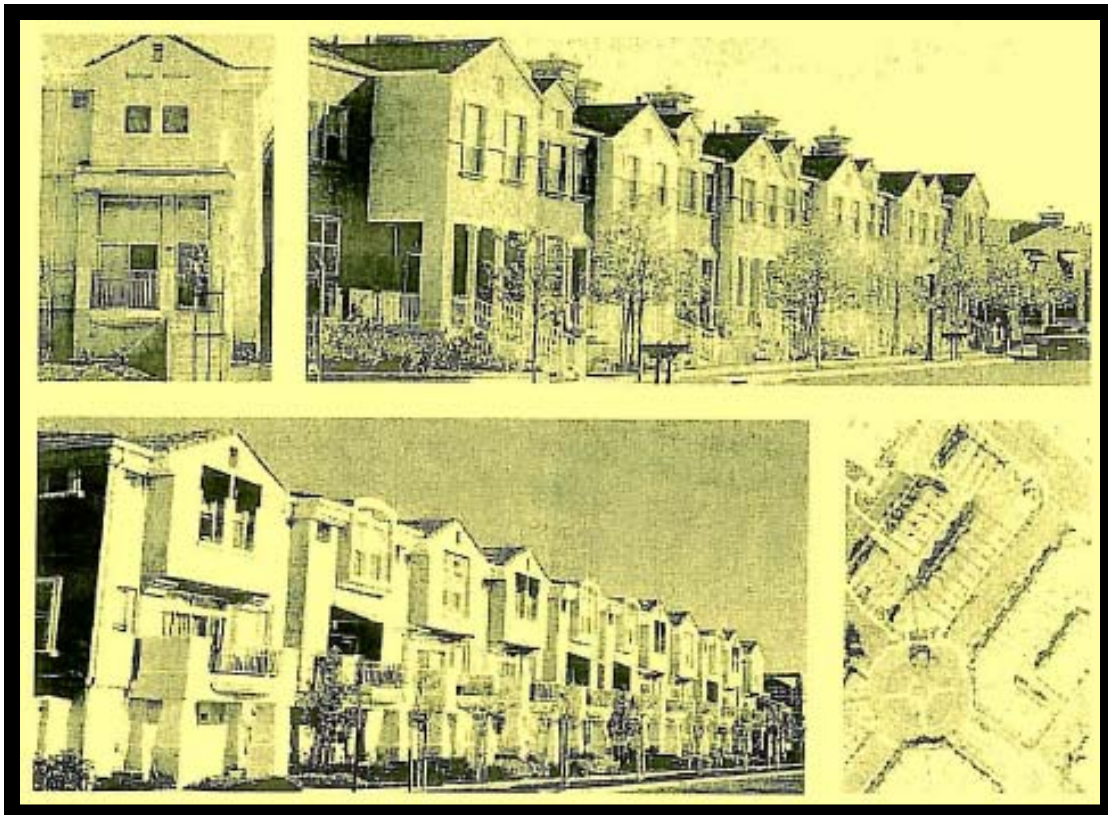


# ROWHOUSE GUIDELINES

April 2005



CITY OF MOUNTAIN VIEW

COMMUNITY DEVELOPMENT DEPARTMENT

The photographs shown here are of developments intended to represent particular aspects of rowhouse developments. In some instances, there are site, planning, or architectural features that may not comply with these guidelines and; therefore, are not encouraged.

Applicants should meet with Planning Staff early in the formulation of a development concept for assistance with interpretation of these guidelines and their application to a specific site or project.

*Prepared with the assistance of **Van Meter Williams Pollack, LLC***

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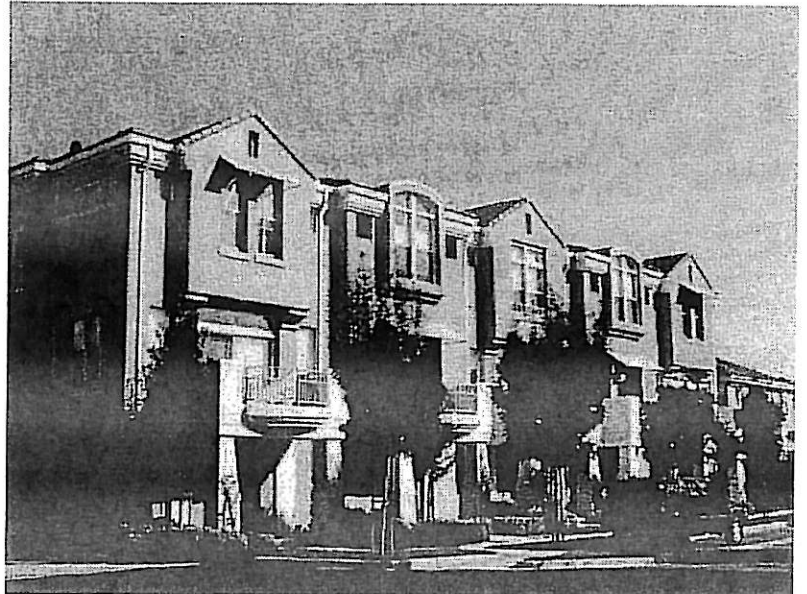


### A. BACKGROUND

#### I. INTRODUCTION

Historically, Mountain View's rowhouse projects have been limited to Precise Plan areas where the rowhouse regulations were tailored to specific sites as part of large mixed-density developments. These guidelines provide standards and guidelines to allow rowhouses in standard R2 (one and two-family), R3 (multiple-family), and CRA (commercial/residential/arterial) zones and to ensure that new rowhouses are a valued addition to the City's existing residential neighborhoods.

The Rowhouse Guidelines respond to a new type of residential development that has become increasingly popular over the past decade. This housing type serves an important need in the community. It provides an opportunity for home ownership with many characteristics of single-family homes such as large floor area, street facing front doors and attached garages, but at a higher density, lower cost and with less land consumption. Rowhouses build on the diversity of housing opportunities in Mountain View. They bridge the gap between townhouses and multiple family apartments or condominiums.



*Rowhouses in the Whisman Station Precise Plan area.*



*Rowhouses in the Crossings Precise Plan area.*



## 2. PURPOSE AND GOAL OF GUIDELINES

The purpose of the Rowhouse Guidelines is to provide direction on how new rowhouse development should be designed to create desirable residential developments and ensure a seamless integration with existing neighborhoods. These Guidelines provide assistance to architects, developers, City staff and policy makers in the preparation and evaluation of plans to achieve high-quality living environments in a rowhouse building type.

The guidelines are based on the following goals for new rowhouse development:

- Facilitate the design of quality rowhouse development within a framework that promotes creativity.
- Enhance the relationship between new rowhouse development and public streets and open spaces.
- Establish standards and guidelines that foster creation of residential neighborhoods with automobile, bicycle and pedestrian connections, opportunities for neighbors to meet neighbors and a strong sense of community.
- Integrate new development with existing neighborhoods, wherever possible, through automobile, bicycle and pedestrian connections combined with appropriate neighborhood traffic calming measures.
- Maintain an appropriate scale and pattern of development that is compatible with existing neighborhoods and fosters social interaction.
- Minimize impacts related to privacy and shadows to existing residences and open spaces.



*The purpose of the Mountain View Rowhouse Guidelines is to facilitate the design of quality rowhouse development within a framework that promotes creativity.*



*The Guidelines seek to maintain an appropriate scale and pattern of development that is compatible with existing neighborhoods and fosters social interaction.*

- Provide adequate, usable, safe and high quality common and private amenity areas
- Highlight and minimize impacts to significant natural features such as heritage trees, trails and creeks.

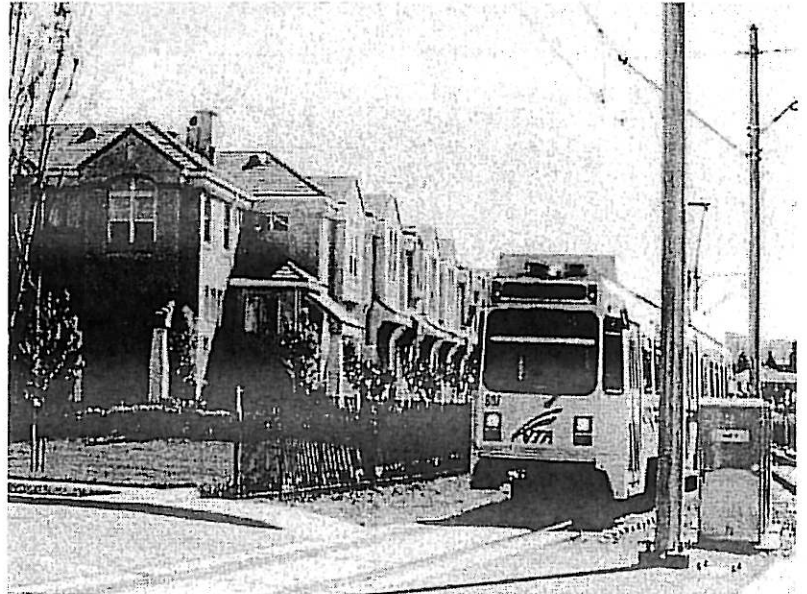
### 3. APPLICATION PROCEDURES

#### 3.1 ADMINISTRATION

The Zoning Administrator shall have the responsibility for interpreting and administering these standards. The Zoning Administrator shall review and monitor the implementation of these standards and recommend modifications, amendments and updates, as appropriate.

#### 3.2 SITE PLAN AND ARCHITECTURAL REVIEW

The purpose of site plan and architectural approval is to determine compliance with the zoning ordinance and to provide qualitative evaluation of development proposals.



*The Zoning Administrator shall have the responsibility for interpreting and administering these standards.*



*The purpose of site plan and architectural approval is to determine compliance with the zoning ordinance and to provide qualitative evaluation of development proposals.*

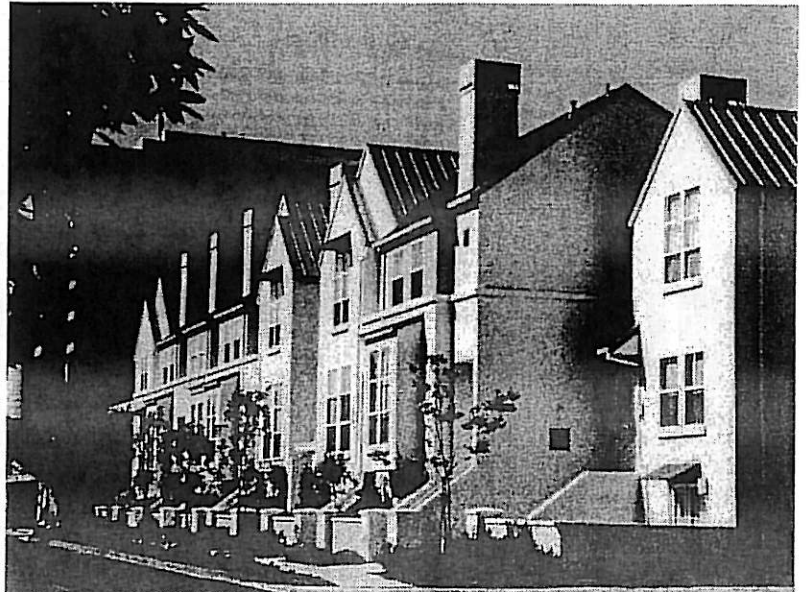




## 4. BACKGROUND INFORMATION

### 4.1 RELATIONSHIP TO THE GENERAL PLAN

Mountain View's 1992 General Plan states: "New development is important to respond to changing needs of the community. New development must be carefully located to fit the rest of the community so that the benefits of new vitality do not come at the expense of existing quality." And that, "It is important to achieve and maintain good urban design as an important aspect of Mountain View's character."



*It is important to achieve and maintain good urban design as an important aspect of Mountain View's character.*

### 4.2 RELATIONSHIP TO ZONING ORDINANCE

Almost all rowhouse development will occur in the R2 and R3 zones. The CRA zone will have mostly mixed-use development, but may have rowhouses as a part of a mixed-use site plan. Rowhouses will require a Planned Unit Development (PUD) permit in R2, R3 and CRA zones.

Multi-family housing is allowed as a conditional use in the CRA zone.



*New rowhouse development would fall under the City's General Plan definition for Medium-high Density Residential.*

#### 4.3 RELATIONSHIP TO OTHER RESIDENTIAL DEVELOPMENT GUIDELINES

The Small Lot Single-Family and Townhouse Guidelines were created as a guide to achieving good quality residential environments in R2 and R3 zones at varying densities. Ultimately the Rowhouse Guidelines will act as a companion to the existing Guidelines using many similar principles. Where sites contain hybrid of several housing types, each will be subject to specific standards and guidelines for that housing type, for example, the Townhouse Guidelines will be applicable to the townhouse portions of mixed rowhouse/townhouse developments. Hybrid developments will be required to seamlessly integrate housing types in a cohesive manner to create a high quality and desirable living environment.



*Single-Family developments, are subject to Mountain View's Small Lot Single-Family Design Guidelines.*



*The Townhouse Guidelines will be applicable to the townhouse portions of mixed rowhouse/townhouse developments.*



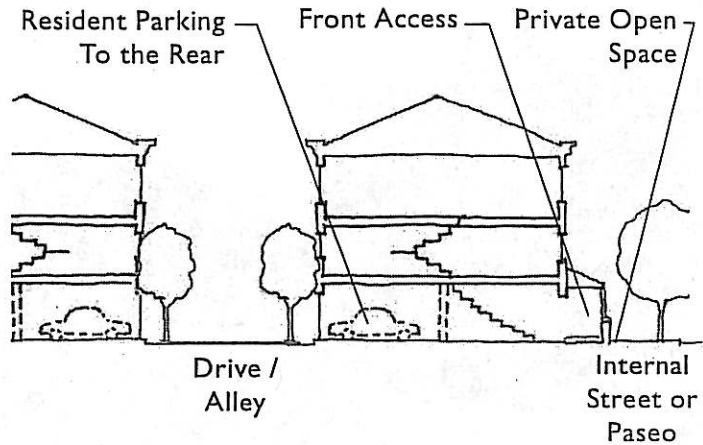
## 5. ROWHOUSE CHARACTERISTICS

### 5.1 DEFINITIONS

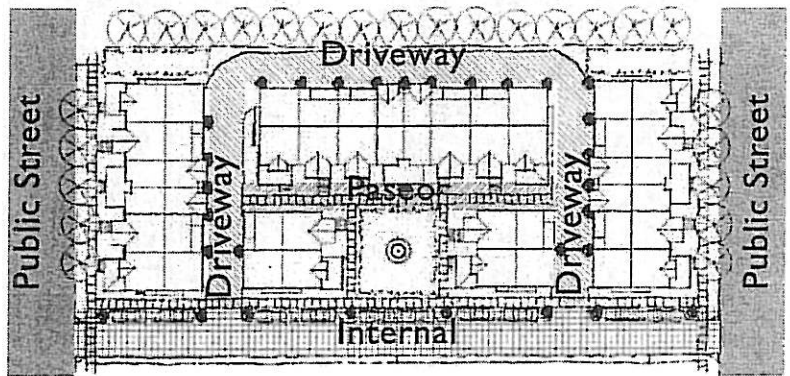
The Zoning Ordinance defines a rowhouse as follows: "A rowhouse is a one-family dwelling in a row of such units, where each unit has its own front access which is usually above grade, no unit is located over another unit, and each unit is in either an attached configuration or separated by no more than ten feet. The garage is at the rear of the unit with visitor parking located as on-street parking, in lots or separate buildings. Private open space may be limited to a porch, patio, front yard or deck."

The primary difference between townhouses and rowhouses is that the garage entrance to townhouses is on the same side of the building as the house entrance, while the garage entrance to rowhouses is at the rear. Some other features that distinguish rowhouses are:

- The front entrance opens to the street or a common open space and usually has a front yard and porch.
- They look more urban because they can be built at higher densities than townhouses.
- They are often taller than townhouses because most often the garage level is at grade or somewhat depressed and there are two or three floors of living space above that.
- Garages are accessed by means of rear alleyways or mews.
- Shared common open spaces are large with units gathered around them.
- There is no back yard, although there may be rear decks or balconies.



*A rowhouse is a one-family dwelling in a row of such units, where each unit has its own front access which is usually above grade, no unit is located over another unit. Each unit is in either an attached configuration or separated by no more than ten feet.*



*New rowhouse developments should include a distinct hierarchy of public streets, internal streets, paseos and driveways.*

### 5.1.1 Internal Streets

Internal streets serve as the framework for a rowhouse development. Internal streets are typically privately owned and should be designed with a high degree of walkability and the high quality standards of public streets, with sidewalks, parallel parking and street trees. Gated or walled-off projects are not permitted.

### 5.1.2 Driveways

Driveways, also commonly referred to as an "alley" or "mews," allow access to garages located to the rear of rowhouses.

### 5.1.3 Paseos

Paseos are pedestrian walks which help connect different parts of a development including building entries, recreational or common open space areas and parking.



*Internal Streets are typically privately owned and should be designed to the high quality standards of public streets, with sidewalks, parallel parking and street trees.*



*Paseos are pedestrian walks which help connect different parts of a development including building entries, recreational or common open space areas and parking.*

### 5.1.4 Unit Rows

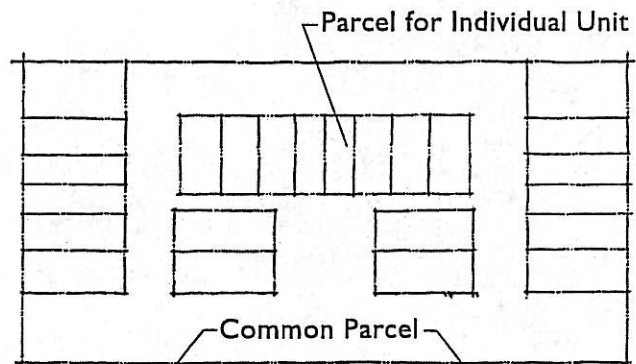
To be considered a Rowhouse, buildings should have a minimum of three units adjacent to one another in a row. For projects with more than three rowhouses on a site, two units may be allowed in a row in some instances to respond to unique site characteristics such as to allow public street frontage on narrow sites or to accommodate oddly shaped sites.

### 5.1.5 Fee Simple" Parcels

The design standards and guidelines do not make distinctions between "fee simple" projects (where each unit sits on an individual parcel) versus a common ownership/condominium arrangement. However, fee simple projects shall be subject to all building code requirements for attached single family housing and zero-lot line construction, such as construction type and fire rating requirements.



*To be considered a rowhouse, buildings should have a minimum of three units adjacent to one another.*



*"Fee simple" developments subdivide the site into a series of small parcels, with each small parcel corresponding to the general footprint of each unit, plus an additional parcel for common areas such as driveways, pathways, and common open space.*

## 5.1.6 Detached Rowhouses

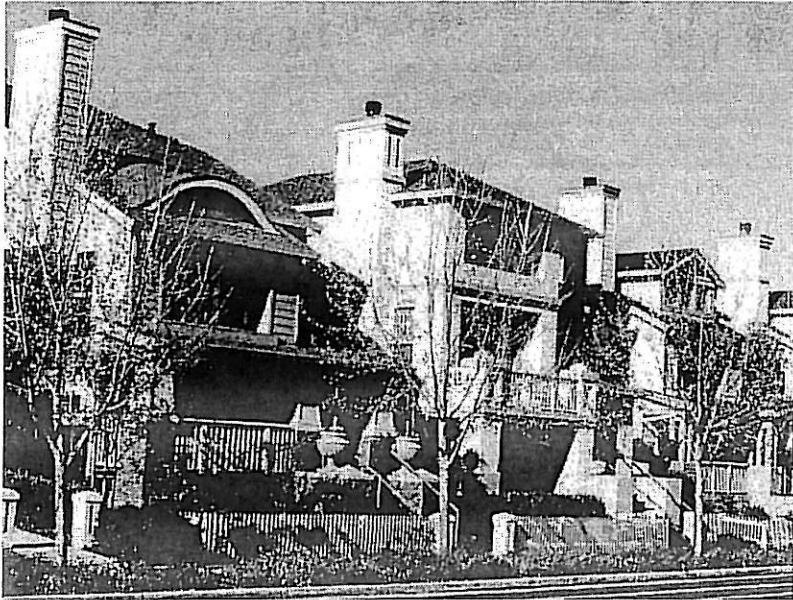
A variation of rowhouse development where each unit is separated by a small space (i.e., detached). In these "detached rowhouses," units may be spaced a minimum of 3 feet and a maximum of 10 feet apart from each other. The spaces between units should be either landscaped with shrubbery and ground cover, or paved with a side-yard access pathway. The spaces should be designed to accommodate utilities such as air conditioning units, electric utilities and water meters.

## 5.1.7 Shared Parking Garage Rowhouse Projects

Because this building type is fundamentally different than rowhouses built on grade, rowhouse-style condominium projects with underground parking garages are considered a variation of multifamily projects and are regulated by the multifamily apartment standards, rather than the rowhouse guidelines.

## 5.1.8 Mixed Unit Projects

In some instances, usually on large sites, it may be desirable to include a mixture of units such as townhouses, small-lot single family or larger multi-family apartments. In mixed unit projects, each unit type should be designed to the specific standards and guidelines of the unit type.



*These homes on Evelyn Avenue in Mountain View have approximately 10 foot separations between structures. The homes have buildings are individualized and have an attractive urban presence from the street.*



*These units on Bryant Street in downtown Mountain View resemble rowhouses, but are built over a common submerged parking garage rather than with individual garages as part of each unit.*



## 6. DEVELOPMENT STANDARDS

This section contains quantitative site development standards that provide density requirements, setbacks, building heights and other considerations to coordinate the placement of homes, landscaping and streets within rowhouse developments. Most of the quantitative standards are requirements in the Zoning Ordinance and typically employ the word "shall." The Zoning Ordinance requirements are more rigidly fixed. Planned Unit Development permits allow for flexibility in site planning provided that a project complies substantially with the purpose and intent of the General Plan, ordinance and applicable guidelines and meets the findings per Section A36.58.050 (Planned Unit Developments) of the Ordinance.

Quantitative standards that are guidelines include: lot width, lot size and private and common open space requirements. They typically employ the word "should." Some flexibility is permitted if they substantially aid in meeting the overall principles and objectives of the guidelines.

### 6.1 APPLICABILITY

These standards and guidelines apply to any rowhouse development within the R2, R3 or CRA Zoning Districts. They also apply in Precise Plans that specifically refer to the R2, R3 or CRA Zoning Districts as the development standards for the area. The guidelines supplement the underlying development standards of the Zoning Ordinance including requirements for yard setbacks, building separation and height limits. Other unit types such as garden apartments, stacked flats, townhouses and small-lot single-family, will continue to be evaluated according to the standards and guidelines specifically related to that unit type.



*These rowhouses at Whisman Station are a part of a larger mixed-use development.*



*The goal of the Development Standards is to augment the Zoning Ordinance.*



## SUMMARY OF ROWHOUSE STANDARDS AND GUIDELINES

The following table provides a summary of the development standards for rowhouses.  
Guidelines are indicated with an asterisk (\*)

ISSUE		STANDARD / GUIDELINE
Density		Shall not exceed maximum per underlying zoning designation of the site.
Lot Width*		100' width, minimum.
Lot Area*		0.5 acres, minimum.
Floor Area Ratio		0.90; except that a floor area ratio of 1.05 shall be allowed for rowhouse developments with densities equal to or greater than 20 units per acre.
Detached Units*		Minimum distance of 3' and a maximum distance of 10' between units.
Setbacks	Front (public streets)	15' minimum.
	Side	10' minimum for the first two stories and 15' minimum for the third story.
	Rear	10' minimum for the first two stories and 15' minimum for the third story.
	Side and Rear Setbacks in R2 Zones and adjacent to R1 and R2 Zones	15' minimum for all stories.
Site Coverage		35% of site, maximum area covered by structures.
Open Area	Landscaped Open Area	35% of site, minimum.
	Common Open Space*	100 square feet, minimum per unit. Minimum dimension—20'.
	Private Open Space*	100 square feet, minimum per unit.
Height Limits		45' maximum, 36' maximum wall height.
Parking	Studio Units	1.8 spaces of which 0.3 spaces shall be for guest parking. 1 space shall be covered.
	Units with one or more bedrooms	2.3 spaces of which 0.3 spaces shall be for guest parking. 2 spaces shall be covered.
	Tandem Parking *	50% of the spaces (not including guest spaces) may be tandem. One additional temporary parking space is required for every 10 tandem parking spaces.

\* Guideline

## 6.2 ROWHOUSE DENSITY

There are no minimum or maximum densities for rowhouses. Projects shall be required to conform to the underlying density allowed by the zoning for that site.

Rowhouse developments are generally considered to have a higher net development density than townhouses, but a somewhat lower density than multifamily apartments.



*Rowhouse projects shall be required to conform to the underlying density allowed by the zoning for that site.*

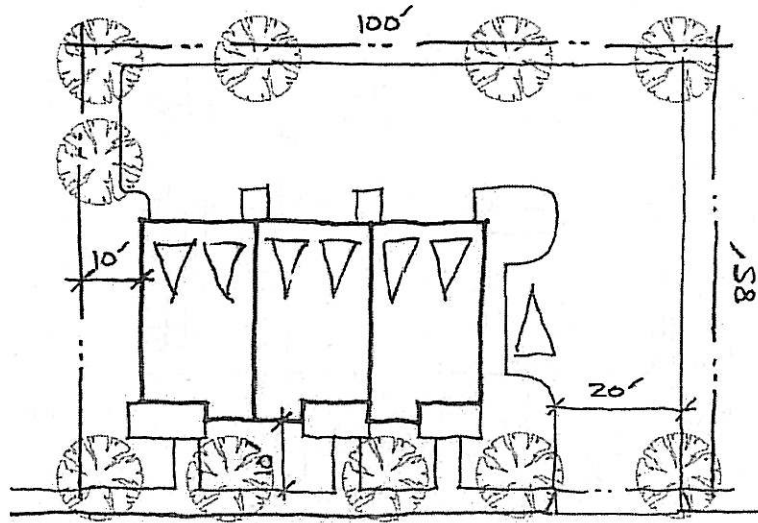


## BACKGROUND AND STANDARDS

### 6.3 LOT DIMENSIONS

Lots on which a rowhouse project is to be developed should have a minimum width of 100 feet in order to accommodate three rowhouses units facing a public street, and providing enough space for an access drive for the rear garage access as well as setbacks.

Rowhouse developments should have a minimum lot area of 1/2 acre. No minimum depth is required, however single-aspect streets and drives where the fronts of units face the side or rear of the site are not permitted.



### 6.4 FLOOR AREA RATIO

The Floor Area Ratio for rowhouse development is .90 for projects with a density under 20 du/ac and 1.05 for projects with a density of 20 du/ac or more.

*Rowhouse lots shall have a minimum width of 100 feet in order to accommodate three rowhouses units facing a public street*

### 6.5 SITE COVERAGE

Buildings or structures shall not cover more than thirty-five (35) percent of the total lot.



*The Floor Area Ratio for rowhouse development is .90 for projects with a density under 20 du/ac and 1.05 for projects with a density of 20 du/ac or more.*

## 6.6 SETBACKS

### 6.6.1 Front Setbacks (from Public Streets)

The main façade of new rowhouses facing public streets should be located parallel to the public street (rather than sideways) in order to provide an attractive street edge, and shall have a 15 foot minimum setback from the front property line.

### 6.6.2 Front Setbacks (from Private/Internal Streets)

Front setbacks should be 10 feet from the sidewalk of a private/internal street providing enough room for planting and privacy while still allowing a strong relationship between the units and the street.

### 6.6.3 Side Setbacks (from property line)

R3 and CRA commercial zones:

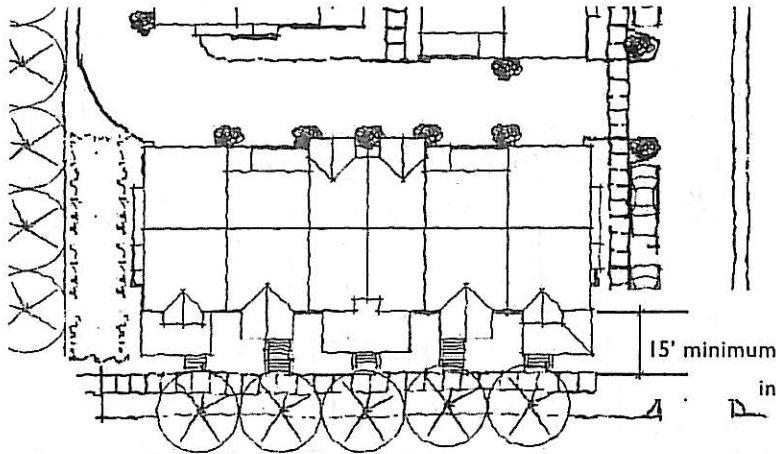
First and second floors shall have a 10 foot minimum setback from the property line. Third floors shall have a 15 foot minimum setback from the property line.

R1 and R2 zones:

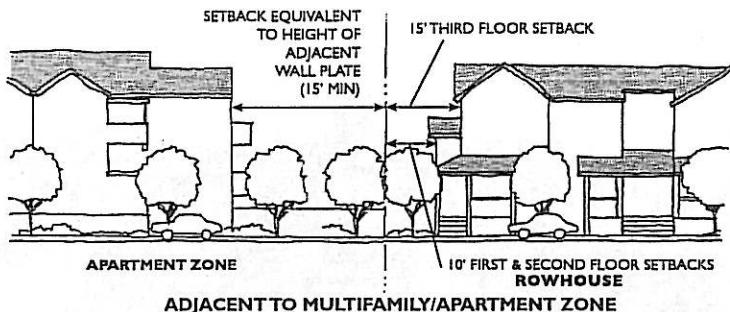
Rowhouse shall have a 15 foot minimum setback from the property line.

### 6.6.4 Rear Setbacks (from property line)

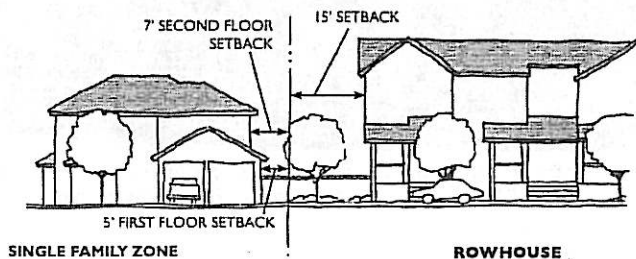
First and second floors shall have a minimum rear setback of 10 feet. Third floors shall have a 15 foot minimum setback from the property line. Rowhouses in R2 zones or adjacent to R1 and R2 zones shall have a minimum rear and side setback of 15 feet for all three stories.



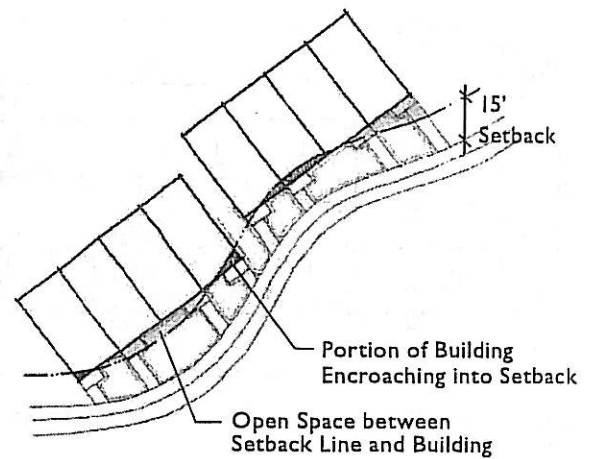
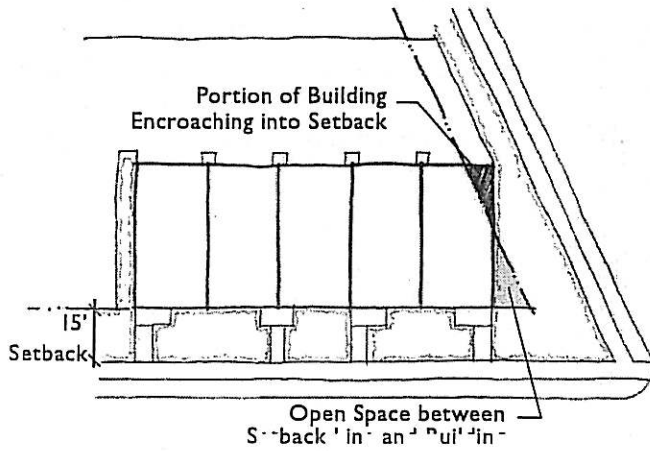
The main façade of new rowhouses facing public streets should be located parallel to the public street (rather than sideways) in order to provide an attractive street edge, and shall have a 15' setback from the front property line.



Side setback for rowhouses adjacent to R3 and commercial zones.



Side setback for rowhouses adjacent to R1 and R2 residential zones.



The Zoning Administrator may allow the buildings on irregular lots, as shown in the examples, to encroach into external setback areas if the area of the building(s) encroaching into the setback is equal to or less than the area of open space between the setback line and the building.

### 6.6.5 Distance Between Buildings

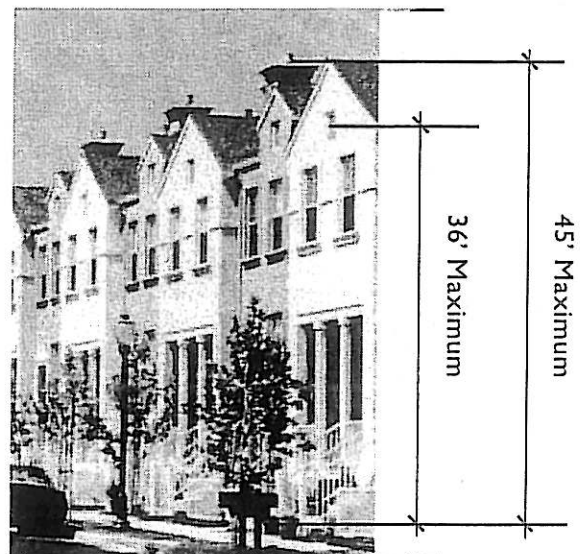
A group of rowhouses should have a minimum side setback of 5 feet between 1-story buildings, 10 feet between 2-story buildings, and 15 feet between 3-story buildings. Individual detached rowhouses should be spaced a minimum of 3 and a maximum of 10 feet apart.

### 6.6.6 Setback Flexibility

On irregular lots, as shown in the example, the Zoning Administrator may allow the buildings to encroach into external setback areas if the area of the building(s) encroaching into the setback is equal to or less than the area of open space between the setback line and the building.

### 6.7 HEIGHT

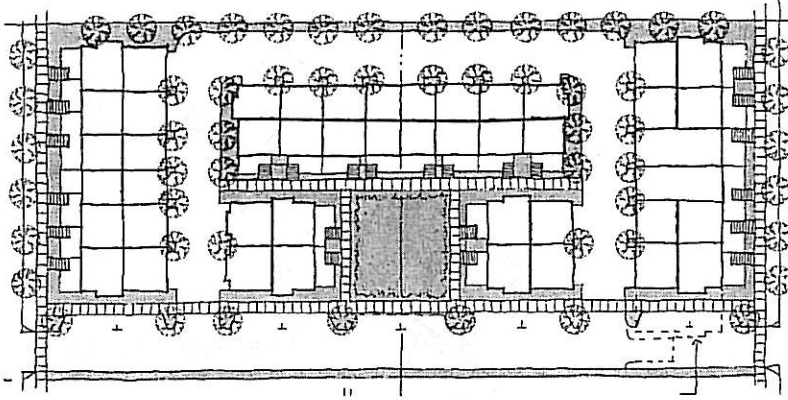
The maximum height for a rowhouse development is 45 feet, with 36 feet to the top of wall plate.



The maximum height for a rowhouse development is 45 feet, with 36 feet to the top of wall plate.

### 6.8 LANDSCAPED OPEN AREA

A minimum of 35% of the total site area shall be landscaped. Balconies are not included in the percentage of landscaped open area.



*A minimum of 35% of the total site area should be landscaped.*

## 6.9 REQUIRED PARKING

### 6.9.1 Resident Parking

For one or more bedroom units, two parking spaces shall be provided per unit, both of which shall be covered. For studio units, 1.5 spaces shall be provided per unit, at least one of which shall be covered.

### 6.9.2 Guest Parking

Guest parking must be provided at a ratio of 0.3 spaces per unit. Guest parking may be uncovered, and should be conveniently distributed throughout the development and must be unassigned. Ideally, guest parking should be situated in parallel spaces along internal streets.

### 6.9.3 Tandem Parking

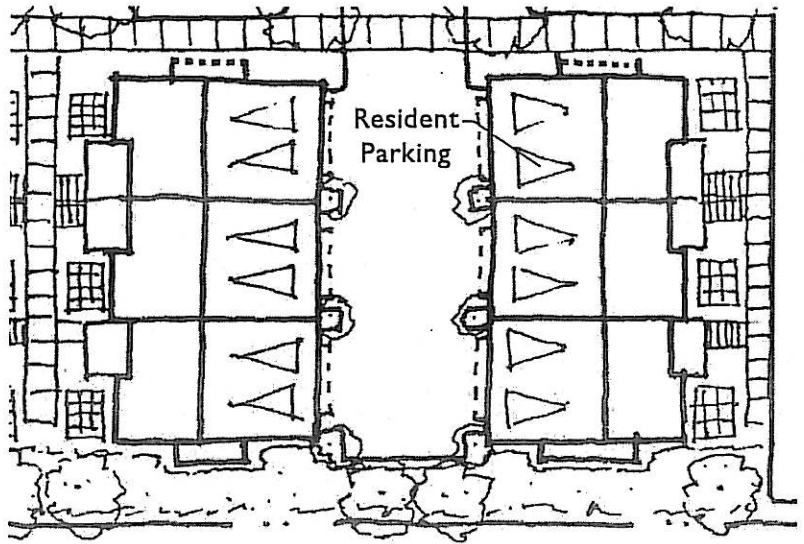
Tandem parking may be allowed by the Zoning Administrator for up to 50% of units but not for guest spaces. In addition, one temporary parking space shall be provided for every 10 tandem parking spaces in a convenient location

### 6.9.4 Alleys

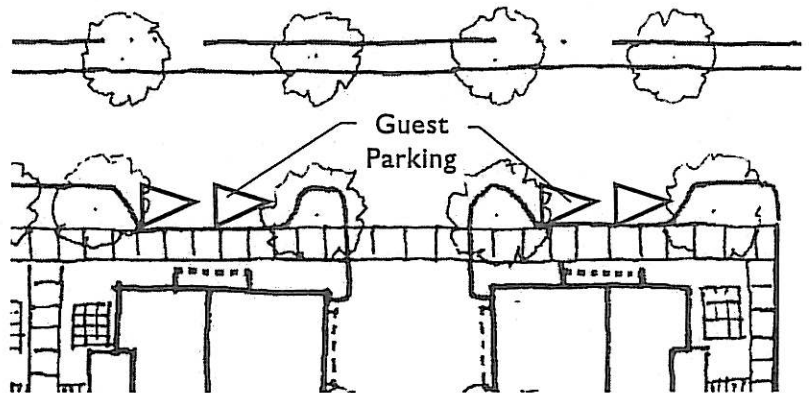
Rowhouse "alleys" should have a 20-foot clear drive aisle and a 24-foot minimum back-up distance between each garage.

## 6.11 PRIVATE STORAGE

Each unit shall have at least 80 square feet of enclosed storage area. Storage may be provided in elevated storage cabinets provided 164 cubic feet is provided.



*One and two bedroom units shall provide 2 covered resident spaces and studio units shall provide 1.5 resident spaces, at least one of which shall be covered.*



*Guest parking must be provided at a ratio of .03 spaces per unit.*

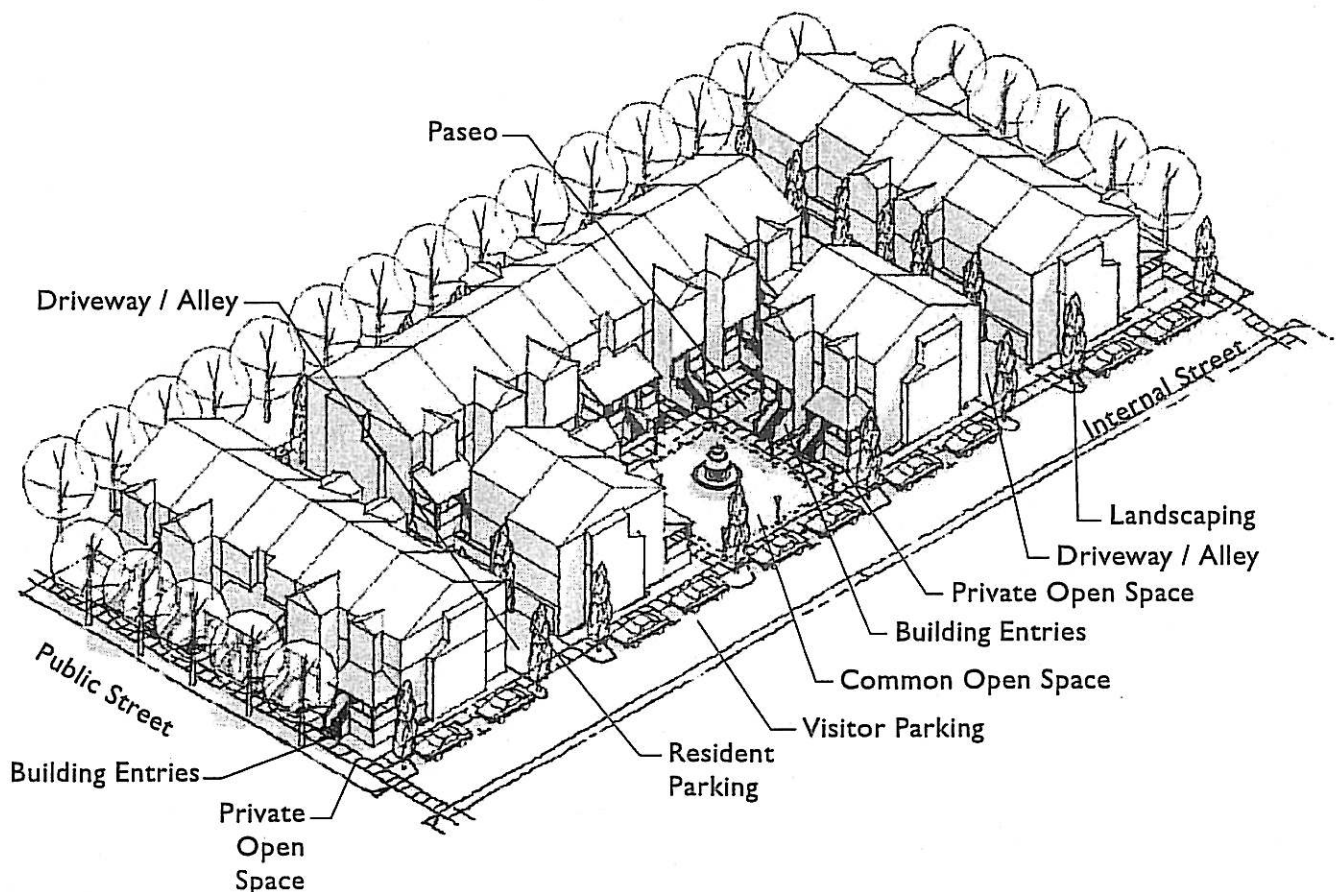


## B.DESIGN GUIDELINES

The goal of the Design Guidelines is to augment the Zoning Ordinance. It is the intent of the City to use the Design Guidelines to streamline and clarify the review and evaluation of project proposals. These guidelines address many of the qualitative considerations in the development of rowhouse projects and are to be used in conjunction with the quantitative Development Standards, the Zoning Ordinance and other regulations of the city. There is flexibility built into the Design Guidelines to allow judgment in the evaluation of a particular project.



Towne Court



*These guidelines address many of the qualitative considerations in the development of rowhouse projects and are to be used in conjunction with the quantitative Development Standards, the Zoning Ordinance and other regulations of the city.*







## 7. SITE DEVELOPMENT

These guidelines attempt to adequately provide for a high degree of walkability through well designed circulation, open space and parking within new rowhouse developments.

### 7.1 NEIGHBORHOOD COMPATIBILITY

Rowhouses should be compatible with existing neighborhoods while providing a quality living environment.

#### 7.1.1 Street Elevation

- The public street elevation should foster an appearance of a residential neighborhood, with facade articulation reflecting the rhythm of nearby residential areas.
- Facades should include porches, projecting eaves and overhangs, and other traditional architectural elements that provide residential scale and help break up building mass.

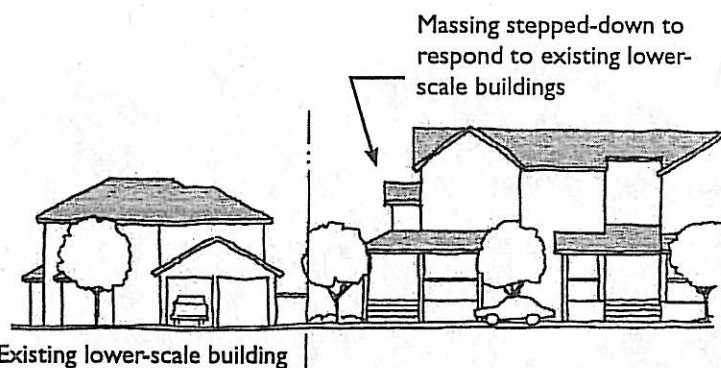
#### 7.1.2 "Good Neighbor" Design

Where new rowhouses are built adjacent to existing lower-scale residential development, care should be taken to respect the scale and privacy of adjacent properties through "good neighbor" design elements:

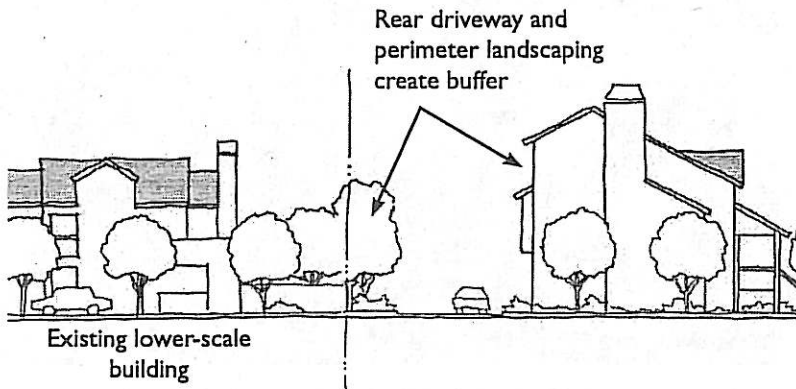
- Massing and orientation of rowhouses should respect neighboring structures by stepping back the third story to minimize visual impact.



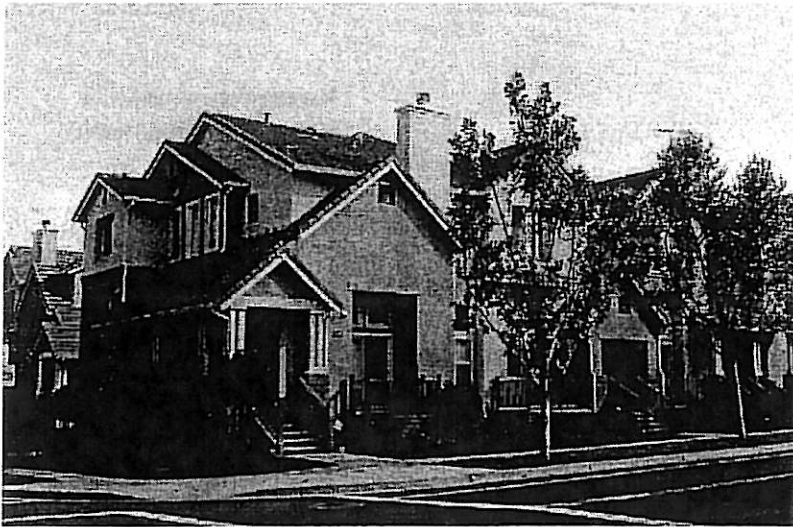
*Facades should include porches, projecting eaves and overhangs, and other traditional architectural elements that provide residential scale and help break up building mass.*



*Massing and orientation of rowhouses should respect the scale of neighboring structures.*



*Massing and orientation of rowhouses should respect neighboring structures. In some instances it may be preferable to have rowhouses back up to adjacent properties so that the rear driveway can create a buffer.*



*End unit facades facing a street should be designed to create a strong relationship with the street, with elements such as entries, wrap-around porches, and bays facing the street.*

- Privacy of neighboring structures should be respected, with windows and upper floor balconies positioned so they minimize views into neighboring properties.
- Sight lines into and from neighboring properties should be considered.
- Sun and shade impacts on adjacent properties should be considered.
- Design creativity should be used to address compatibility with adjacent structures.
- In some instances, it may be preferable to have rowhouses back up to adjacent properties, since the rear driveways and landscaping can create a buffer between buildings.

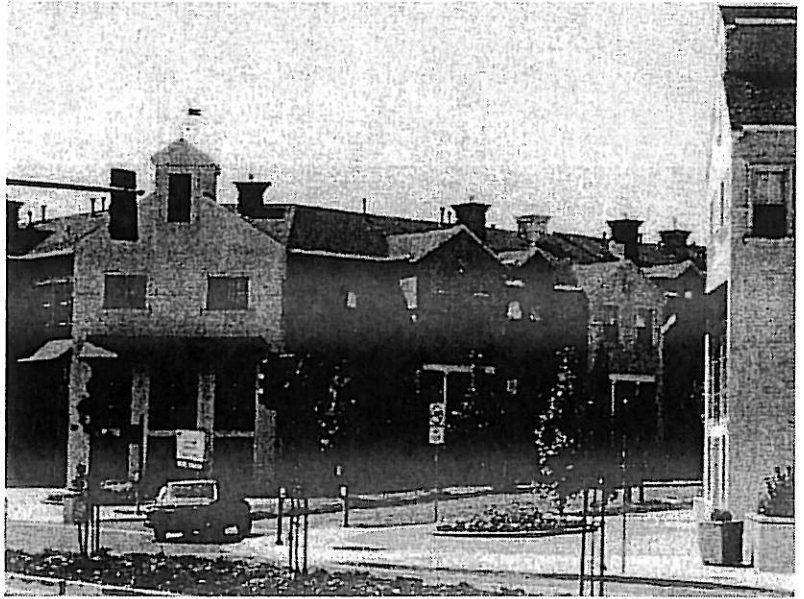
### 7.1.3 End Units

- Where the side facades at the end of a rowhouse are oriented to a street, driveway, paseo, or neighboring property, massing and design quality should be consistent with other building facades.
- End unit facades facing a street should be designed to create a strong relationship with the street, with elements such as entries, wrap-around porches, and bays facing the street.
- End units adjacent to existing lower-scale buildings should respond to the scale of the existing buildings with stepped-down, varied massing where appropriate.

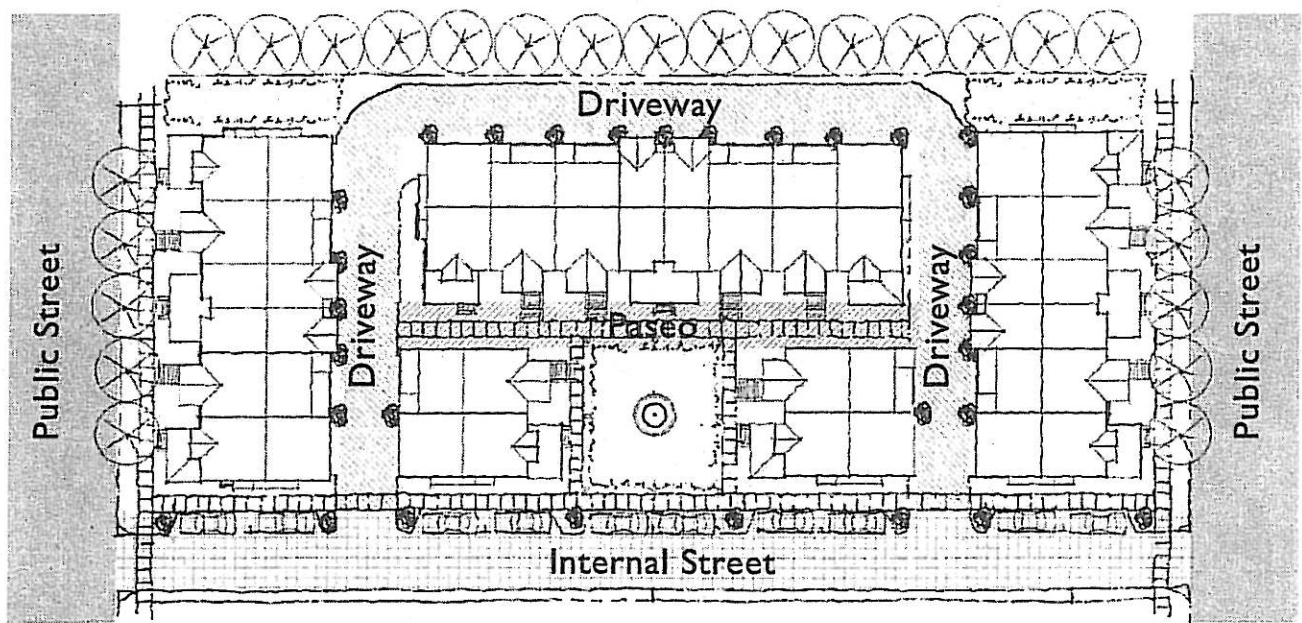
### 7.2 CONNECTIVITY

#### 7.2.1 Circulation Hierarchy

- New rowhouse developments should include a distinct hierarchy of public streets, internal streets, paseos and driveways. This will allow for a large number of circulation options within the development for both pedestrians and motorists and clarify the relationship of units to streets.



*The Crossings contains a variety of circulation options for both residents and visitors*



*New rowhouse developments should include a distinct hierarchy of public streets, internal streets, paseos and driveways.*

### 7.2.2 Public Streets

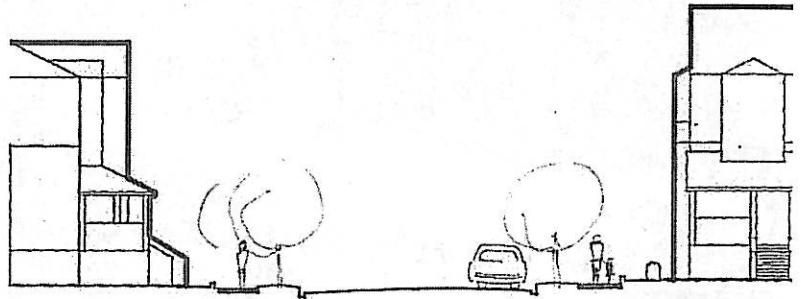
- Rowhouse Developments should maximize the number of units facing the public street.
- Rowhouse addresses should relate to visible entries along the street.
- Public streets should safely allow for as much on-street parking as feasible.
- The existing neighborhood street network should be extended into the internal development circulation network to create strong visual and physical links with adjacent neighborhoods.



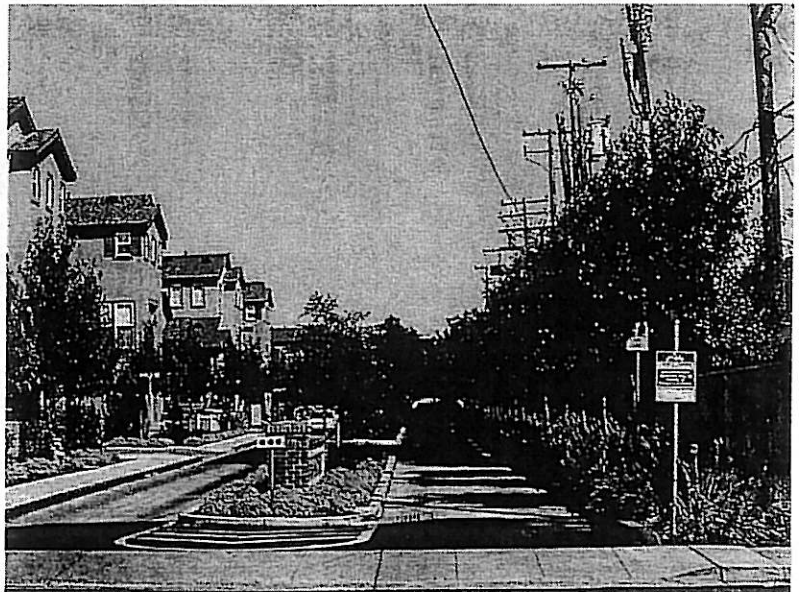
*Rowhouse Developments should maximize the number of units facing the public street.*

### 7.2.3 Internal Street

- Internal streets serve as the framework for a rowhouse development. Internal streets should conform to the high quality standards and be designed to resemble public streets, with sidewalks, parallel parking and street trees.
- Internal streets should include landscaping and provide a setting for social interaction and neighborhood activities.
- Internal streets should provide loop circulation wherever possible rather than dead end cul-de-sacs.
- Internal streets should connect to landmarks or amenity features such as parks or community buildings, tot lots or stands of large trees.
- Internal streets should have sidewalks in order to promote pedestrian activity within the development.
- Internal streets should incorporate special design features such as special paving, neckdown intersections and separated sidewalks with street trees.
- All Internal streets must be laid out to allow emergency vehicle access, with 20 foot clear access lanes and turn arounds or loop circulation per Fire Department requirements.
- Internal streets should act as a connective linear open space providing sidewalks, lighting and landscaping.

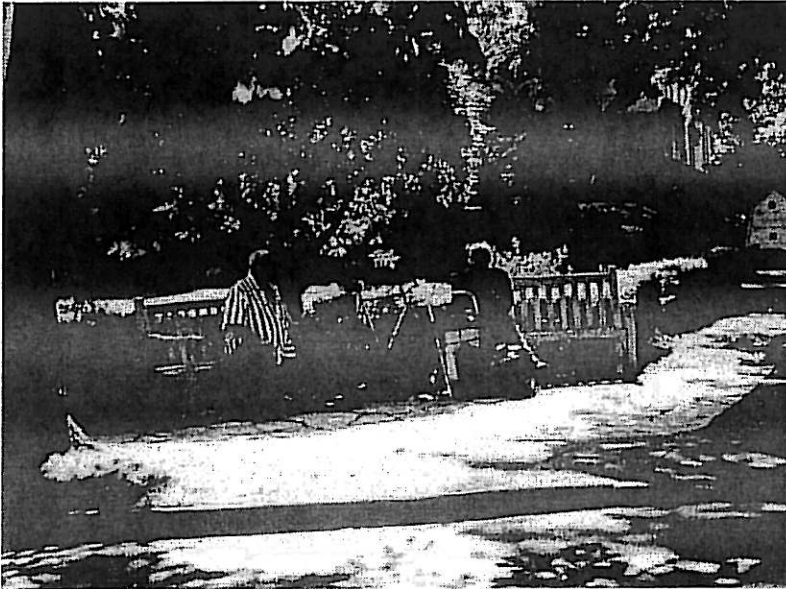


*Internal Streets should conform to the high quality standards and be designed to resemble public streets, with sidewalks, parallel parking and street trees.*



*Internal streets should include a 5 foot minimum landscaped buffer when they run along property lines.*





*Streets should act as a connective linear open space providing sidewalks, lighting and landscaping and should provide a setting for social interaction and neighborhood activities.*



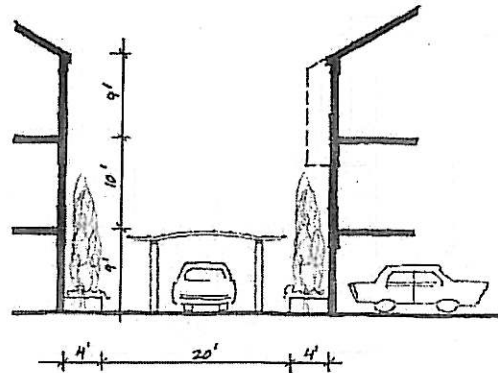
*Street trees, separated sidewalks, benches, street lamps and special paving at intersections are desired elements to promote residential scaled, aesthetic streetscapes and reinforce pedestrian activity.*

- Street trees, separated sidewalks, benches, street lamps and special paving at intersections are desired elements to promote residential scaled, aesthetic streetscapes and reinforce pedestrian activity.
- Streetscapes should maximize the amount of soft landscaping on both the public right-of-way and private lot respecting pedestrian, cycling, motorist safety and maintenance activities.
- Street trees should be planted at least every 25 feet on average, not to exceed 40 feet.
- High branching trees should be planted to form a canopy and provide shade along streets and drives.
- Monolithic sidewalks and rolled curbs are not allowed.
- Internal streets should include a 5 foot minimum landscaped buffer when they run along property lines.
- Accent paving and bands at entry driveways are encouraged.

## DESIGN GUIDELINES

### 7.2.4 Driveways / Alleys

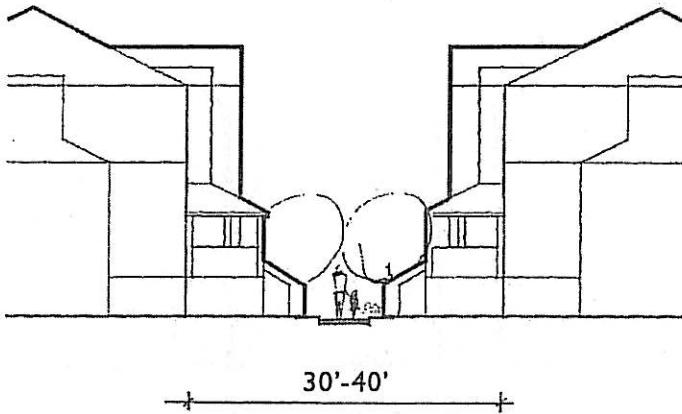
- Driveways, also commonly referred to as an "alley", should have a width of 20 feet and should be lined with accent trees and planters to help soften the appearance of multiple garage doors.
- Driveways should include visual amenities at the termini.
- Dead end driveways should be less than 100 feet long.
- Driveways should have special accent paving such as textured paving or paving blocks.
- Driveways should be well-lit from either building lighting, common house lighting or pedestal lighting.



*Driveways, also commonly referred to as an "alley", should have a width of 20 feet .*



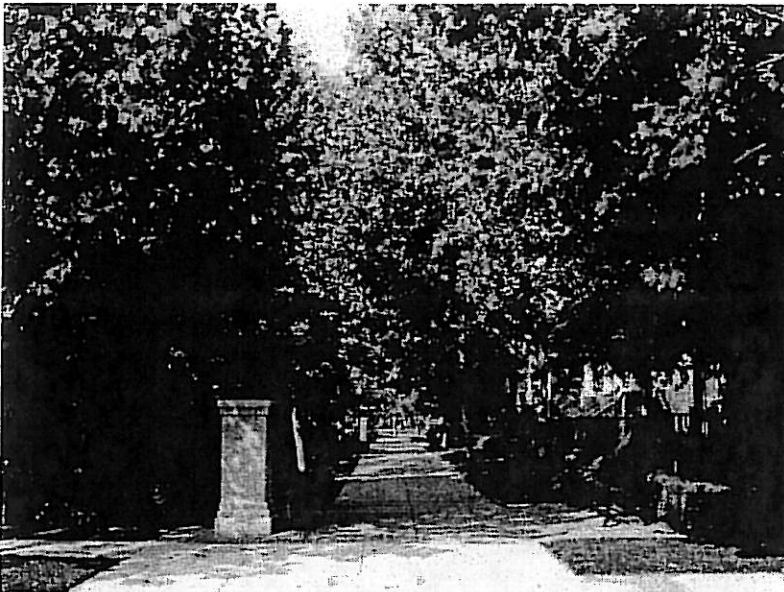
*Driveway should be lined with accent trees and planters to help soften the appearance of multiple garage doors.*



*Paseos should be designed as "junior streets" so that residents can clearly and comfortably access community amenities and the public street from visitor parking and visitors can easily locate units.*

### 7.2.5 Paseos

- Although internal streets are the preferred site design choice, new developments may provide a publicly accessible pedestrian paseo network on a limited basis as a means to provide front door access to units and allow higher overall densities. Paseos should be designed as "junior streets" so that residents can clearly and comfortably access community amenities and the public street from visitor parking and visitors can easily locate units.
- Paseo connections should be made wherever auto connections are infeasible due to project or site constraints.
- Paseos should supplement the role of streets and drives in the circulation network.
- Paseos should provide easy and direct access to building entries, common open space amenities and visitor parking areas.
- Paseos should visually extend the street into an area for safe pedestrian use, with consistent street furnishings.
- Paseos should be embellished with special paving and pedestrian-scaled lighting.
- Rowhouses lining paseos should provide windows along the building face to encourage comfortable and safe pedestrian use.
- Rowhouses lining paseos should be designed so that sunlight can reach the paseos during midday.

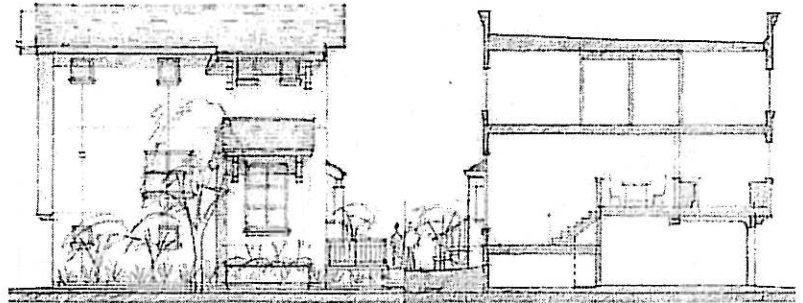


*Paseos should provide easy and direct access to building entries, common open space amenities and visitor parking areas.*



## DESIGN GUIDELINES

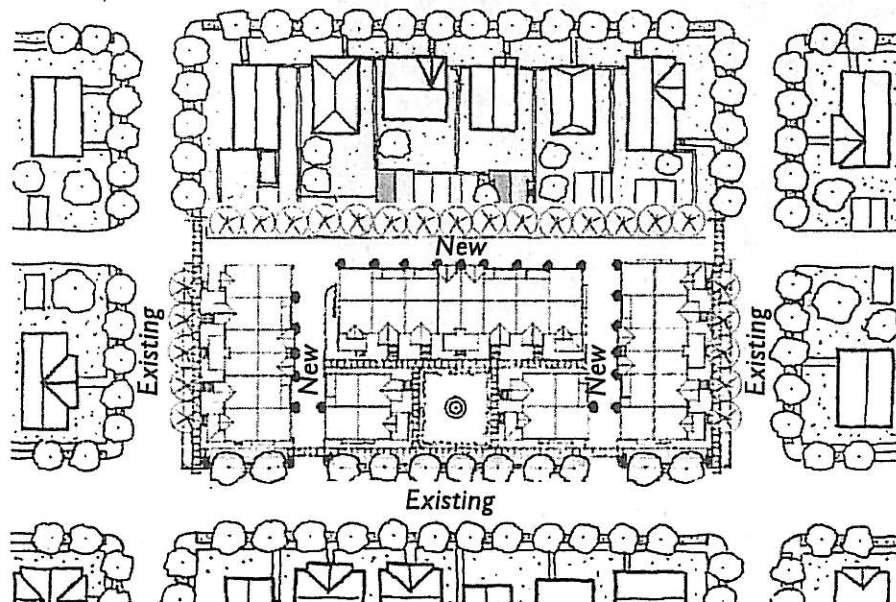
- Paseos should be named as streets are, with rowhouses lining the paseos taking their respective addresses from the paseo.
- Tuck-under parking is parking that is partially below grade when compared to the building entrance and located to the rear of a rowhouse. When tuck-under parking is desired, paseos should be raised to lessen perceived building height along the paseo.



When tuck-under parking is desired, paseos should be raised to lessen perceived building height along the paseo.

### 7.2.6 Street Connectivity

- New developments should be connected to adjacent neighborhoods. Traffic calming measures such as traffic circles, chokers and speed humps should be used where streets connect to existing neighborhoods. Projects should also provide for future connections to currently undeveloped properties via public or private streets, internal drives and biking and walking trails.
- Projects adjacent to existing or future retail properties should provide a quality pedestrian access to retail areas.



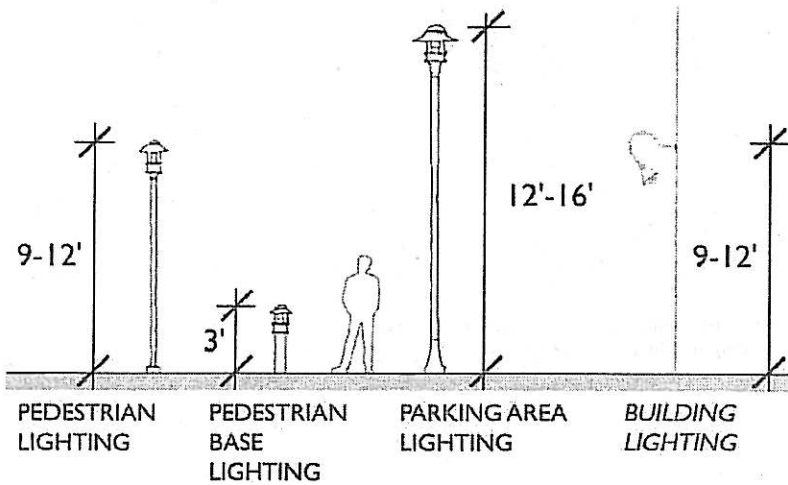
The existing neighborhood street network should be extended into the internal development circulation network to create strong visual and physical links with adjacent neighborhoods.

### 7.2.7 Lighting

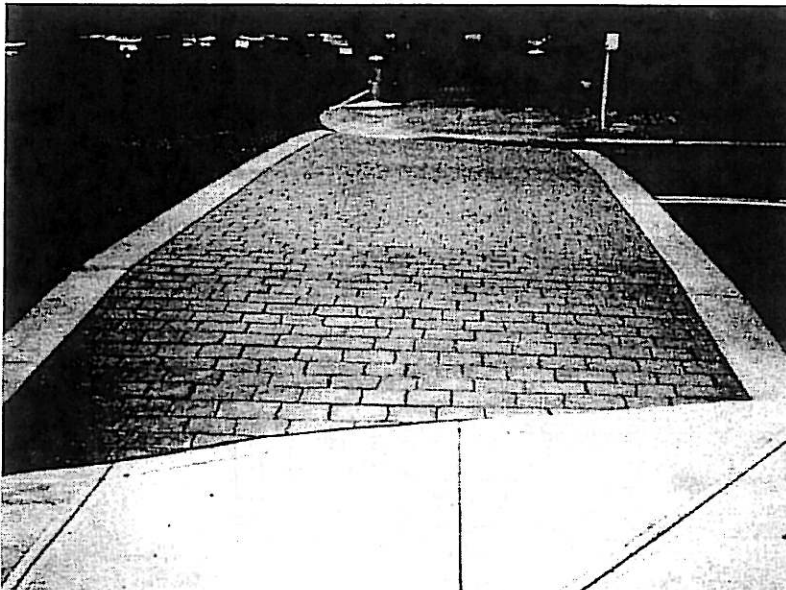
- Adequate lighting should be provided along sidewalks, streets, driveways, paseos and parking areas for the safety and security of residents and visitors.
- Posttop mounted lights are recommended along interior streets and common open spaces.
- Lighting should not produce glare or be of an intensity inappropriate for a residential environment.

### 7.2.8 Paving Material

- Decorative paving at crosswalks at primary intersections and common open spaces is encouraged.
- Paving materials should be water permeable, such as interlocking pavers or porous asphalt-concrete (AC) paving, whenever possible.



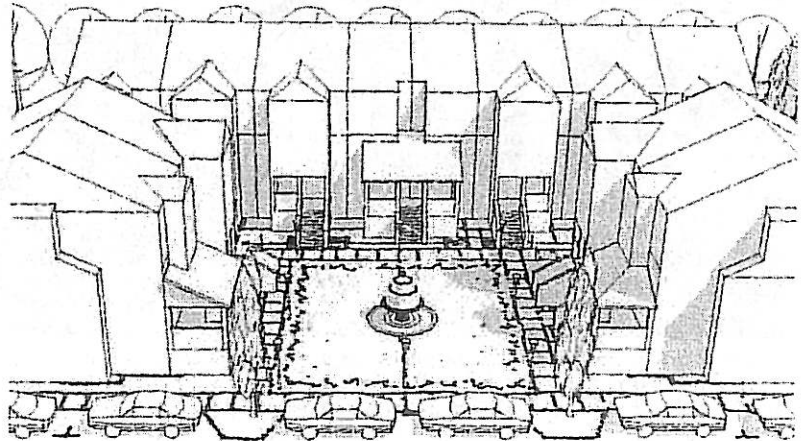
Adequate lighting should be provided along sidewalks, streets, driveways, paseos and parking areas for the safety and security of residents and visitors.



Decorative paving at crosswalks at primary intersections and at parks or tot lots is encouraged.

### 7.3 COMMON USABLE OPEN SPACE

- Because of the inherent limitations to private open space, it is essential that rowhouse developments provide an adequate, central, well-designed public open space to act as a community focal point and gathering space. For projects of four or more units, 100 s.f. per unit of common open space should be provided. Common open space is a subset of the landscaped open area requirement (35% of total site area)
- Buildings should define the edges of and face onto the central public open space. Common open spaces should have a minimum of 20 feet in each dimension.
- Common amenity areas should be appropriate to the size of the development. For larger rowhouse developments, recreational facilities such as a swimming pool or tennis courts, along with picnic areas should be provided.
- Tot lots should be located in safe, convenient and highly visible locations to ensure informal surveillance by residents.



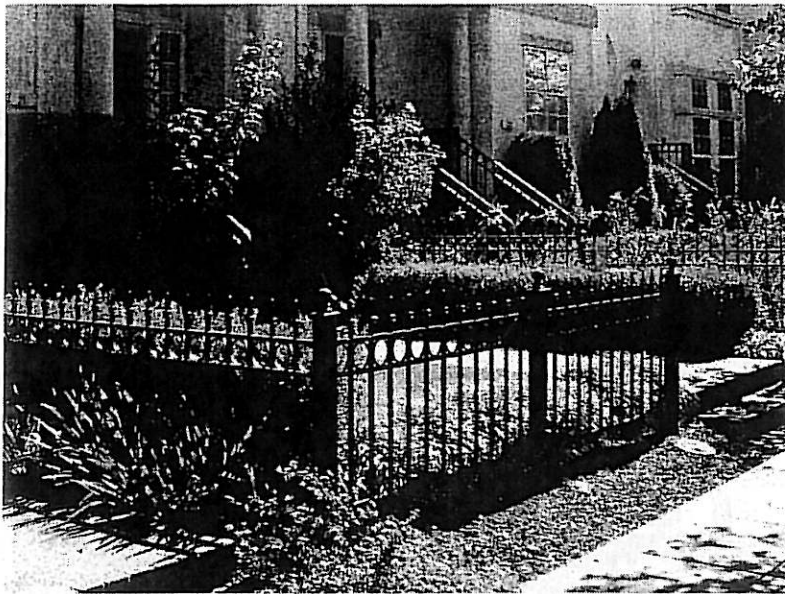
*Buildings should define the edges of and face onto the central public open space.*



*Common amenity areas should be appropriate to the size of the development.*



*Design of private open space should emphasize usability, with convenient access from the interior of units. This example has french doors leading directly from the interior out to the front patio, allowing use of the patio to be incorporated into everyday living.*



*Yards should include privacy hedges, low walls or low fences to provide separation from the sidewalk edge, and a sense of enclosure.*

## 7.4 PRIVATE USABLE OPEN SPACE

- Private usable open space may be a subset of the overall 35% landscaped open space requirement if it meets the definition of "open area" in the Zoning Ordinance.
- Small private usable open spaces such as front yards, porches, patios or decks should be provided at a minimum of 100 s.f. per unit.
- Design of private open space should emphasize usability, with convenient access from the interior of units so that open space can be used as part of everyday living.

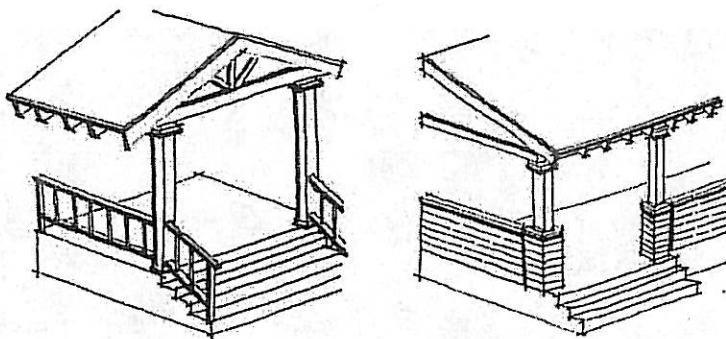
### 7.4.1 Front Yards

- Front yards provide small extensions of the entry porch stoop or front living areas for semi private activity. The location, size and access to yard space will vary depending on the lot layout of the residence.
- Yards should include privacy hedges, low walls or low fences to provide separation from the sidewalk edge, and a sense of definition and enclosure in order to be included as private open space.
- Front yards should provide space for an entry, front stoop or porch and landscaping between the public sidewalk and the rowhouse.
- Buildings should be setback 10-15 feet from the sidewalk to provide adequate space for front yards.
- Yards should feature a balance of landscaping and paved area.



### 7.4.2 Front Porches

- The front porch for each dwelling unit should be the dominant element through articulation and should have a dimension that encourages outdoor seating and use.
- Raised porches are encouraged. The first floor level should be raised approximately three to five steps above the grade of the sidewalk directly in front of the front entrance. Porches should not be raised more than 4 feet from the sidewalk.
- Porches may encroach into the front yard as allowed in the Zoning Ordinance.
- Front porch stairs may encroach into the front yard as allowed in the Zoning Ordinance.
- Porches should be oriented to sidewalk and building corners facing intersections.



*Raised porches are encouraged. The first floor level should be raised approximately three to five steps above the grade of the sidewalk directly in front of the front entrance.*

### 7.4.3 Decks/Patios

- Decks and patios should have a dimension that encourages outdoor seating and use.
- Decks and patios should be easily accessed from living areas.
- Decks should be integrated into the overall building design and not appear to be applied to the building facade.



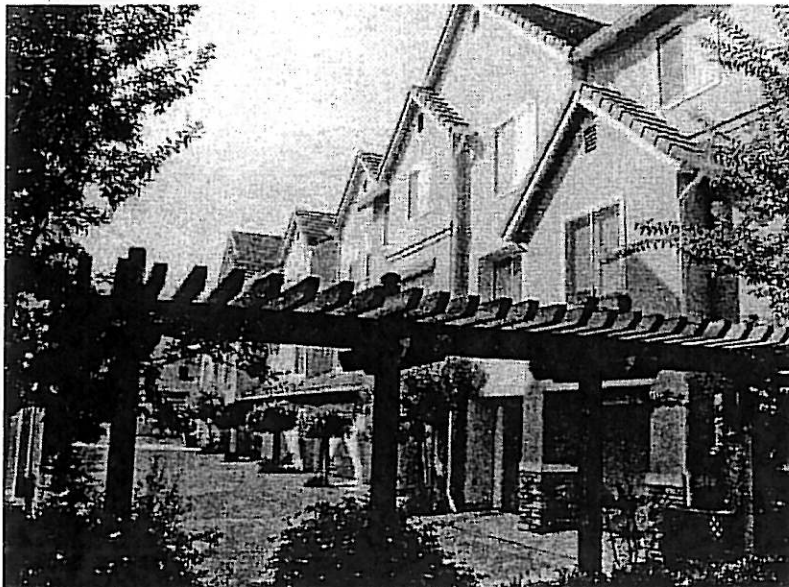
*Porches should be oriented to sidewalk and building corners facing intersections.*

#### 7.4.4 Fences

- Fencing should be designed to integrate into the architecture of the buildings and add visual interest in its detail, materials or color.
- Trellises may be used to add visual interest and privacy.
- Fences which are visible from the street should have additional detailing to provide visual interest.
- Partially transparent fencing adds interest while maintaining privacy.
- Accents at gates such as arched gates or arbors add visual interest and demarcation to entrances.
- Low walls or fences (a maximum of three feet high) are encouraged in the front setbacks.
- Higher fences may be placed along side and rear property lines as allowed by the Zoning Ordinance.



*Buildings should be setback 10-15 feet from the sidewalk to provide adequate space for front yards.*



*Accents at gates such as arched gates or arbors add visual interest and demarcation to entrances.*



## DESIGN GUIDELINES

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### 7.4.5 Tree Preservation

- New developments should preserve and protect existing healthy and heritage trees and natural areas. Natural attributes and topography should be integrated into the rowhouse development and when possible, made into a neighborhood feature or focal point.

### 7.4.6 Landscaping

- Drought tolerant landscaping and water-conserving irrigation methods are encouraged.
- Landscape plans shall incorporate seasonal variety and color to the extent possible. Tall deciduous trees should be utilized where summer shade is needed and winter solar access desired.

### 7.4.7 Grades and Grading

- Perimeter or retaining walls are not allowed as they create adverse paving and drainage issues with adjacent developments.
- On-site finished grades should mitigate and "mask" tuck-under parking and create smooth pedestrian transitions.



*New developments should preserve and protect existing healthy trees and natural areas.*

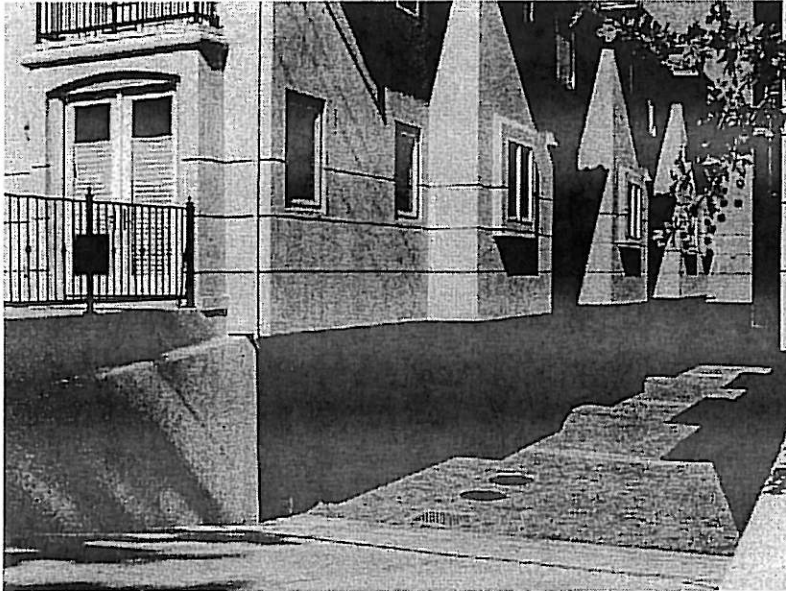
## 7.5 PARKING

### 7.5.1 Garage Parking

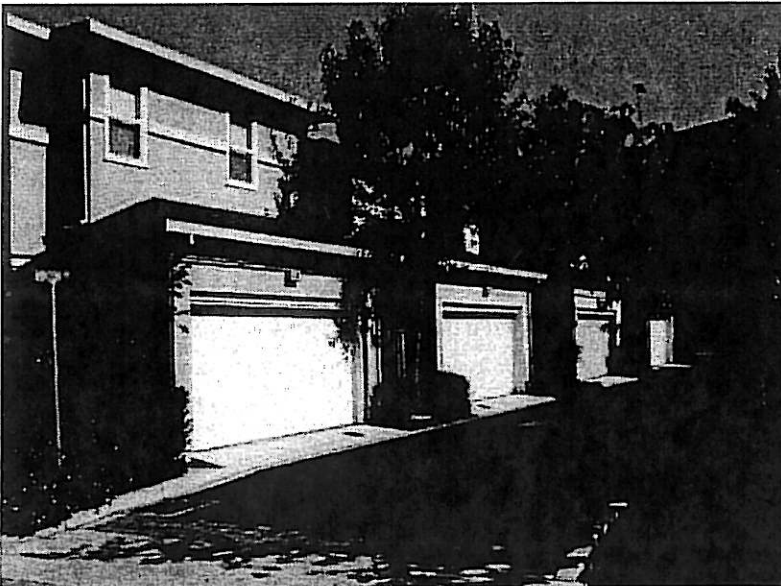
- Rowhouses should provide rear accessed at-grade or slightly below grade parking garages for resident parking.
- Parking should be accessed by an alley or a shared driveway.

### 7.5.2 Covered Parking

- Each rowhouse unit shall be assigned two covered parking spaces. Typically rowhouse resident parking contains two covered spaces with living space above.



*Rowhouses should provide rear accessed at-grade or slightly below grade parking garages for resident parking.*



*Parking should be accessed by an alley or a shared driveway.*

## DESIGN GUIDELINES

### 7.5.3 Open Parking

- Open parking should be located along internal streets, preferably in a parallel parking orientation along streets rather than in a perpendicular "parking lot" layout.

### 7.5.4 Driveway Aprons

- Driveway aprons should be no more than 4 feet long, so that people will not use them for parking.

### 7.5.5 Parking Lot Screening and Landscaping

- Columnar trees and large landscape "fingers" between parking aprons are strongly encouraged to break up the expanse of paving areas.

### 7.5.6 Service Vehicles

- Adequate vertical clearance and maneuverability should be provided for service vehicles such as garbage trucks and moving vans.



*Open parking should be located along internal streets, preferably in a parallel parking orientation along streets rather than in a perpendicular "parking lot" layout.*

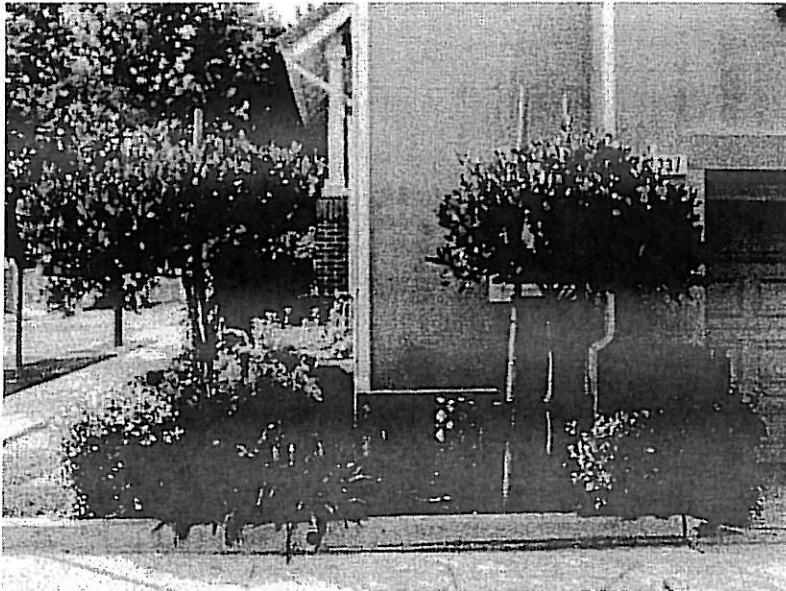


*Columnar trees and large landscape "fingers" between parking aprons are strongly encouraged to break up the expanse of paving areas.*

## 7.6 UTILITIES

### 7.6.1 Utility Location

- Buildings should be organized so that the impact of servicing functions and utilities on streets and along pedestrian paths is minimal.
- Utilities should be incorporated into the design of the building and integrated into landscaped areas to minimize noise and visual impact. Options may include insets into building facades or integration into low wall standards.



*Utilities should be incorporated into the design of the building and integrated into landscaped areas to minimize noise and visual impact.*

### 7.6.2 Trash and Recycling

- Opaque screen trash and recycling enclosures or individual containers for each unit shall be provided.
- Enclosures should be located to minimize any conflict with individual units, common open space areas, or neighboring properties.
- Trash enclosures are required to be of durable materials such as concrete or concrete block and finished to integrate with the building design.

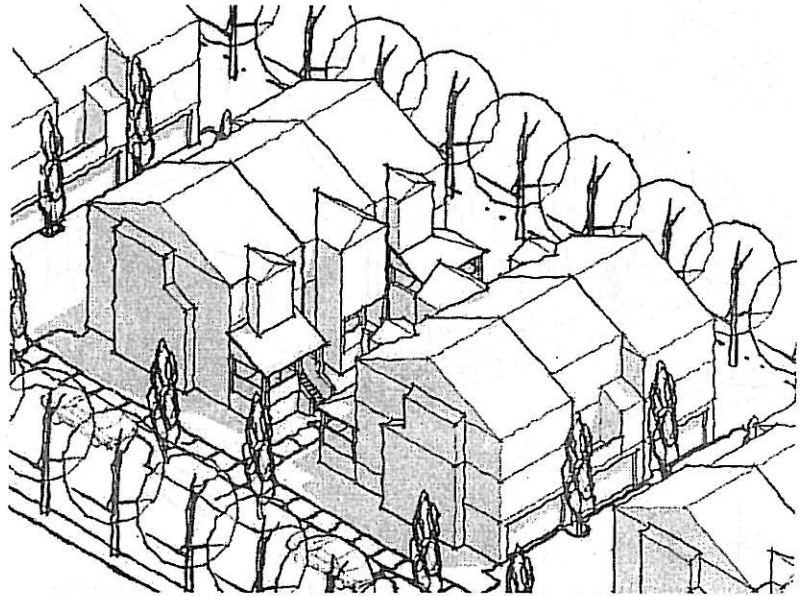


*Enclosures should be located to minimize any conflict with individual units, common open space areas, or neighboring properties.*

## 8. BUILDING DESIGN

### 8.1 BUILDING ORIENTATION

- Rowhouses should face public and internal streets whenever possible to provide an attractive environment for both residents and visitors, and provide clearly identifiable addresses for units. Building fronts should face other building fronts or open spaces whenever possible, rather than sides of buildings or perimeter walls.
- Rowhouses should have front entrances on streets, or paseos and should avoid back-to-front facing relationships.



*Building fronts should face other building fronts or open spaces whenever possible.*



*Rowhouses should face public and internal streets whenever possible to provide an attractive environment for both residents and visitors, and provide clearly identifiable addresses for units.*

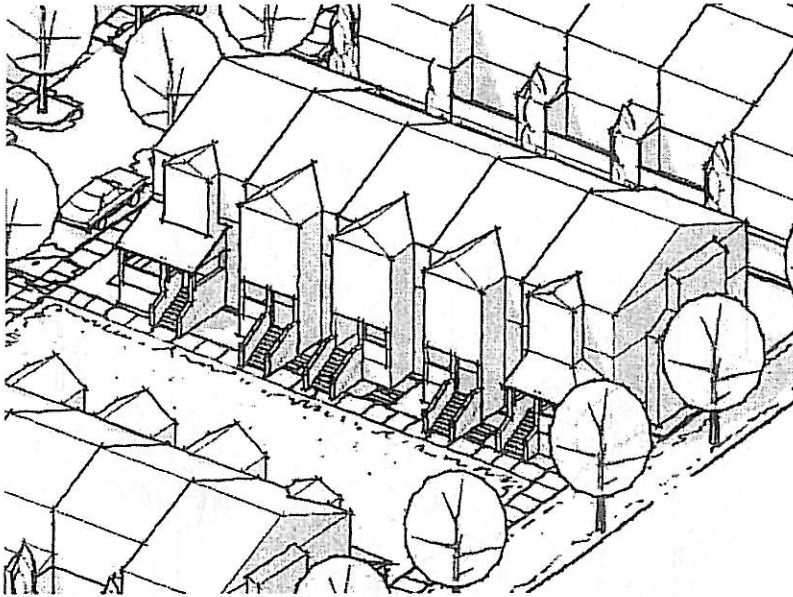


## 8.2 BUILDING DESIGN

- Buildings should foster an appearance of a residential neighborhood. Individual units should have a presence on the street and not be walled-off or oriented inward. Living areas with windows, decks and porches which overlook common areas, drives and paseos are encouraged.

### 8.2.1 Building Entries

- Dwelling entries such as stoops and porches should be the predominant façade feature.
- Entry features should primarily be single story elements, or incorporated into two story vertical elements to break up the building mass along the street.



*Dwelling entries such as stoops and porches should be the predominant façade feature.*



*Entry features should primarily be single story elements, or incorporated into two story vertical elements to break up the building mass along the street.*



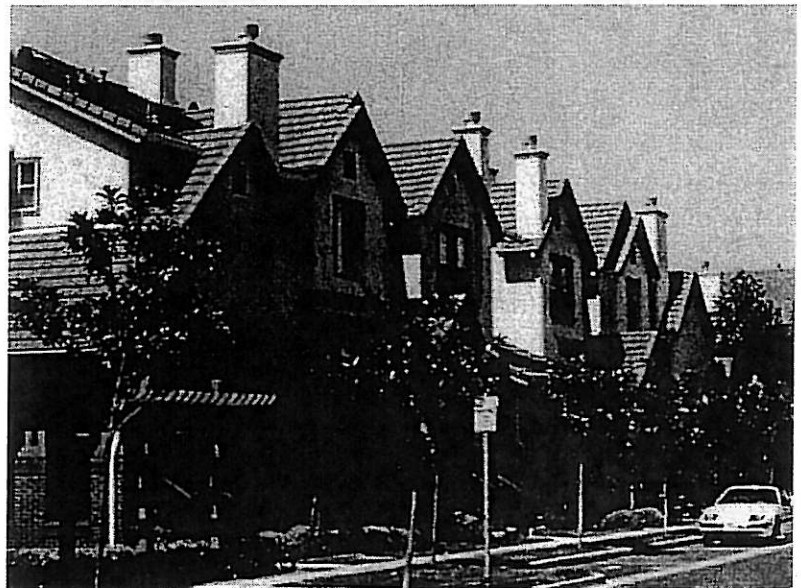
## DESIGN GUIDELINES

### 8.2.2 Massing

- Massing should typically emphasize individual units.
- The massing of rowhouses should break the main façade into three or four distinct elements: entry; main facade; a single or two story element and the roof.
- Front building facades should have step-backs, particularly above the second floor.



*The massing of rowhouses should break the main façade into three or four distinct elements: entry; main facade; a single story element and the roof.*



*Long horizontal eaves and roof elements across the façade should be broken up with gables, building projections and articulation.*

### 8.2.3 Articulation

- Building facades and roof lines should provide articulation to provide identity for individual units.
- Long horizontal eaves and roof elements across the façade should be broken up with gables, building projections and articulation.
- Facade articulation should reflect the rhythm of nearby residential areas with porches, projecting eaves and overhangs, and other architectural elements such as bay windows, chimneys, and porches which provide residential scale and help to break up building mass.
- Projecting eaves and roof gables should be related to corresponding projections in building masses. Projections should extend beyond main facade, to increase building articulation (2 feet minimum recommended).
- On corner lots, side yard facades shall maintain the architectural design quality consistent with the front facade.



*Long horizontal eaves and roof elements across the facade should be broken up with gables, building projections and articulation.*



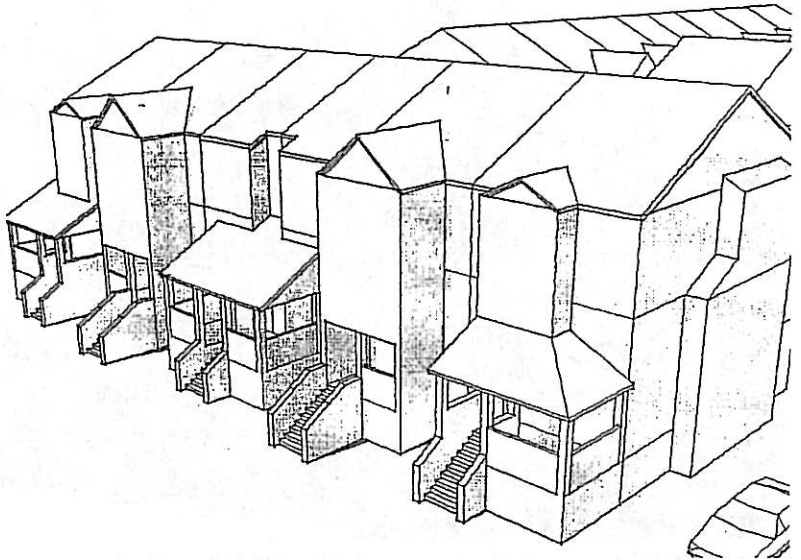
*Projecting eaves and roof gables should be related to corresponding projections in building masses.*

## DESIGN GUIDELINES

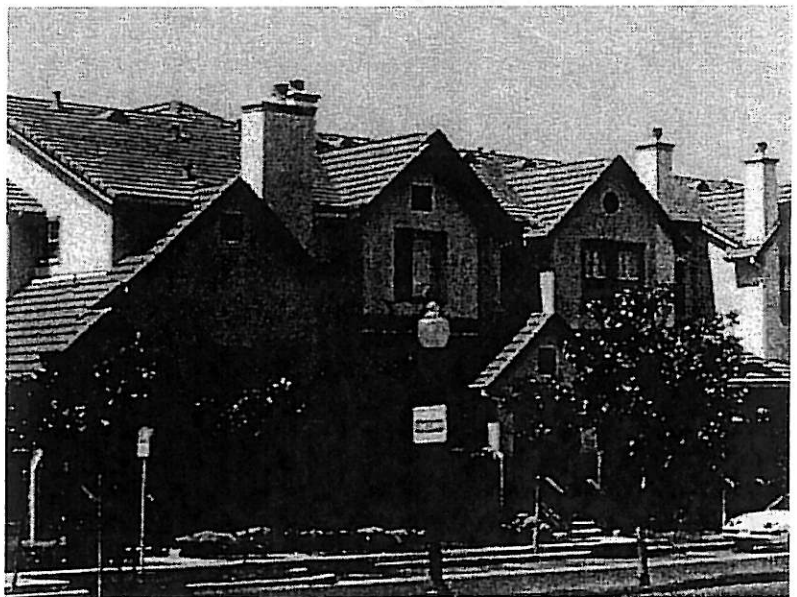
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### 8.2.4 Rooflines

- Rooflines should emphasize the individual quality of the units.
- Rooflines should correspond to variations in building massing and articulation with bays, gables, dormers and strong eave elements.
- Roof elements should be varied to minimize the appearance of mass and bulk.
- Gable roofs are encouraged to emphasize vertical proportion and create modulation.

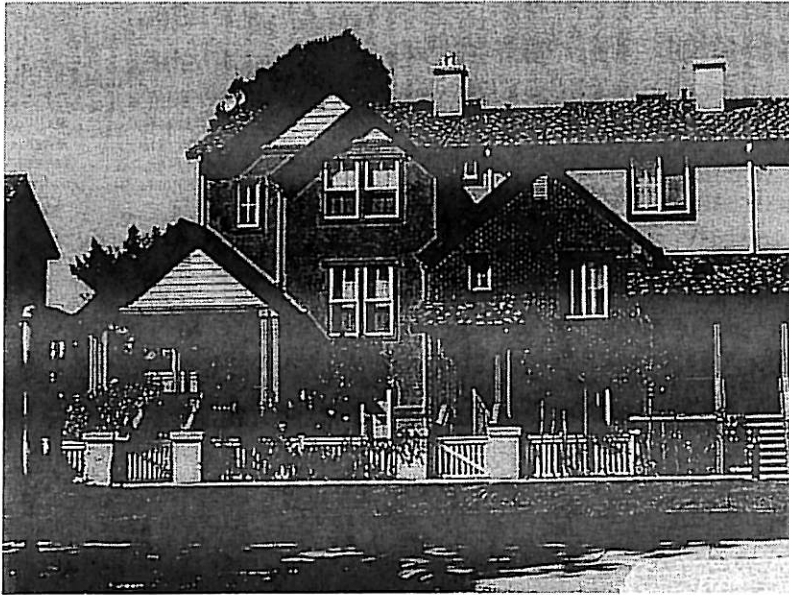


*Rooflines should correspond to variations in building massing and articulation with bays, gables, dormers and strong eave elements.*



*Rooflines should emphasize certain parts of the building and blend with existing development.*

### 8.2.5 Materials



The massing and articulation of rowhouses will have greater emphasis if the elements are differentiated by a change in detail, color or material.



The base of units should be clearly defined with a heavier material such as brick or stone or with a darker color than the rest of the building.

- Building materials are an important component of a quality residential environment and should be used in a consistent and harmonious manner throughout the project.
- New rowhouse development should emphasize high-quality, durable materials that are harmonious with existing neighborhood development.
- The massing and articulation of rowhouses will have greater emphasis if the elements are differentiated by a change in detail, color or material.
- Changes in materials generally should not occur on the same plane as this may result in an insubstantial or applied quality. Changes should correspond to variations in building mass.
- “Piecemeal” and frequent changes in materials should be avoided.
- Although differentiation of units is desired using dramatically different architectural styles unit to unit within the same development is generally discouraged.
- The base of units should be clearly defined with a heavier material such as brick or stone or with a darker color than the rest of the building.



### 8.2.6 Windows

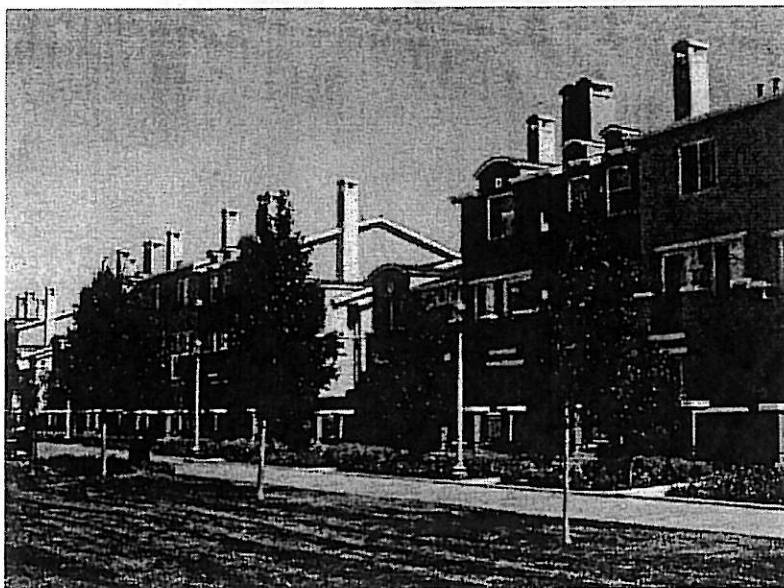
- Windows are a very important element of building form and should be well organized on a building facade to create a rhythm or pattern.
- Windows should emphasize vertical massing of individual rowhouse units.
- Windows should have a hierarchy of sizes emphasizing the function of the living spaces and views while allowing for privacy of neighboring properties.
- Windows should be well detailed and consistent with the architectural design of the building.
- Windows should be recessed from the exterior building wall and should be defined by well-designed trims on the exterior.
- Windows should overlook streets and open spaces to ensure clear views for safety.



*Windows should be recessed from the exterior building wall and should be defined by well-designed trims on the exterior.*

### 8.2.7 Side Elevations

- Side elevations which face the street should be designed with the same standards as front elevations, including attractive materials, doors and decks.



*Windows should overlook streets and open spaces to ensure clear views for safety.*

### 8.3 DETACHED ROWHOUSES

"Detached rowhouses" can lend greater individuality and privacy to rowhouse units.

#### 8.3.1 Architectural Treatment

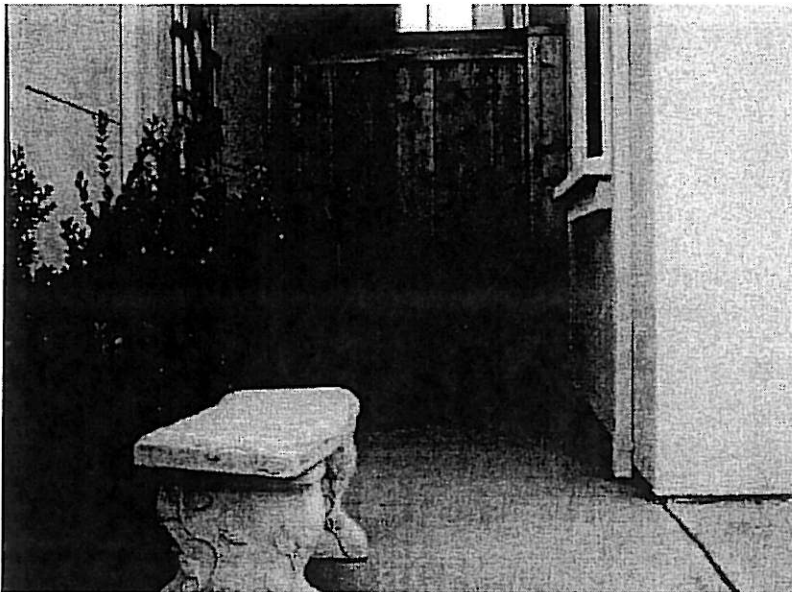
- Architectural treatment should be carried along the sidewalls of detached rowhouses.
- Materials, colors and architectural detailing of sidewalls should be of the same design and quality as the front facade.

#### 8.3.2 Spaces Between Buildings

- "Detached rowhouses" are allowed a minimum separation of 3 feet and a maximum separation of 10 feet.
- Spaces between buildings may be used as utility areas for air conditioning units, electric utilities and water meters.
- Access to utility areas should be restricted either by landscaping or security gates.
- Spaces between buildings should be relatively unnoticeable from an angle and should be attractive from a pedestrian standpoint.
- Spaces between buildings should be landscaped with grass or woodchips with hardscaped pathways, if necessary.



Architectural treatment should be carried along the sidewalls of detached rowhouses.

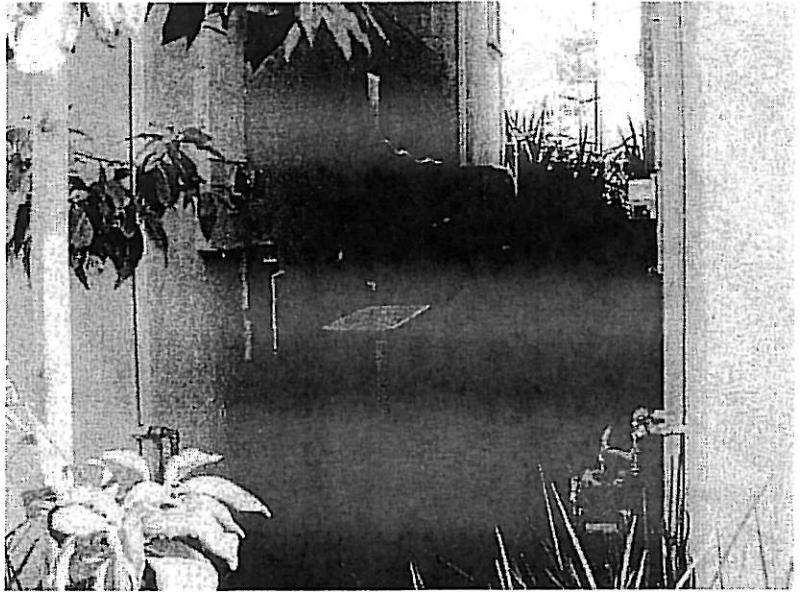


Access to utility areas should be restricted with either landscaping or gates.



### 8.3.3 Sidewall Windows

- Windows should be located on the sidewalls to let light into units.
- Sidewall windows should be designed with privacy features such as obscure glass or glass block.
- Windows on sidewalls opposite each other should be above eye level or should be placed to prevent views into adjacent units.
- In some cases, depending on the design of the unit, windows may be located on the sidewall of only one building.



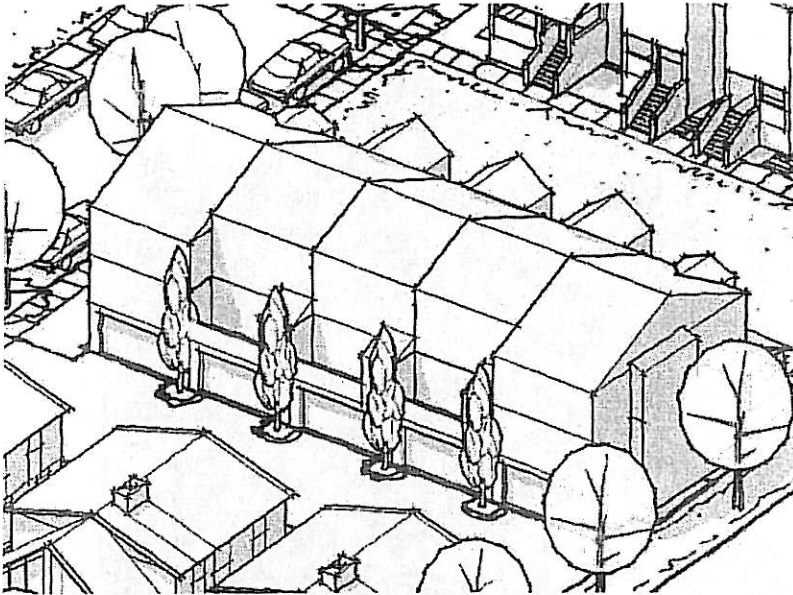
*Spaces between buildings may be used as utility areas for air conditioning units, electric utilities and water meters.*



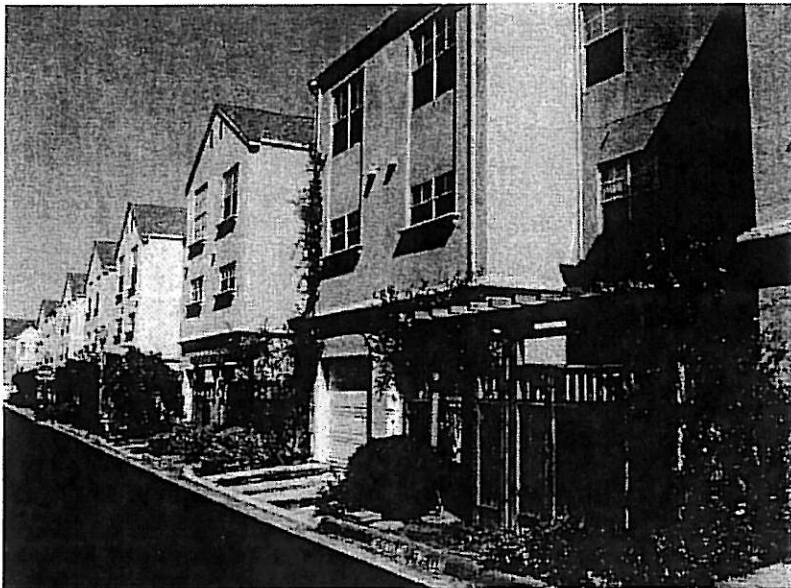
*Windows should be located on the sidewalls to let light into units.*

#### 8.4 GARAGE TREATMENT

- Garage doors are the dominant feature along rowhouse alleys and should be selected to be consistent with the building architecture, with compatible details, materials and colors.
- Garages must be located on the back of rowhouses. All garage structures must be consistent and compatible with the architecture and materials of the rowhouses. Generally, garages should be recessed behind the back elevation wall plane.
- Where garage doors are flush with upper level facades, the facade should feature upper level building projections and decorative building elements such as trellises to provide visual interest.
- Recessed garage doors are encouraged with wing walls to manage their visual impact.
- Landscaped areas should be included in driveway apron areas between adjacent units, between garage doors.



Garages must be located on the back of rowhouses. All garage structures must be consistent and compatible with the architecture and materials of the rowhouses.



Landscaped areas should be included in driveway apron areas between adjacent units, between garage doors.

### 8.5 SIGNAGE

#### 8.5.1 Site Signage

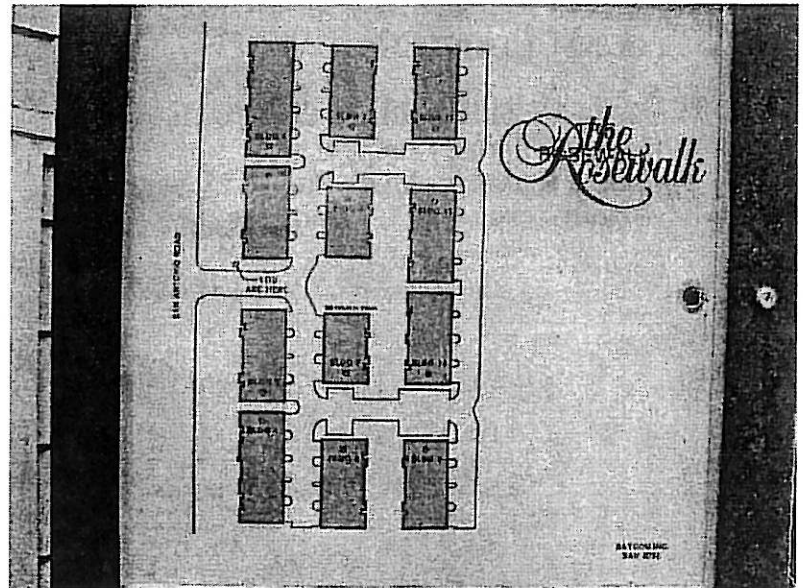
- Site signage should feature individually formed lettering and should have an artistic design element as well as addressing wayfinding.
- Backlit box signs are not permitted, except when required by the Fire Department.
- Site signs should have design features consistent with the rowhouses in the development, and should be integrated into the site development and landscaping.
- Attractive signage directories are encouraged to help provide wayfinding within the development.

#### 8.5.2 Building Signage

- Building signage and address numbers should be clearly visible to visitors. Address numbers may also appear along driveways/alleys if buildings front on common open spaces or paseos.



Building signage and address numbers should be clearly visible to visitors. Address numbers may also appear along driveways/alleys if buildings front on common open spaces or paseos.



Attractive signage directories are encouraged to help provide wayfinding within the development.

## CREDITS

### CITY COUNCIL

Matt Neely, Mayor  
Nick Galloto, Vice Mayor  
R. Michael Kasperzak, Jr.  
Matt Pear  
Greg Perry  
Laura Macias  
Tom Means

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Al Savay, Project Manager / Zoning Administrator

### CONSULTANTS

VAN METER WILLIAMS & POLLACK  
Rick Williams, Principal  
Kevin Gardner, AICP, Project Manager  
Adam Rosa, AICP, Urban Designer