acer buergerianum*

a. Deciduous
b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
c. Mature Width: Twenty to Thirty Feet (20'-0" to 30'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Six Feet (6'-0")
g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
h. Maintenance: LOW
i. Rounded canopy. Turns red in fall.
j. Suitable Planting in Strips



C. Hedge Maple *acer campestre*

a. Evergreen
b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
c. Mature Width: Twenty-Five to Thirty-Five Feet (25'-0" to 35'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Six Feet (6'-0")
g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
h. Maintenance: LOW
i. Rounded canopy. Turns yellow to red in fall.
j. Suitable Planting in Strips

D. Columnar Hornbeam *carpinus betulu 'fastigiata'*

a. Deciduous
b. Mature Height: Forty Feet (40'-0")
c. Mature Width: Twenty Feet (20'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE
f. Min. Dist. from Hardscape: Six Feet (6'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: LOW
i. Develops dense, upright form.
j. Suitable Planting in Strips

E. American Yellow Wood *cladrastis kentukea*

a. Deciduous
b. Mature Height: Thirty to Fifty Feet (30'-0" to 50'-0")
c. Mature Width: Thirty to Fifty Feet (30'-0" to 50'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Twenty Feet (20'-0")
h. Maintenance: LOW
i. Develops a broad, oval crown. Pendulous clusters of white flowers in spring.

F. Washington Hawthorn *crataegus phaenopyrum*

a. Deciduous
b. Mature Height: Twenty to Twenty-Five Feet (20'-0" to 25'-0")
c. Mature Width: Twenty to Twenty-Five Feet (20'-0" to 25'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Five Feet (5'-0")
g. Min. Dist. from Building Foundation: Six Feet (6'-0")
h. Maintenance: LOW
i. White spring blossoms. Thorns on branches. Bright red berries in winter.
j. Suitable Planting Under High Voltage Wires

G. Autumn Gold Ginkgo *ginkgo biloba 'autumn gold'*

a. Deciduous
b. Mature Height: Fifty Feet (50'-0")
c. Mature Width: Twenty-Five to Thirty-Five Feet (25'-0" to 35'-0")
d. Growth Rate: SLOW
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: MODERATE TO LOW
i. Fruitless variety. Slow growing. Good Commercial frontage tree.

H. Goldrain Tree *koelreuteria paniculata*

a. Deciduous
b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
c. Mature Width: Twenty-Five to Forty Feet (25'-0" to 40'0")
d. Growth Rate: MODERATE
e. Water Needs: LOW
f. Min. Dist. from Hardscape: Six Feet (6'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: MODERATE TO LOW
i. Rounded umbrella shape. Yellow flowers in summer followed by yellow then brown seed capsules. Drought tolerant. Good parking lot tree.
j. Suitable Planting in Strips

I. Crape Myrtle *lagerstroemia indica*

a. Deciduous
b. Mature Height: Twenty-Five to Thirty Feet (25'-0" to 30'-0")
c. Mature Width: Twenty-Five Feet (25'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Four Feet (4'-0")
g. Min. Dist. from Building Foundation: Six Feet (6'-0")
h. Maintenance: MODERATE TO LOW
i. Commonly used single or multi-trunk tree. Blooms in summer. Several named varieties have flower colors from white, pink, purple, and red. Susceptible to aphids and sooty mold.
j. Suitable Planting in Strips

J. Saratoga Laural *larurus 'saratoga'*

a. Evergreen
b. Mature Height: Forty Feet (40'-0")
c. Mature Width: Fifteen to Thirty Feet (15'-0" to 30'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Six Feet (6'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: MODERATE TO LOW
i. Rounded leaves are aromatic and can be used in cooking.
j. Suitable Planting in Strips

K. Galaxy Magnolia *magnolia hybrid 'galaxy'*

a. Deciduous
b. Mature Height: Thirty Feet (30'-0")
c. Mature Width: Fifteen to Twenty Feet (15'-0" to 20'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE
f. Min. Dist. from Hardscape: Six Feet (6'-0")
g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
h. Maintenance: LOW
i. Single trunk, more columnar than saucer magnolia. Reddish purple flowers appear in spring before leafing out.
j. Suitable Planting in Strips

L. Chinese Pistache *pistacia chinensis*

a. Deciduous
b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
c. Mature Width: Thirty to Forty Feet (30'-0" to 40'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Six Feet (6'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: MODERATE TO LOW
i. Full round canopy. Leaves turn brilliant yellow, orange, and red in fall. Drought tolerant. Good for parking lot shade trees.
j. Suitable Planting in Strips

M. Chestnut Leaf Oak *quercus castaneifolia*

a. Deciduous
b. Mature Height: Sixty to Eighty-Five Feet (60'-0" to 85'-0")
c. Mature Width: Thirty-Five to Seventy Feet (35'-0" to 70'-0")
d. Growth Rate: MODERATE
e. Water Needs: LOW
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: LOW
i. Good commercial frontage tree.

N. Forest Green Hungarian Oak *quercus frainetto 'forest green'*

a. Deciduous
b. Mature Height: Fifty Feet (50'-0")
c. Mature Width: Fifty Feet (50'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: LOW
i. Good commercial frontage tree.

O. Valley Oak *quercus lobata*

a. Deciduous
b. Mature Height: Fifty to Seventy Feet (50'-0" to 70'-0")
c. Mature Width: Fifty Feet (50'-0")
d. Growth Rate: MODERATE
e. Water Needs: LOW
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: LOW
i. Native to California valleys, Sierra Nevada foothills and inland coast ranges. Broad rounded canopy. Tolerates heat and seasonal drought. Good commercial frontage tree.

P. Willow Oak *quercus phellos*

a. Deciduous
b. Mature Height: Fifty to Ninety Feet (50'-0" to 90'-0")
c. Mature Width: Forty to Fifty Feet (40'-0" to 50'0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: LOW
i. Yellow to red fall color. Good commercial frontage tree.

Q. Red Oak *quercus rubra*

a. Deciduous
b. Mature Height: Sixty to Seventy Feet (60'-0" to 70'-0")
c. Mature Width: Fifty to Seventy Feet (50'-0" to 70'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: LOW
i. Deep orange to red fall color.

R. Shumard Oak *quercus shumardii*

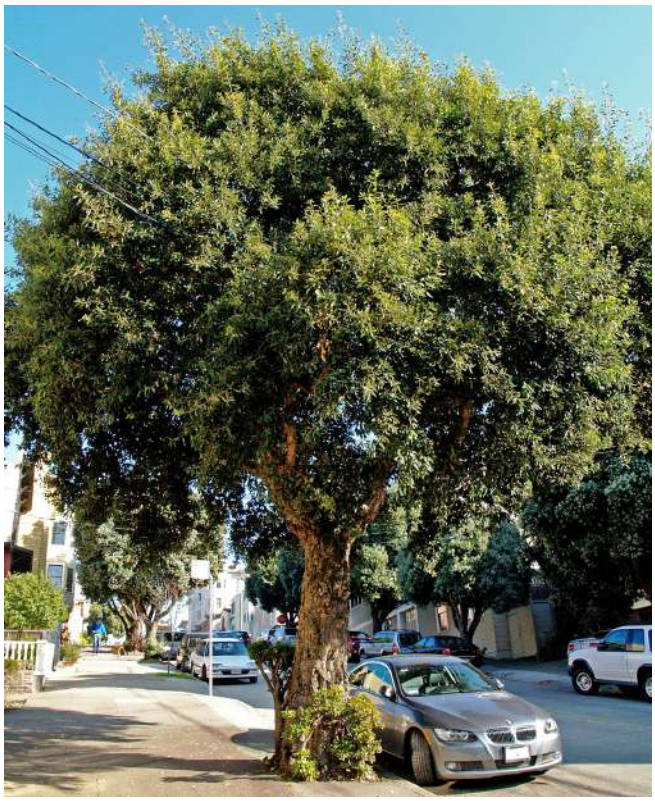
a. Deciduous
b. Mature Height: Sixty to Seventy Feet (60'-0" to 70'-0")
c. Mature Width: Forty to Fifty Feet (40'-0" TO 50'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: LOW
i. Yellow, orange, or red fall color. Good commercial frontage tree.

T. Cork Oak *quercus suber*

a. Evergreen
b. Mature Height: Fifty to Sixty Feet (50'-0" to 60'-0")
c. Mature Width: Fifty to Seventy Feet (50'-0" to 70'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Twenty Feet (20'-0")
h. Maintenance: LOW
i. Tolerates many soils but needs good drainage. Tolerates drought when established. Good commercial frontage tree.

U. Southern Live Oak *quercus virginana*

a. Evergreen
b. Mature Height: Forty to Eighty Feet (40'-0" to 80'-0")
c. Mature Width: Forty to Eighty Feet (40'-0" to 80'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: LOW
i. Native to eastern US. Adaptable to many soil types. Good commercial frontage tree.



V. Interior Live Oak *quercus wislizeni*

a. Evergreen
b. Mature Height: Fifty to Seventy-Five Feet (50'-0" to 75'-0")
c. Mature Width: Forty to Eighty Feet (40'-0" to 80'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: LOW
i. Native to central California foothills. Good commercial frontage tree.

W. Village Green Zelkova *zelkova serrate 'village green'*

a. Deciduous
b. Mature Height: Fifty to Sixty Feet (50'-0" to 60'-0")
c. Mature Width: Forty-Five to Fifty Feet (45'-0" TO 50'-0")
d. Growth Rate: MODERATE
e. Water Needs: MODERATE TO LOW
f. Min. Dist. from Hardscape: Eight Feet (8'-0")
g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
h. Maintenance: LOW
i. Upright vase shape. Red fall color. Good commercial frontage tree.

Page Left Intentionally Blank

RANCHO CORDOVA
CALIFORNIA

TORTI
GALLAS +
PARTNERS