III. Residential Design Guidelines

Maintaining neighborhood character and ensuring quality design in all residential areas strengthens neighborhoods. If not thoughtfully designed, new housing can adversely affect existing neighborhood character. Especially in previously undeveloped areas, the design of new projects will greatly influence later surrounding development.

Riverside's rich residential architectural history is exhibited in this Queen Anne Victorian home.

High-quality single-family and multi-family dwelling units should protect the privacy of adjacent residential units and complement other houses within the same block. These residential design guidelines protect and enhance the quality of all neighborhoods. Riverside's Zoning Code reinforces these strategies with consistent development requirements.

A. Single-Family Residential Design

Single-family residential uses are lots or parcels containing single-family detached units or attached housing. The following Guidelines apply only to single-family residential uses.

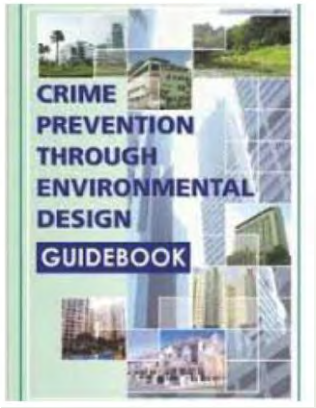
1. Single-Family Site Planning

How a building is placed on a site has a powerful impact on how a project is perceived by neighbors and on how well it "works" for occupants. Both location and appearance of the site entry are critical to the public image of a building. Likewise, setbacks can affect public perception of the project, either by reinforcing the pattern in the surrounding neighborhood or by consciously breaking that pattern. Finally, a building's placement on a site will influence the degree to which climate will impact the building. The following guidelines apply to siting of single-family residences:

a. Integrate new single-family residential developments into their built surroundings. In particular, encourage a strong relationship between the new dwelling and the street

III. Residential Design Guidelines

Additional CPTED design and implementation resources can be found online.



Octagonal entry relates to the corner of the street. See guideline III.2.1.c.

One-story corner lot homes adjacent to two-story interior lot homes reduce the appearance of mass and visual bulk from the street.

b. New structures shall be oriented toward the street to maintain consistency with other existing residential buildings on the street.

c. Single-family residential buildings shall have entries, front porches, and windows that face toward the street.

d. Encourage buildings to be sited on properties in such a way that the building promotes a sense of community and does not isolate itself from the remaining residential properties on the street.

e. Site plan designs shall take into account shading, shadow and similar impacts to onsite and adjacent buildings. Avoid layouts in which adjacent buildings obstruct one another. Design and orient buildings so that sunlight directly enters a dwelling unit during some part of the day year round.

f. Set back garages from the front building plane of the house to deemphasize their presence.

g. During the early stages of site design, consider incorporating the principals of CPTED, Crime Prevention Through Environmental Design, to ensure the most responsible site layout.

Front porches and entries are oriented toward the street providing visual interest from the street. See guideline III.2.1.c.

Garage is set back from the front building plane of the house to deemphasize presence. The front of the house with its distinguishing architectural features including the entry and front porch is prominent from the street.

2. Single-Family Scale and Mass, Infill Development

Scale and mass are important characteristics of buildings within single-family neighborhoods. The size and scale of a new structure should relate to the prevalent scale in other buildings in the immediate neighborhood, thus creating visual consistency. The following guidelines apply to siting of single-family residences.

a. The scale and mass of new single-family residential buildings or additions shall not be overbearing or out of place in existing residential neighborhoods.

b. The physical proportion of a new residential structure or addition shall be appropriate in relation to the lot size, as specified in the Riverside Zoning Code.

c. The scale and mass of new residential buildings and additions shall be harmonious and consistent on site and with surrounding development.

d. The scale and mass of new infill buildings shall be reduced by stepping down the building height toward the street and adjacent smaller structures.

e. Rooflines and pitch of new residential buildings and additions shall be harmonious and consistent on site and with surrounding development.

f. Architectural elements of new residential buildings shall be designed to avoid box-like structures.

Inappropriate, incompatible scale and mass of newer infill housing on the left as compared to the pre-existing house on the right.

Appropriate, compatible scale and mass.

Roof lines and angles of these adjacent structures are compatible to each other.

3. High-Quality Single-Family Building Appearance, Infill Development & Subdivision

The following guidelines are intended to promote a high quality appearance of single-family buildings.

a. Communicate the single-family residential function of a building by encouraging the design of visually appealing residential dwellings featuring varied façades and pleasing compositions.

b. Structures shall be made visually and architecturally pleasing by varying the height, color, setback, materials, texture, landscaping, trim, and roof shape.

c. Rhythm, size, and proportions of openings (windows, doors) shall be similar to other quality buildings in the neighborhood.

d. Building façades shall be varied and articulated to provide visual interest to the street and pedestrians.

e. Porches, bay windows, balconies, railings, fascia boards, and trim designed to Zoning Code requirements should be used to enhance the character of residential buildings.

Architectural details on these new Craftsman style homes such as front porches, wood columns, exposed rafter tails, and fascia provide a high quality appearance.

Varying façade and building plane and roof projections consistent with the home's architectural style or designs add visual interest.

f. Building materials and colors should be complementary to the surrounding area.

g. No building façade shall consist of an unarticulated blank wall or an unbroken series of garage doors.

h. Simple, unadorned aluminum or similar windows shall be prohibited. Accent features such as sills, shutters, false canopies, surrounds, and multi-paned windows shall be used. Recessed windows shall also be used where appropriate.

i. Treat the structure as a whole and finish appropriately on all sides to provide continuity.
   1. Materials should appear substantial and integral to the structure when material changes occur at changes in plane.
   2. Material changes not accompanied by changes in plane appear "tacked-on" and are strongly discouraged.

j. For most architectural styles, the number of colors on the exterior should be limited to a maximum of three, with an additional contrasting color for accent.
   1. In general, lighter colors should be used for the main body, with darker shades for trim and accent.

Multi-paned windows are treated with decorative moldings, exposed dentils, decorative shutters and window planter boxes. See guideline III.A.3.h.

Rear and side elevations are treated with the same high-quality details as the front of the house. See guideline III.A.3.i.

4. SINGLE-FAMILY LANDSCAPING

Landscaping is a critical component of any successful development project and should be considered an essential part of the design process, particularly for single-family residential developments. Landscaping should complement good architectural design and create a finished product. A rich variety of plantings should be selected and provided appropriately for their intended use. The following guidelines apply to landscaping for single-family residences.

a. Trees, shrubs, groundcover, and grass areas shall be incorporated within single-family development projects to create an appealing and comfortable environment for residents and those viewing from public areas. Refer to Appendix C, Plant Lists for climate appropriate, water efficient plant options.

b. The use of landscape elements such as clinging vines, espaliers, trellises, and shrubs to enhance the architecture and create and define attractive private open spaces is strongly encouraged.

c. Front yard areas should be designed using landscape elements pertaining to form, horizontal and vertical lines, hardscape and softscape, and ornate qualities that are compatible to the primary structure. Visual openness should be maintained; planting which completely isolates the front of the dwelling from the streetscape is strongly discouraged.

Front yard landscaping should frame and greatly enhance the presentation of a home.

d. When a new single-family residence is within or adjacent to a city designated historic district, the landscape design and selected plants should reflect the surrounding area's historic character. Refer to Title 20, Cultural Resources, of the Municipal Code, the Cultural Heritage Board's Design Guidelines, and the district-specific guidelines.

e. To the extent feasible, existing mature trees and shrubs that represent existing significant landscaping shall be preserved. Efforts shall be made to fully incorporate the existing preserved landscape elements with the proposed landscape design.

Front walks and steps made of colored concrete, bricks, and/or stone and accentuated with landscaping and architecturally compatible piers with lighting create great curb appeal.

Consider using native and/or water efficient plants instead of more water-consuming turf and lawn. See guideline III.A.4.f.

f. Vegetative ground cover that will absorb rainwater and reduce runoff shall be used. Permeable surfaces should be used wherever possible to reduce paving. Creative grading solutions along with innovative hardscape materials should be considered.

g. The proper placement of evergreen and deciduous trees can provide a balance of shade during the warmer months, and provide light and warmth during the cooler months of the year.

h. Careful water budgeting calculations shall be performed to not exceed the maximum allowable water use, as directed by the Zoning Code, Chapter 19.570.

1. Landscaping should incorporate the use of water efficient, climate appropriate plants to reduce water demand.

2. Landscape plants should be grouped according to their irrigation needs to create hydrozones.

3. Turf areas should be thoughtfully designed in response to functional needs, and shall be incompliance with the water budget according to the Zoning Code, Title 19.570, Water Efficient Landscape and Irrigation.

4. Non-living ground cover material, such as mulch and decomposed granite, can be used creatively in the landscape to reduce water demand.

i. Through the application of an efficient and well-designed irrigation system, water use can be greatly reduced. For possible incentives and rebates, refer to the City of Riverside Public Utilities and Western Municipal Water District websites.

j. Air conditioning/mechanical equipment and trash enclosures should be placed out of view from the public right-of-way and should be screened with landscaping.

k. Entrances to alleys should be landscaped. Walls in alleys abutting residential uses shall be screened with landscaping such as clinging vines. Landscape areas adjacent and between garages in alley-loaded residential areas are encouraged.

See the City's Water Efficient Landscaping and Irrigation Code Chapter 19.570 for water-efficient planting requirements.

Front yard fencing and walls such as low garden walls and wood pickets or wrought iron should provide the appearance of visual openness. Use landscaping such as clinging and climbing vines to soften their appearance while still maintaining this openness. See guideline

i. Up-lighting where the source of light is below grade or hidden, of landscape elements, building facades and architectural features should be used.

5. Single-Family Fences and Wall

a. The design of fences and walls shall be architecturally compatible with, and of the same architectural style as, the primary structure.

b. The design of fences and walls shall create a visual openness with a decreasing level of opaqueness as the height of the fence or wall increases. Walls that completely isolate the front of the dwelling from the streetscape are strongly discouraged.

Provide visual interest to long wall expanses, such as for properties whose back yards abut a public right-of-way, with pilasters, cornice moldings, and stone capping. Soften their appearance with clinging vines and heavy landscaping including groundcover, shrubs, and trees. See guideline III.A.5.c.

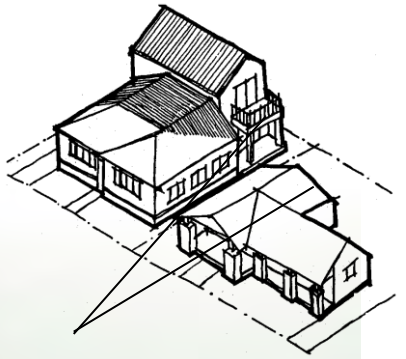
c. Decorative fences and walls where visible to the public are required. The fences and walls shall be made of low maintenance, durable materials. Wood fences are typically not acceptable. Fences and walls are required to screen unsightly views

d. Permitted materials for walls shall be decorative masonry split face block, brick, natural stone, precast concrete panels, stuccoed walls or other unique wall materials or finishes that integrate well with on-site buildings, as determined on a case by case basis. Slump stone and precision block are not considered decorative materials and shall not be permitted as acceptable wall materials. All walls must feature matching cap materials. Refer to the Green Design Guidelines for additional material considerations.

e. Landscaping shall be included as part of the design for the fence or wall and should be used to soften and screen large masses of blank wall surface area.

f. Under the Design Guidelines and Zoning Code, wall height is limited primarily for aesthetic reasons. Limitations on maximum wall heights could reduce the ability to maintain noise levels in some locations to levels required by Title 24 of the California Code of Regulations and Title 7 of the Riverside Municipal Code. In the cases where mitigation measure MM Noise 1 of the City's General Plan 2025 EIR is implemented, the City may consider increasing wall height as one measure to reduce noise to acceptable levels. In such high level noise situations, combinations of setbacks, site design, berms, and solid walls, including walls higher than normally permitted by Code or these Design Guidelines, may be used to achieve noise standards.

g. Boundary/perimeter fencing on the property should be located in such a way as to provide for trail development, maintenance, and public usage. This requirement would be for all trails shown in the General Plan and for the connection of private trails for the use of residents, when these residential developments are in the vicinity of planned trails outlined in the General Plan.



Privacy of the adjacent neighbor is obstructed by neighboring second-floor

6. SINGLE-FAMILY PRIVACY PROTECTION

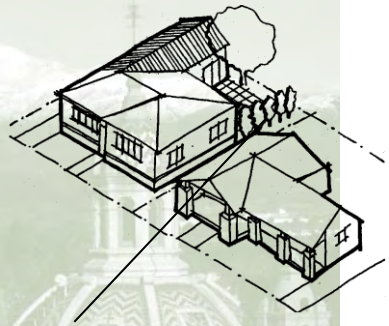
Building height, the placement of windows and entries, setbacks, and landscaping all contribute to the level of privacy between adjacent properties. New two-story buildings with windows directly facing an adjacent existing residential building and private yard may adversely affect the privacy of adjacent units. Simple measures such as purposeful window placement and/or planting of tall trees can help protect residential privacy.

Ensure that new single-family residential buildings or additions are designed and constructed to protect the privacy of adjacent residential properties.

a. New two-story residential buildings directly adjacent to one-story residential buildings shall be set back and oriented to respect the privacy of the one-story building.

b. The direct line-of-sight between dwelling units, specifically bedrooms and bathrooms, should be minimized by orienting windows, balconies, and entryways so they do not directly face into adjacent property windows or private open space.

c. Landscaping should be used as screening to enhance residential privacy.



The direct view of the adjacent property is screened respecting that neighbor's privacy.

7. SINGLE-FAMILY SUBDIVISION DESIGN PROVISIONS

Designs for new residential subdivisions must provide varying high-quality sites, with architectural and landscape design plans that promote a sense of neighborhood and do not resemble the common "cookie-cutter tract" development. The end result of these designs must promote an attractive, functional, safe, and lasting neighborhood that is compatible in aesthetics to existing neighboring developments, as well as the surrounding natural environment.

Refer to the City of Riverside Public Works Department for street tree selection and requirements at www.riversideca.gov/pworks

Site planning of new subdivisions should provide and link the subdivision's various components, including lot configuration, residential blocks, natural open space, pedestrian/equestrian routes and trails, landscaping and greenbelts, and community nodes and facilities such as schools, parks, and community centers.

A. SITE PLANNING PROVISIONS

i. Circulation System

a. The circulation system that serves the subdivision should be logical and predictable. Streets should connect to adjacent subdivisions, thereby providing direct access to schools, parks, and community centers for pedestrians, bicyclists, automobiles, and emergency vehicles. All street widths must meet City standards for road classifications.

b. Sidewalks shall be separated from the curbs by a landscaped parkway, containing street trees, to be maintained by the property owner. Refer to the City of Riverside Public Works Department for assistance on street tree selection and requirements.

Property line sidewalk with parkway adjacent to street provides safer sidewalks, more attractive street scene.

c. Street patterns that create long interrupted walls at the property line should be avoided.

d. Traffic calming devices such as landscape medians for arterial streets, slight variations in road curves and widths, and on-street parking should be incorporated wherever feasible.

e. "T" intersections that occur at development entries should incorporate landscaped open space areas, enhanced parkways and medians to create an attractive entrance.

f. Cul-de-sacs that side onto through streets or greenbelts should provide pedestrian access to connect to the adjacent through street.

g. Bicycle circulation and the location of bicycle parking facilities should be carefully considered.

Landscape open space areas at "T" intersection.

ii. Lot Configuration

a. To avoid a "tract"-like appearance, lot arrangements should employ varied front yard setbacks, as allowed by the Zoning Code. Side-facing garages, detached garages, and garages setback from the front building plane of the house to de-emphasize their presence are strongly encouraged. The front and rear wall planes between adjacent houses should vary by at least three to five feet.

b. Single-family residential buildings shall be oriented toward the street with primary entries and windows that face toward the street.

c. Buildings should be oriented in a way that maintains visual appeal from any adjacent roadways. Reverse frontage lots shall be discouraged in favor of street-oriented frontage and side-on lots where possible. Where reverse frontage lots are unavoidable, decorative block walls should be erected in accordance with Section III.A.5 of the Design Guidelines, including the use of landscaping and vines to soften and screen the surface. In addition, maintenance of parkways between the street edge (curb) and property lines should be encouraged and facilitated through the incorporation of linkages and access points in the design.

See guideline III.A.7.ii.e.

d. Buildings and related elements, such as front porches, should be sited on properties in such a way that the building promotes a sense of community and does not isolate itself from the adjacent residential properties on the street.

e. Corner lots are better suited to be larger and wider with single-story structures, reducing the appearance of bulk and mass along the streetscape.

f. Lot placement should respect the natural terrain of the site. Mass grading and individual lot grading should take advantage of the natural terrain to the extent feasible. Manufactured slope, heights, and vertical changes between lots should be minimized. Significant grade changes should be gradually stepped or terraced.

g. Lot configurations shall take into account shading, shadow and similar impacts to onsite and adjacent buildings. Avoid configurations in which adjacent buildings obstruct one another in terms of lighting and air movement. Buildings should be designed and oriented so that sunlight directly enters a dwelling unit during some part of the day year round.

h. Lots that back onto an arterial roadway or are adjacent to a land use with a higher intensity zoning classification should incorporate landscaped buffer areas and deeper rear yards to mitigate potential noise, aesthetics, and land use compatibility impacts.

Primary entry and porch oriented toward the street.

See guideline III.A.7.b.i.

B. Architectural Design Provisions

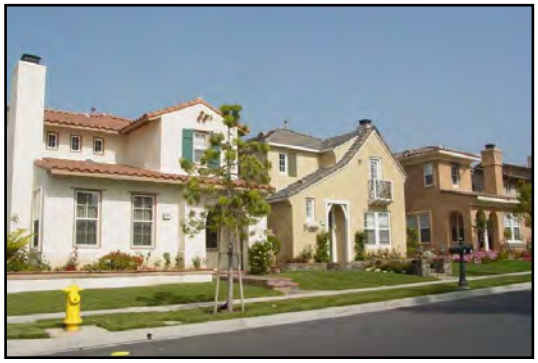
The goal of architectural design for subdivisions is to provide variation, individuality, and visual interest among the multiple homes being developed.

Attractive streetscape is achieved with compatible scale and massing between structures. See guideline III.A.7.b.iii.

i. Visually appealing residential dwellings featuring varied façades and pleasing compositions, utilizing complementary architectural styles and elements and varied elevations, and use of varying building materials, exterior colors and finishes from lot to lot shall be required.

ii. Structures shall be made visually and architecturally pleasing by varying the height, color, setback, materials, texture, landscaping, trim, and roof shape.

iii. To maintain a compatible scale and massing of streetscape, the rhythm, size, and proportions of openings (windows, doors) shall be compatible with each other.



iv. Building elements that articulate the façades, including porches, bay windows, balconies, railings, fascia boards, first-floor gable projections, and trim designed to the requirements established in the Zoning Code should be used to enhance the character of residential buildings.

Cantilevered windows and projections, window shutters and sills, and dormers enhance the architectural character of the structure.

v. Building façades utilizing elements of one architectural style shall be varied and articulated to provide visual interest. A palette of at least three complimentary architectural styles will be required for incorporation of home designs. Depending on the number of dwelling units within the subdivision, Planning Staff administering Design Review may require additional complimentary architectural styles to be employed, not to exceed six styles. Designs should avoid repeating styles among adjacent dwelling units.

C. LANDSCAPING AND OTHER PROVISIONS

Landscaping is a critical component of any successful subdivision and should be considered an essential part of the design process. Landscaping should complement good architectural design and create a finished product. A rich variety of plantings should be selected and provided appropriately for their intended use. Trees, shrubs, groundcover, and grass areas should be incorporated within subdivisions to create an appealing and comfortable environment for residents and those viewing from public areas.

i. Landscaping for ~~Dwelling Units~~ Subdivisions

a. Use landscaping such as clinging vines, espaliers, trellises, and shrubs to enhance the architecture and create and define attractive private open spaces.

b. Visual focal points such as fountains, sculpture, and public art are strongly encouraged to be integrated into the landscaping.

c. Entrances to alleys should be landscaped. Walls in alleys abutting residential uses shall be screened with landscaping such as clinging vines. Landscape areas adjacent to and between garages in alley-loaded residential areas are encouraged.

d. ~~Front yard~~ Landscape areas shall be designed using ~~landscape~~ elements pertaining to form, horizontal and vertical lines, hardscape and softscape, and ornate qualities that are compatible to the primary structure. Visual openness should be maintained; planting which completely isolates the public's view from the streetscape is strongly discouraged.

e. Careful water budgeting calculations shall be performed to guarantee the estimated water use for the proposed landscape does not exceed the maximum allowable water use, as directed by the Zoning Code, Chapter 19.570.

1. Landscaping should incorporate the use of water efficient, climate appropriate plants to reduce water demand.
2. Landscape plants should be grouped according to their irrigation needs to create hydrozones.
3. Turf areas should be thoughtfully designed in response to functional needs, and shall be in compliance with the water budget according to the Zoning Code, Title 19.570.
4. Non-living ground cover material, such as mulch and decomposed granite, can be used creatively in the landscape to reduce water demand.

f. Through the application of an efficient and well-designed irrigation system, water use can be greatly reduced. For possible incentives and rebates, refer to the City of Riverside Public Utilities and Western Municipal Water District websites.

g. When new single-family residential developments are within or adjacent to a city designated historic district, the landscape design and selected plants should reflect the surrounding area's historic character. Refer to Municipal Code, Title 20, Cultural Resources, the Cultural Heritage Board's Design Guidelines, and the district-specific guidelines.

h. To the extent feasible, existing mature trees and shrubs that respresent significant landscaping shall be preserved. Efforts shall be made to fully incorporate the existing preserved landscape elements with the proposed landscape design.

i. Vegetative ground cover that will absorb rainwater and reduce runoff shall be used. Permeable surfaces should be used wherever possibly to reduce paving. Creative grading solutions along with innovative hardscape materials should be considered.

ii. Entry Treatment

a. Entry landscape treatments are encouraged. Entry monument walls, fences, and landscaping must comply with the required sight lines for the minimum stopping distances of vehicles as provided in the Zoning Code. Entry treatments should be constructed with the same materials found within the subdivision. Required ongoing maintenance of entry treatments and landscaping should be considered when designing these spaces.

b. Entry treatments should be reflective and proportional to the size of the project.

c. Subdivision property line walls or sign walls should not be located so that they abut a sidewalk without an intervening planter wall or dedicated landscape setback.

d. Gated subdivisions shall have a controlled pedestrian gate in addition to the vehicle entry gates. Pedestrian entries shall be separated from vehicle entries by a minimum five-foot parkway/landscape area. The vehicle entry and any gatehouse structure shall be located a sufficient distance from the cross street to accommodate vehicle stacking and provide adequate space for vehicle turn-around. This on-site portion of the entry shall be surfaced with a contrasting decorative paving material.

iii. Walls and Fences

a. Design and material elements of walls and fences shall be consistent in style throughout the subdivision or defined phases of the subdivision.

b. Walls shall be required for areas visible to the general public. Combination walls and fences using decorative fence elements such as wrought iron (tubular steel) shall be permitted. Decorative block walls where visible to the public are required.

c. Permitted materials for walls shall be decorative masonry split face block, brick, natural stone, precast

concrete panels, stuccoed walls or other unique wall materials or finishes that integrate well with on-site buildings, as determined on a case by case basis. All walls must feature matching cap material. Perimeter walls should have regularly spaced pilasters, planter alcoves, or similar techniques in variation of the wall's horizontal lines.

d. Landscaping shall be included adjacent to a wall when open to public view and should be used to soften and screen the hard edge appearance of the wall.

e. Walls and fences must comply with the minimum required driver's safety sight line at all intersections and driveways per the Zoning Code.

f. Boundary/perimeter fencing on the property should be located in such a way as to provide for trail development, maintenance, and public usage. This requirement would be for all trails shown in the General Plan and for the connection of private trails for the use of residents, when these residential developments are in the vicinity of planned trails outlined in the General Plan.

iv. Screening

a. Utilities, mechanical equipment, and trash receptacles shall be screened from public view and placed out of the public right-of-way.

b. Utility connections and service locations such as trash storage areas and air conditioning units should be architecturally screened, placed within an enclosed area, or situated out of public view. Landscaping, such as tall shrubs and clinging vines, should be used to ~~screen these areas~~ soften the appearance of the required permanent screening.

c. Any architectural features used for screening shall be compatible in style and colors of the primary structure on the individual lot.

B. Multi-Family Residential Design

Multi-family residential uses are lots or parcels containing multiple dwelling units such as townhouses, condominiums, and apartment complexes. The following Guidelines apply only to multi-family residential uses.

1. Multi-Family Site Planning

Site planning for multi-family buildings includes managing the building's relationship to the street, placement of the building entry, determining building setbacks, and factoring climate considerations into the design.

Location and appearance of the site entry are critical to the public image of a multi-family development. Designs should emphasize the main entrance, place-shared facilities, and common outdoor open space in easily accessible locations to all units, and locate buildings in a manner that respects the street and reinforces street frontages.

Townhouse front entries are emphasized. Varying elevations, building materials, and exterior colors and finishes define the appearance of individual units.

Key site planning guidelines are:

a. The existing setback patterns within the immediate vicinity of the building should be maintained.

b. Locating a building far in front of or far behind the average setback lines of the four to five properties located on either side of the proposed development should be avoided.

c. The side yard and rear yard setback lines prevalent in the area should be respected as required by the Zoning Code.

d. Buildings should be placed in a manner that maximizes solar access during cooler months and limits it during warmer months.

e. Entry treatments should be reflective and proportional to the size of the project.

f. To receive the benefits of light and air, designs should maximize natural ventilation and access to views and avoid a layout in which adjacent buildings obstruct one another. Builders should design multi-family buildings so that sunlight directly enters each dwelling unit during some part of the day year round.

g. Site planning shall be used to integrate multi-family developments with built surroundings. In particular, a strong relationship between the building and the street is encouraged.

    1. Buildings should relate to the street and be located on the site so that they reinforce street frontages.

    2. Buildings should relate to existing and planned adjacent uses.

Front yard setback of townhomes reflects surrounding setbacks of adjacent single-family homes.

Building frontages oriented toward the street.

3. The building should provide as many private, ground-level entries to individual units as possible.

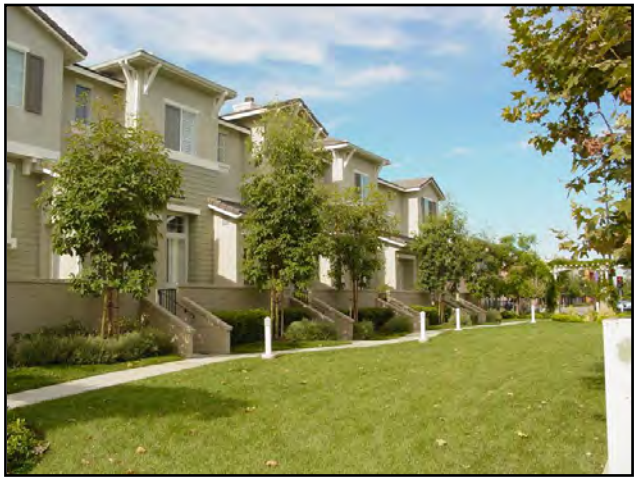
4. All building entries shall be prominent and visible.

5. Each unit should provide visual identity and an individual address whenever possible.

6. Existing setback patterns shall be maintained. A multi-family project should not be located in front of or behind the average setback line of the neighborhood.

Consistent front yard setback

7. Paseos, gates, pedestrian walkways, crossings, etc. should be used to provide pedestrian accessibility to adjacent uses.



Site dwelling entries to be accessed by paseos, pedestrian walkways and paths adjacent to open space areas and ancillary uses.

Avoid siting dwellings where garages and vehicular access are the prominent features.

Site dwellings across from each other linked by shared open space and pedestrian access.

Avoid siting dwellings where vehicular and pedestrian access are together. Keep pedestrian and vehicular access separate.

For site design of multiple dwelling units, site frontages of units closest to the street towards the street. For interior units, site frontages across from each other accessed by a pedestrian walkway and open space area such as a courtyard or plaza.

Pedestrian walkways shall be included.

a. Pedestrian circulation shall be sited with adequate separation from vehicular traffic.
b. Pedestrian walkways should link dwelling units with facilities in the project, such as common open space, plazas and courtyards, parking areas, and public sidewalks.
c. A trellis(s) shall be placed where pedestrian access abuts a vehicular access to provide screening and clear delineation, when this situation cannot be avoided in site design.

9. Common facilities – such as community rooms and laundries – should be located centrally, and be linked to common outdoor space.
   a. Common, passive and active open space and facilities such as pools, basketball/tennis courts, turf areas, dog runs, gardens, picnic tables, patio and barbeque areas, etc. should be integrated with structure(s). Connectivity between these spaces and dwelling units should be provided at the forefront of the design process.
   b. Buildings and landscaping should be located to maximize solar access during cooler months and to limit it during warmer months. Natural ventilation, sunlight, and views for each unit should be maximized.

Centrally located common open space for recreation and social activities.

2. MULTI-FAMILY SCALE AND MASS

The overall size, shape, scale, and massing of a new building can impact the surrounding neighborhood and may determine how a development is perceived by the community. The height of a new building is extremely important. If a new building is too high, it can overwhelm its neighbors. If a building is too low, it creates a gap in the physical "fabric" of a neighborhood. The overall form of a new building should incorporate as much variety as possible and avoid large expanses of flat wall or roof.

Creating a building whose size and shape generally complement the size and shape of surrounding buildings will go a long way toward making a new development acceptable to the community. At the same time, it will reinforce the perception among residents that the new homes fit within the established character of a neighborhood.

a. The appearance of visual mass of multi-family buildings shall be reduced using scale transitions near adjacent single-family dwellings. Building facades shall be articulated to portray a domestic and pedestrian scale that assigns identity to individual dwelling units.

b. Overall height of new structure(s) shall be similar to that of other buildings in the neighborhood.

c. The size and scale of new structures should relate to buildings in the immediate neighborhood.

d. Box-like forms shall be eliminated with large, unvaried roofs by using a variety of building forms and roof shapes. This may be accomplished by creating clusters of units, variations in height, setback, and roof shape.

e. Façades of horizontal buildings should be broken into smaller components through the use of vertical adjacent structures.

f. At single-family residential edges, multi-family structures should maintain low profiles to provide a transition between higher density residential areas.
   1. Taller elements of the building, such as upper floors, should be increasingly stepped back from adjacent single-family residences to provide attractive transition between structures and to reduce the visual appearance of mass.
   2. Elements such as hipped and gable roof projections, balconies that do not directly look into windows of single-family homes or private open space areas, and varying building plane recessions can provide the visual relief of mass and bulk.

Varied roof shapes provide visual interest.

Well-articulated building plane projections break up façade preventing box-like appearance.

Varied roof shapes.

Varying height reduces the appearance of visual bulk

Well-articulated façades step back as the height increases

Building forms employing a variety of roof shapes, articulation, height variation, and inconsistent setbacks provide a visually attractive building, unlike large, box-like buildings with blank walls.

Parking is sited in a small area located along the side of the dwelling units and close in proximity to the units' entries.

Garages are integrated architecturally with the structure so that they are not a dominant feature. See guideline III.B.3.b.

3. MULTI-FAMILY PARKING

Parking is one of the most difficult issues to address in multi-family housing development projects. Parking can overwhelm the best-designed buildings and open spaces; therefore, it must be handled carefully. Security is another important consideration. Parking areas should allow easy access and surveillance from housing units. Vehicle/pedestrian interactions should be carefully planned, with a focus on minimizing conflicts.

Multi-family parking shall be designed to be consistent with Zoning Code, Chapter 19.580 Parking and Loading requirements, but the following are general guidelines for multi-family parking design.

a. Well-designed, safe parking areas located away from view from public rights-of-way shall be provided. Security and surveillance should be maximized to provide efficient access to building entrances. The design principals of CPTED, Crime Prevention Through Environmental Design, should be carefully considered and incorporated wherever possible.

b. Adequate lighting shall be provided for safety and security purposes, as well as, designed and arranged to be directed onto parking areas and away from residential use.

c. Parking lots should be sited at the rear or side of the site to allow a majority of dwelling units to front on the street.

d. Garages/carports shall be architecturally integrated with the dwelling unit(s) and be architecturally consistent with the style/design of the principal dwelling unit(s).

e. Multiple small parking lots should be built in lieu of one large lot.

f. Landscaping shall be used for shade and climate control, to enhance project design, and to screen the visual impact of vehicles and large expanses of pavement. ~~Trees and shrubs shall be planted to soften the overall impact of parking areas and to provide shade and noise reduction.~~

g. Blank walls of parking garages facing the street should be avoided. If blank walls are unavoidable, they should be decorated with artwork, display cases, and/or vines.

h. Parking lots should be sited in proximity to dwelling units to allow for casual surveillance.

i. Bicycle parking facilities should be conveniently located to be accessible to all.

4. HIGH-QUALITY MULTI-FAMILY BUILDING APPEARANCE

A building's appearance is critical to acceptance within the community and to the pride of place it creates among residents. The windows, façade, roof shape, size and rhythm of openings, trim and details, and materials and color should be generally compatible with the surrounding neighborhood. The building should avoid appearing like one large, undifferentiated mass by incorporating as much visual complexity as possible. To the extent feasible, a single development should provide as many dwelling units as possible with individual identities. Finally, special attention should be paid to the design of front doors, as they convey such strong messages about the quality of a development.

Barrel clay tile, decorative cornice moldings, and balconies with arched openings found on this historic Spanish Colonial Revival style apartment building provide a high quality architectural presence. New multi-family development should make every effort to establish a timeless, high-quality, community-sensitive appearance.

What an apartment, townhome, or condominium project looks like says a lot about the value homeowners and property owners place on their neighborhood and community. Every effort should be made to establish a high-quality, community-sensitive appearance for all multi-family development projects.

a. The multi-family residential function of a building should be communicated by encouraging the design of visually appealing buildings featuring varied façades and pleasing compositions.

b. Buildings shall be designed specifically for the site. Stock plans shall not be used.

High-quality design elements for multi-family buildings consistent with an architectural style and/or design, such as gabled framing, exposed rafter tail projections, multi-paned windows, decorative window and door moldings, high-quality natural looking building materials, and column details, can significantly improve the value of a property as well as the neighborhood.

First floor level is raised for privacy and security. See guideline III.B.4.c.

Finish appropriately on all façades to provide continuity.

Rear and side façades are finished consistent to the front. See guideline III.B.4.j.

c. The first floor of the building should be related to the street and should be consistent with the first floors in neighboring buildings.

d. If the building is close to the street, the level of the first floor is encouraged to be raised slightly to maintain privacy.

e. Building elements that provide architectural interest should be incorporated. Height, color, setback, materials, texture, landscaping, trim, and roof shape of structures should be varied.

f. The number of windows should be maximized to enhance views and make spaces feel larger.

g. Rhythm, size, and proportions of windows and doors should complement other good quality buildings in the neighborhood.

h. Architectural elements such as porches, stairs, railings, fascia boards, and trim should be used to enhance the building's character.

i. Simple, unadorned aluminum or similar windows shall be prohibited on any wall visible from a public right-of-way.

J. Accent features such as sills, shutters, false canopies, and multi-paned windows shall be used on all windows.

k. The structure should be treated as a whole and should be finished appropriately on all façades to provide continuity.

High-quality design elements for multi-family buildings can include window shutters, exposed rafter tails, vine-covered trellis, and different building façade materials.

1. Material changes that occur at changes in plane and that appear substantial and integral to the structure are encouraged.
2. Material changes not accompanied by changes in plane appear "tacked-on" and are strongly discouraged.

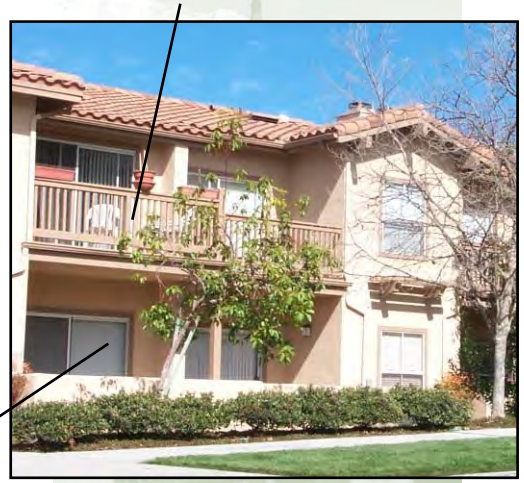
l. The building and its elements should be unified with textures, colors and materials. Materials should be consistently applied and should be chosen to work harmoniously with adjacent materials.

m. For most architectural styles, the number of colors on the exterior should be limited to a maximum of three, with an additional contrasting color for accent.
   1. In general, lighter colors for the main body should be used with darker shades for trim and accent. When both the main body and accent colors are dark, lighter colors and shades should be used for trim and accent.
   2. The larger and simpler the building design, the more subtle the color should be to reduce the massiveness of large wall planes.

n. Colors that accentuate the architectural details of the building and that are consistent with the architectural style should be chosen. Colors for graphics, such as signs, should be related to the colors used on the building.

5. Multi-Family Private Open Space

Private open space allows for individual outdoor areas where residents can enjoy sun and sky in relative privacy. Multi-family housing developments shall provide private outdoor space for all dwelling units consistent with Zoning Code requirements. Patios, porches, decks, balconies and yards should be of adequate size with easy access from each dwelling unit. Fencing should be considered wherever possible to provide added privacy and to indicate clear boundaries. Special care should be taken when designing balconies to successfully balance the need for light and view with safety considerations. Common storage needs are often overlooked, yet storage areas can be critical in making private open space work for residents.



Private garden patios easily accessible to individual units are screened by wall and landscaping for privacy. See guidelines III.B.5.b-c.

Fencing defines private from public open space. See guideline III.B.5.e.

Well-designed, adequately sized private open space will improve the quality of multi-family housing and shall be considered a necessity rather than an amenity. The following guidelines apply to the design of private open space for multi-family dwellings.

a. Well-designed and adequately sized private open spaces shall be incorporated into multi-family development projects to improve the quality of the project and to create usable and pleasant outdoor private spaces for residents to enjoy.

b. Each unit should be provided with some form of useful private open space, such as a patio, porch, deck, balcony or yard.

c. Private open space should be easily accessible – physically and visually – from individual units.

d. Balconies should be screened for privacy. However, solid walls that prevent residents, particularly small children, from looking out should be avoided.

e. Fencing to ensure privacy and to help define boundaries between public and private open space should be provided.

6. MULTI-FAMILY COMMON OPEN SPACE

Common open space — shared outdoor areas intended for use by all residents — should be as thoughtfully designed as any other space in a development. It is helpful to think of open spaces as outdoor rooms and to design and furnish them with the same care one would any room in a home. Such rooms should be easy to access from any dwelling unit in a complex. They should have clear boundaries so that residents and visitors understand what is common and what is private. Surveillance is also important. As many units as possible should have visual access to open spaces, especially play areas. Finally, common open areas should be designed for use at night as well as during the day. Well-designed nighttime lighting will help ensure that public spaces are attractive and safe after sundown. The following guidelines apply to the design of common open space for multi-family dwellings.

a. Attractive, centrally located, common open space with functional amenities shall be provided. The amount of open space shall increase with the size of a multi-family development to meet the social and recreational needs of residents. Depending upon the project's proposed residential density, the Zoning Code requires amenities to be provided that include: enclosed tot lots with multiple play equipment, pools and spas, barbeque facilities equipped with grill, picnic benches, etc.; athletic court facilities (e.g. tennis, volleyball, basketball, etc.), computer and exercise rooms, clubhouses and multi-purpose rooms equipped with a kitchen and defined areas for games, exercises, recreation, entertainment, etc.; and jogging/walking trails with exercise stations, community gardens, and theaters/amphitheaters.

This small courtyard provides an attractive and secure gathering and passive recreation space.

b. Outdoor open spaces are encouraged to be designed as "outdoor rooms", such as: entries, courtyards, playgrounds, walkways, pedestrian trails, and clubhouse, picnic and pool areas. Undifferentiated, empty spaces are discouraged.

c. Common open spaces should be located so that they can be viewed from individual units, preferably from the kitchen, living room, or dining room.

d. Play area(s) should be located centrally, and designed in a manner that allows for adult supervision from dwelling units and/or from a central facility such as a laundry.

e. The use of landscape elements to help create and define attractive common open spaces is strongly encouraged.

f. Common open space areas should be provided with energy-efficient lighting from a variety of sources at appropriate intensities for safety.

These centrally located common open spaces provide places for recreation and social activities for the residents of these multi-family developments. The areas are also visible from many dwelling unit windows for added safety and adult supervision.

Many windows face open space

7. MULTI-FAMILY LANDSCAPING

Landscaping is a critical component of any successful development project and should be considered an essential part of the design process, particularly for multi-family residential developments. Landscaping should complement good architectural design and create a finished product. A rich variety of plantings should be selected and provided appropriately for their intended use. The following guidelines apply to landscape design for multi-family dwellings.

See the City's Water Efficient Landscaping and Irrigation Guidelines and Zoning Code, Chapter 19.570 for water efficient planting requirements

Rear landscaping softens stark appearance of garage doors on alley-loaded development.

a. Trees, shrubs, groundcover, and grass areas should be incorporated within multi-family development projects to create an appealing and comfortable environment for residents and those viewing from public areas. Refer to Appendix E, Plant Lists for climate appropriate, water efficient plant options.

b. Landscaping and hardscape elements such as accent shrubs, trellises, pergolas, and arbors should be used to enhance the architecture and create and define useful public and private spaces.

c. Visual focal points such as fountains, sculpture, and public art are strongly encouraged to be integrated into the landscaping.

d. To the extent feasible, exiting mature trees and shrubs that represent existing significant landscaping shall be preserved. Efforts shall be made to fully incorporate the existing preserved landscape elements with the proposed landscape design.~~Hardy native trees, shrubs, and groundcover that are easy to water and maintain are encouraged.~~

e. Vegetative ground cover that will absorb rainwater and reduce runoff shall be used. Permeable surfaces should be used wherever possible to reduce runoff. Creative grading solutions along with innovative hardscape materials should be considered.

f. Landscape plant material that is easy to maintain and irrigate is encouraged.

g. The proper placement of evergreen and deciduous trees can provide a balance of shade during the warmer summer months and light or warmth during the cooler months of the year.

h. Careful water budgeting calculations shall be performed to guarantee the estimated water use for the proposed landscape does not exceed the maximum allowable water use, as directed by the Zoning code, Chapter 19.570.

1. Landscaping should incorporate the use of water efficient, climate appropriate plants to reduce water demand.
2. Landscape plants should be grouped according to their irrigation needs to create hydrozones.
3. Turf areas should be thoughtfully designed in response to functional needs, and shall be in compliance with the water budget according to the Zoning Code, Title 19.570, Water Efficient Landscape and Irrigation.
4. Non-living groundcover material, such as mulch and decomposed granite, can be used creatively in the landscape to reduce water demand.

i. Through the application of an efficient and well-designed irrigation system, water use can be greatly reduced. For possible incentives and rebates, refer to the City of Riverside Public Utilities and Western Municipal Water District websites.

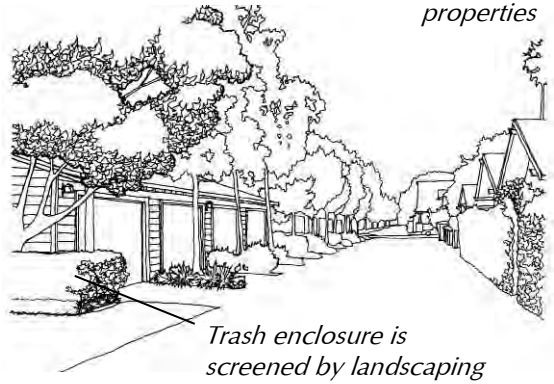
j. Paved areas, especially parking lots, shall be shaded according to zoning requirements.

k. Seating options in landscaped areas should be provided and incorporated into the overall site design.

l. Entrances to alleys should be landscaped. Walls in alleys abutting residential uses shall be screened with landscaping such as clinging vines. Landscape areas adjacent and between garages in alley-loaded residential areas are encouraged.

m. Appropriate lighting should be provided to ensure that paths are safe at night.

Recommended landscape treatment of rear yard for alley-loaded residential properties



n. Up-lighting~~, where the source of light is below grade or hidden~~ of landscape elements, building façades, and architectural features, where the source of light is below grade or hidden, is encouraged.

o. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lights.
   1. Use of varied paved surfaces and decorative hardscape is encouraged. The use of durable pervious paving material should be used whenever possible.
   2. At a minimum, decorative paving should be used to delineate crossings at circulation drives and parking aisles.

8. MULTI-FAMILY FENCES AND WALLS

Fences and walls are used to demarcate space, private space and public space. More so than single-family housing, the design of walls and fences is a critical component to the aesthetic of a project. With multiple dwelling units there typically are much smaller spaces being fenced and walled, which therefore make fences and walls appear more prominent. Fences and walls can provide security and demarcation of private and public space, while creating visual openness and visual interest.

a. The design of fences and walls shall be architecturally compatible with, and of the same architectural style as, the primary structures. The fences and walls shall be made of low maintenance, durable materials. Wood fences are typically not acceptable. Fences and walls are required to screen unsightly views.

Patio walls are consistent with dwellings. See guideline III.B.8.a.

b. Permitted materials for walls shall be decorative masonry split face block, brick, natural stone, precast concrete panels, stuccoed walls or other unique wall materials or finishes that integrate well with on-site buildings, as determined on a case-by-case basis. Slump stone and precision block are not considered decorative materials and shall not be permitted as acceptable wall materials. All walls must feature matching cap materials.

c. The design of fences and walls should create a visual openness with a decreasing level of opaqueness as the height of the fence or wall increases.

d. Landscaping shall be included as part of the design for the fence or wall and should be used to soften and screen large masses of blank wall surface area.

e. Under the Design Guidelines and Zoning Code, wall height is limited primarily for aesthetic reasons. Limitations on maximum wall heights could reduce the ability to maintain noise levels in some locations to levels required by Title 24 of the California Code of Regulations and the Title 7 of the Riverside Municipal Code. In the cases where mitigation measure MM Noise 1 of the City's General Plan 2025 EIR is implemented, the City may consider increasing wall height as one measure to reduce noise to acceptable levels. In such high level noise situations, combinations of setbacks, site design, berms, and solid walls, including walls higher than normally permitted by Code or these Design Guidelines, may be used to achieve noise standards.

f. Walls and fences must comply with the minimum required driver's safety sight line at all intersections and driveways per the Zoning Code.

g. Boundary/perimeter fencing on the property should be located in such a way as to provide for trail development, maintenance, and public usage. This requirement would be for all trails shown in the General Plan and for the connection of private trails for the use of residents, when these residential developments are in the vicinity of planned trails outlined in the General Plan.

Landscaping frames and softens the garden wall. Wall decreases in opaqueness with wrought iron.

Fencing defines private from public space while creating visual openness.
See guideline III.B.8.ct.

9. MULTI-FAMILY PRIVACY PROTECTION

Building height, the placement of windows and entries, setbacks, and landscaping all contribute to the level of privacy between adjacent properties. New two-story buildings with windows directly facing an adjacent existing residential building and private yard may adversely affect the privacy of adjacent units. Simple measures such as purposeful window placement and/or planting of tall trees can help protect residential privacy.

Ensure that new multi-family residential buildings are designed and constructed to protect the privacy of adjacent residential properties.

a. New two-story residential buildings directly adjacent to one-story residential buildings shall be set back and oriented to respect the privacy of the one-story building.

b. The direct line-of-sight between dwelling units, specifically bedrooms and bathrooms, should be minimized by orienting windows, balconies, and entryways so they do not directly face into adjacent property windows or private open space.

c. Landscaping should be used as screening to enhance residential privacy.

IV. Commercial and Mixed Use Design Guidelines

This section provides design guidelines that apply to development in Commercial and Mixed Use zoning. These structures can promote a pedestrian-friendly environment that positions storefront display windows at the sidewalk edge, promotes high-quality construction and materials, provides awning shade at the storefront level, articulated entries and pedestrian-oriented signs. These buildings define the pedestrian zone and provide a sense of human scale and visual interest.

This pedestrian-oriented design character also provides a great opportunity to reinvent sound development practices that re-establish the "village commercial" area accommodating a mix of land uses where residential and/or office uses are combined with service or retail commercial functions to create a mixed use context. Design guidelines for stand-alone commercial and mixed use development are as follows.

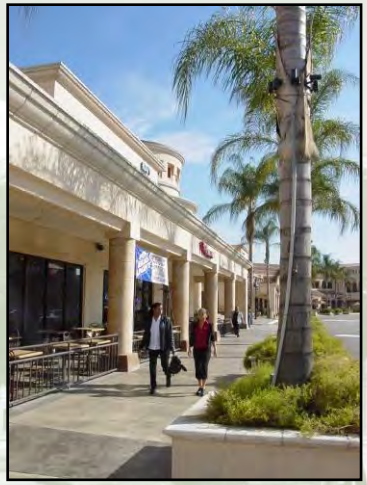
A. Commercial

Design of commercial development is not only an aesthetic issue, but also an economic development concern. Site design, good visibility, property maintenance, and landscaping all improve the economic performance and attractiveness of shopping centers. Large parking lots, deferred maintenance, the proliferation of truck parking, and poor storefront presentations give commercial development a barren and unattractive character. Improvements in these areas can help revitalize Riverside's neighborhood centers.

IV. Commercial and Mixed Use Design Guidelines

The City supports rehabilitation and revitalization efforts through sustainable and creative site planning, site reconfiguration, design strategies, and building standards. The General Plan sets increased intensity standards and the introduction of mixed use opportunities for several existing neighborhood shopping centers. These standards and land use opportunities will allow for greater lot coverage and increased flexibility in terms of design and appearance. Using these tools, renovated commercial shopping centers can incorporate more modern designs, increase visibility, improve landscaping, and create a more pleasant shopping environment.

The following design strategies and the Green Design Guidelines will help create comfortable, attractive, pedestrian-friendly, well-designed, and sustainable neighborhood centers with uses that meet the needs of local residents. The Zoning Code reinforces these strategies with consistent development requirements.



The relationship between structures, open space, automobiles, and pedestrians has a large impact upon street cohesiveness, accessibility, and comfort. Too often the design of a site from all angles is not given adequate consideration, resulting in piecemeal orientation of structures, inadequate parking and pedestrian access, and inadequate buffering from incompatible land uses. Good site plan designs that are pedestrian-friendly, create an active street environment, and reduce visual impacts should be encouraged.

Since commercial shopping centers are typically located adjacent to residential uses, it is important to lessen impacts of neighborhood commercial centers on adjoining residential properties. The size and scale of the new commercial structure must relate to the prevalent scale of other buildings in the immediate neighborhood. Designers should relate the overall height of new structures to adjacent structures and buildings in the immediate neighborhood. In addition, buildings should avoid appearing as one large, undifferentiated mass through incorporation of visual complexity.

B. Mixed Use

Mixed use development combines commercial, office, and residential uses within a single building or on a single site. The success of mixed use derives from the notion of creating a market of mutually complementary and supportive services and activities. Critical design components contributing to the success of this building type include pedestrian interaction and connectivity, human scale, signage, lighting, and parking.

Encouraging human activity at the street level is paramount to the success of the commercial component at the base of a mixed use building. Fundamental design strategies should include a clear demarcation between commercial areas, streets, semipublic open spaces, and private areas such as unit entries, courtyards, and decks. There must be a distinct separation of the commercial entrances from the residential access and a clear identity for each use.

Critical design components of mixed use development include pedestrian interaction and connectivity, human scale, signage, lighting, and parking.
See IV.B.

C. SITE DESIGN

Landscaping and planters, paving, and display windows create an inviting environment for pedestrians.
See guideline IV.C.2.

This section includes guidelines for building placement and orientation, inclusion of outdoor spaces, service access and equipment screening, location of required parking, and parking lot landscaping and lighting. Refer to the Green Design Guidelines for additional site design considerations and information.

1. A building's front should be aligned at the sidewalk edge to provide interest at the street level and enhance the pedestrian experience. Where portions of a building are set back from the sidewalk, the areas must be treated as a plaza or courtyard.

2. Develop the ground floor level of a building to encourage pedestrian activity. The he linear frontage of the building should incorporate pedestrian-oriented elements such storefronts with transparent display windows or display cases, outdoor dining areas, public art, awnings, trellises, window boxes, and other landscape elements, such as shade trees and benches.

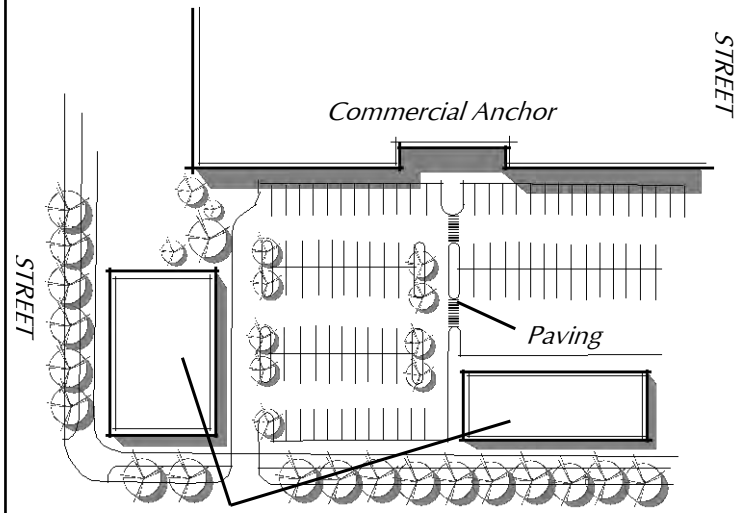
Revitalized commercial area with façades fronting the street, ground floor retail and pedestrian-oriented elements such as awnings, outdoor dining areas, and landscaping.
See guideline IV.C.1 and 2.

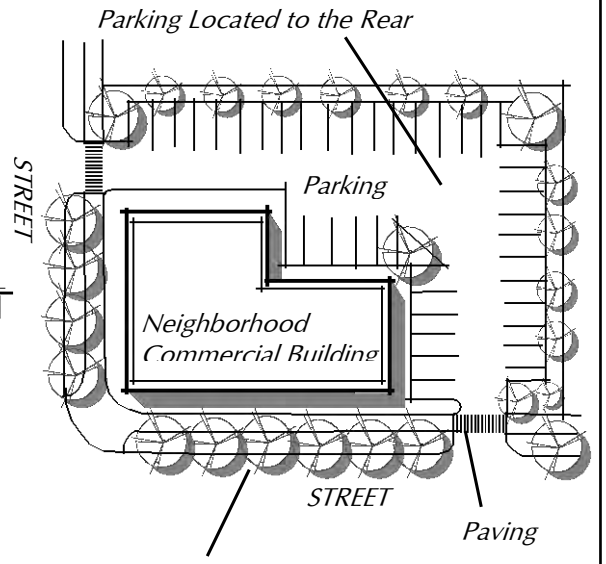
1. Building Placement and Orientation

a. Where appropriate, buildings should be located toward the front of the property, with front building façades at or near the back of sidewalk.

b. Buildings should be oriented to minimize the visual separation between structures.

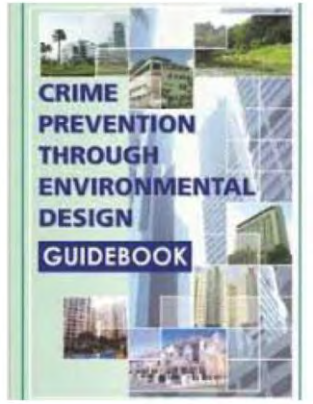
Smaller buildings are encouraged to be sited along the street, and particularly at corners, to create an identifiable street edge. Large commercial anchor stores should be located to the rear, adjacent to large parking areas.





Hardscape treatment, such as the use of pavers, creates an added interest to walking areas. See guideline

CPTED design and implementation resources can be found online.



c. Design outdoor spaces to enliven the sidewalk level and provide for private and common open space for employees and residents. These outdoor spaces are encouraged to include:

1. A courtyard at sidewalk level, set in line with the building front.
2. An interior courtyard with a major entrance should be clearly visible from the street.
3. Upper-level decks, balconies, and rooftop gardens are encouraged as private open space.

d. Courtyards are encouraged as places for outdoor commercial activities. Trees, trellises or similar shade elements to be designed into a courtyard are encouraged.

e. During the early stages of site design, consider incorporating the principals of CPTED, Crime Prevention Through Environmental Design, to ensure the most responsible site layout.

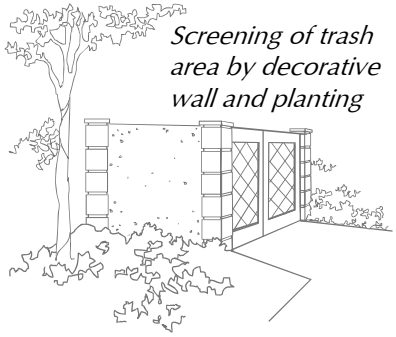
f. Design buildings with the primary entrance oriented toward the street. The primary entrance should convey a sense of human scale by framing the space through the use of architectural and landscape features.

g. Direct access from the sidewalk to the primary entrance of the building is encouraged. Such pedestrian access should be enhanced with landscape and/or paving improvements. Recommended landscape improvements include potted plants and accent trees. Recommended paving treatments include concrete paving with surface finish and decorative scoring or tile or brick pavers.

h. Encourage strong pedestrian circulation throughout a commercial center linking parking areas, street sidewalks, buildings, plazas, private open space, and adjacent commercial properties.

i. Boundary/perimeter fencing on the property should be located in such a way as to provide for trail development, maintenance, and public usage. This requirement would be for all trails shown in the General Plan and for the connection of private trails for the use of residents, when these residential developments are in the vicinity of planned trails outlined in the General Plan.

j. Buildings are encouraged to be placed toward the front of the lot, with parking and loading in the rear of the lot to give the visual impression of increased lot coverage from the street. Blank walls and a vacant lot appearance are inappropriate, as they discourage pedestrian movement.

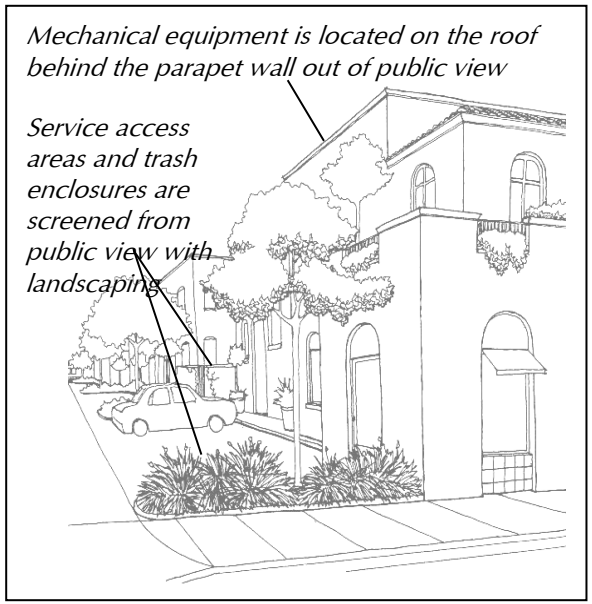


Screening of trash area by decorative wall and planting

2. SERVICE ACCESS AND EQUIPMENT SCREENING

To reduce the visual impact, service areas and mechanical equipment shall be located out of public view. The following guidelines should apply.

a. Service access areas, including loading areas and docks, service yards, and refuse/recycling enclosures should be located out of public view. Do not front these areas onto a primary street ~~as well~~



b. In addition to any ~~solid~~ permanent architectural enclosures required by the Zoning Code, landscaping, such as tall shrubs and clinging vines, should be used to screen these areas, especially for those properties whose side yard fronts primary street or abuts a residential property.

Walls with clinging vines screen accessory areas. See guideline IV.C.2.b.

c. Mechanical equipment shall be located behind or on top of the building, screened from public view with permanent architectural elements, such as parapet walls. Any architectural features used for screening shall be compatible in style and colors with on site buildings.

d. The outer edge of drive-through lanes should be screened from the public right-of-way. Other ~~E~~elements such as services station pumps ~~or drive-thru lanes~~ are encouraged

Service equipment is adequately screened with landscaping. See guideline IV.C.2.a.

to be screened as well. ~~from the public right-of-way.~~

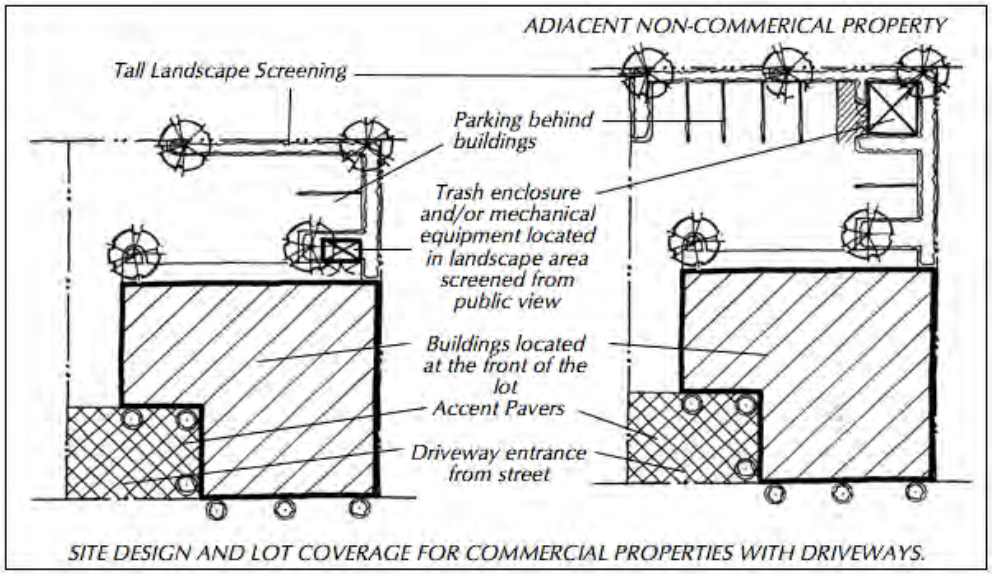
3. LOCATION OF REQUIRED PARKING

a. Locate on-site parking to minimize visibility from the sidewalk. Parking should not be located so that it interrupts the storefront continuity along the sidewalk.

b. Where appropriate, place on-site parking behind the building at ground level.

c. Design parking to encourage the accessibility from the rear of the property on parcels with alleys. For parcels without alley access, driveways should be minimized in width and provide for good visibility of pedestrians.

Pedestrian walkways create easy passage to buildings from parking areas. See guideline IV.C.3.d.

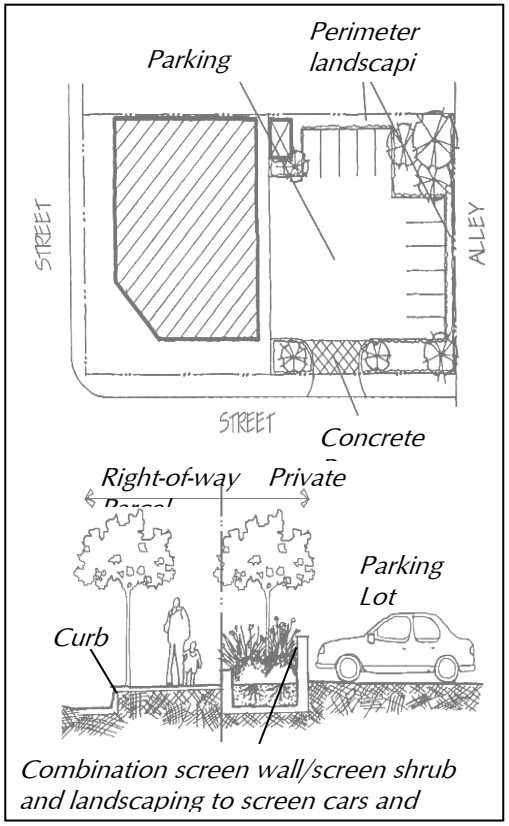


SITE DESIGN AND LOT COVERAGE FOR COMMERCIAL PROPERTIES WITH DRIVEWAYS.

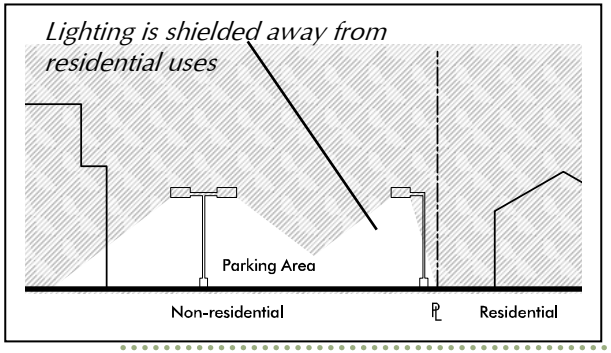
d. Design and locate off-street parking to minimize conflicts with pedestrians and to minimize the physical and visual impact to the traditional streetscape appearance. Where practical, adjoining uses should share parking to minimize the number of parking lots, driveways, and surface hardscape area.

e. Bike parking for commercial uses should be conveniently located within the sidewalk or front courtyard. Placement of bike racks should be carefully considered to minimize conflicts with pedestrian travel.

f. Design parking lots to be arranged into smaller island areas with pedestrian connectivity ~~similar to that found at the Towne Center~~.



Combination screen wall/screen shrub and landscaping to screen cars and



4. PARKING LOT LANDSCAPING AND LIGHTING

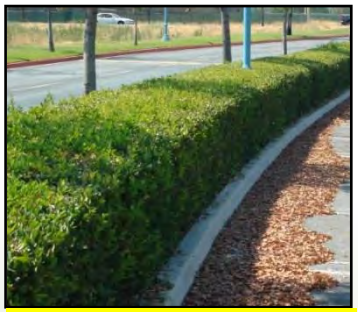
Particularly with stand-alone commercial development, landscaping with mature shade trees and adequate lighting are important components to the attractiveness and safety of parking lots. The parking lot landscape and lighting guidelines are as follows:

a. Perimeter planter – Design and locate perimeter planters and plantings for the purpose of creating a physical barrier, visual screen, and shading of the parking lot area. The parking lot and perimeter landscape should also be designed for safe and convenient pedestrian circulation throughout, including designated paths across perimeter planters.

b. ~~Additional parking lot plantings – Within the parking area, shade trees shall be provided per the Zoning Code requirements. The cutout area for the tree island should be a minimum of 40 square feet.~~ Parking lot light sources should be designed, located and/or shielded to prevent light spillover onto abutting residential property.

c. Trees shall be planted at a ratio of one tree for every four parking spaces.

d. ~~Every five stalls should contain a tree planter, including end planters, center row planters, and diamond planters.~~ Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.



Avoid impenetrable parking lot planting that does not allow safe and convenient pedestrian circulation as illustrated by this continuous hedge planting above.

Parking lot planting shall provide an attractive physical barrier and adequate shading. Using depressed parking lot planters allows additional drainage opportunities.

e. Landscaping around the entire base of buildings (except loading and service areas) is recommended to soften the edge between the parking lot and the structure. This should be accentuated at entrances to provide a focal point. Refer to Section D. Architectural Design, 5. Landscaping for additional guidance.

~~f. Use of vines on walls is encouraged in commercial areas because such walls often tend to be large and blank.~~

f. Trees should be ~~located~~ distributed throughout the parking lot within center row planters and diamond planters and not simply at the ends of parking stalls. In order to be included as part of the parking lot tree requirement, the tree's canopy must shade the parking areas. ~~considered within the parking lots, trees should be located in planters that are bounded on at least 3 sides by parking area paving.~~

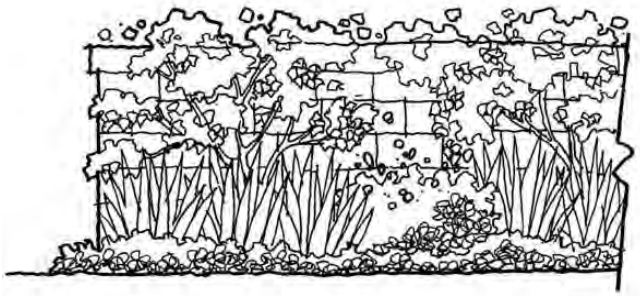
g. Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of concrete curbs. Concrete mowstrips are required per development regulations between turf and shrub areas

h. Consider using depressed landscape planter areas for the additional function of a creative drainage solution by providing openings in the concrete curb to allow for drainage and infiltration opportunities throughout the site.

See the City's Water Efficient Landscaping and Irrigation Code Chapter 19.570 for water-efficient planting requirements.

i. Landscaping should consist of a variety of plant materials (minimum of three types of trees, three types of shrubs, and two types of groundcover) that are climate appropriate and water-efficient. A ~~balance~~ mix of deciduous and evergreen trees should be used. Refer to Appendix E, Plant Lists for climate appropriate, water efficient plant options.

j. Landscaping should be used to soften views of parking lots, loading areas, trash enclosures, storage areas, ~~and~~ utility areas and any large blank walls. All backflow preventers, gas meters, transformers, air



Blank wall-surface area appropriately screened with clinging vines and additional ground landscaping.

conditioning condensers, above ground pipes and valves or any other equipment shall be screened with appropriate planting.

k. Careful water budgeting calculations shall be performed to guarantee the estimated water use for the proposed landscape does not exceed the maximum allowable water use, as directed by the Zoning Code, Chapter 19.570.

1. Landscape should incorporate the use of water efficient, climate appropriate plants to reduce water demand.
2. Landscape plants should be grouped according to their irrigation needs to create hydrozones.
3. Turf areas should be thoughtfully designed in response to functional needs and shall be in compliance with the water budget according to the Zoning Code, Title 19.570, Water Efficient Landscaping and Irrigation.
4. Non-living groundcover material, such as mulch and decomposed granite, can be used creatively in the landscape to reduce water demand.

l. Though the application of an efficient and well-designed irrigation system, water can be greatly reduced. For possible incentives and rebates, refer to the City of Riverside Public Utilities and Western Municipal Water District websites. ~~Planter beds shall be protected by 6" wide by 6" tall concrete curbing.~~

m. Graded slopes shall be provided with sufficient landscaping and irrigation coverage for erosion control and to soften the view to cut and fill slopes from surrounding public views.

n. Landscaping shall be used to screen parking lots from street view in compliance with the Zoning Code (Section 19.580.090 (B)) through the use of:
   i. a three-foot high landscaped berm with a maximum of a 4:1 slope ratio, low volume irrigation should be used to reduce water run-off;
   ii. a three-foot high shrub row, with all shrubbery to be located towards the rear of the landscaped setback; or
   iii. a combination of the above two items, or an alternative buffer subject to the written approval of the ~~Planning~~Community & Economic Development Director.

o. Within the parking lot, closely spaced shrubs, at a minimum size of five-gallon containers shall be provided within the end row planters and finger planters to discourage pedestrian traffic through the landscape areas. The pathways should be clearly designated and logically located to allow pedestrians to pass through the planter areas in convenient and safe manner.

p. Within the parking area, shade trees shall be provided per the Zoning Code requirements. Tree planter areas shall be a minimum of 40 square feet and designated as follows:

i. Tree Wells: One tree shall be provided within each tree well centered between the stalls.
ii. End Row Planters: One tree shall be provided within each end planter, next to each parking stall. Two trees shall be provided at the end of each double row of stalls.
iii. Finger Planters: One tree shall be provided within each finger planter, centered with the adjacent parking stall.
iv. Strip Planters: One tree shall be provided in line with the edge of the parking stall.

~~q. Sod, not seed, shall be used for lawn areas.~~

5. SPECIFIC GUIDELINES FOR MIXED USE DEVELOPMENT

A. PEDESTRIAN SPACE

1. Creation of a pedestrian-friendly environment with the inclusion of landscaping and/or a hard-surface expansion of the sidewalk in the front setback area is strongly encouraged where feasible.
    a. Walkway connections to building entrances that use special paving treatment or materials are encouraged.
    b. Awnings, canopies and arcades are encouraged to provide visual interest and shade.
    c. Benches and other street furnishings are also encouraged.

2. In pedestrian areas, where there is generally no front yard setback (0-foot setback), a portion of the front building elevation should be set back to allow for outdoor use, such as outdoor patio dining, display, public art, entry forecourts, or other amenity appropriate to an urban setback.

3. During the early stages of site design, consider incorporating the principals of CPTED, Crime Prevention Through Environmental Design, to ensure the most responsible site layout.

Plazas adjacent to buildings can create lively pedestrian spaces. See guideline IV.C.5.A.1.

B. BUILDING SITING, ORIENTATION, AND ENTRANCES

1. Buildings should be sited to avoid random and irregular building relationships; arrange buildings to create a sense of unity and overall harmony.
   a. Whenever possible, cluster new structures to create plazas and pedestrian malls; avoid the creation of "barrack-like" rows of structures.
   b. When clustering is impractical, a visual link should be established between separate structures through the use of an arcade system, trellis/pergola, or other open structure.

2. The main entrance or entrances should be oriented to the street or major plazas or open space.
   a. Main entries to buildings should be clearly demarcated, visible and accessible from the street and/or pedestrian walkways.
   b. Secondary entries should be provided from parking areas where feasible.

3. Commercial facilities in mixed use projects are encouraged to be oriented to the street, with parking generally located in the rear or sides of buildings.

4 Screening of parking area perimeters and driveways adjacent to streets and sidewalks with attractive low walls, fences, or landscaping is encouraged. Landscape berms may also be used but should not exceed a 4:1 slope ratio and should use low volume irrigation to reduce the amount of water run-off.

5. Entry treatments should be reflective and proportional to the size of the project.

6. Residential structures should be oriented to promote privacy to the greatest extent possible.

   a. Residential windows should face away from loading areas and docks.
   b. To the extent residential windows face the windows of an adjacent unit, the offsetting of windows to maximize privacy is encouraged.

7. Buildings with residential and nonresidential uses located on the same floor should be designed to have separate entrance hallways and balconies.

8. Windows, balconies or similar openings should be oriented to not have a direct line-of-sight into adjacent units within the development. Units above the first story should be designed so that they do not look directly onto private patios or backyards of adjoining residential property or units.

9. To reduce noise impacts, residential units shall be designed to reflect building orientation and include building elements such as double windows, wall and ceiling insulation, and orientation of and insulations or vents.

10. Residential units should be designed to provide separate and secured entrances and exits directly accessible to secured parking areas. Where residential units are in the same structure as a commercial use, access to residential units should be designed as a separate and secured area located at the ground level.

C. VEHICLE CIRCULATION AND ACCESS

1. Vehicular access and internal circulation shall be located to promote safety, efficiency, and convenience. Vehicular traffic shall be adequately separated from pedestrian circulation. Vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.

2. The number of site access points or driveway aprons shall be minimized for aesthetic purposes and to achieve efficient and productive use of paved accessways. Common driveways that provide vehicular access to more than one site are encouraged.

D. PEDESTRIAN CIRCULATION

Pedestrian walkways create lively linkages throughout a mixed use project. See guideline IV.C.5.2.

Plazas and courtyards create dynamic outdoor pedestrian activity areas ideal for outdoor cafes and restaurant seating. See guideline IV.C.5.E.1

1. All new projects should be designed and oriented to enhance pedestrian movement to, and between, adjacent uses.

2. Include pedestrian walkways.
   a. Pedestrian circulation elements should be adequately separated from vehicular traffic.
   b. Pedestrian walkways should link dwelling units with common open space, plazas and courtyards, parking areas, public sidewalks, and the compatible commercial facilities in the project.

3. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lights.
   a. Use of varied paved surfaces and decorative hardscape is encouraged.
   b. At a minimum, decorative hardscape should be used to delineate crossings at circulation drives and parking aisles.

4. Transit shelters should be sited near major concentrations of residents and employees.
   a. It is encouraged to architecturally integrate freestanding shelters to the project with respect to color, materials and architectural style to the extent allowed by the transit provider.

5. Landscape planters should be located with careful consideration of pedestrian circulation patterns

E. Plazas, Courtyards, and Other Open Space Areas

1. New development should incorporate plazas and courtyards into their design. Buildings should be clustered to create usable pedestrian areas.

2. Landscaping, water features, and public art should be incorporated into plaza and courtyard design. Shade trees or architectural elements that provide shelter and relief from direct sunlight should be provided. The proper placement of evergreen and deciduous trees can provide a balance of shade during the warmer months and light or warmth during the cooler months of the year.

3. Open space areas should be designed to provide large meaningful and useable areas.
   a. Common open space areas should be convenient to the majority of dwellings and should be secure and visible from dwellings to ensure safe use.
   b. Common open space areas should contain amenities appropriate to the project's size.

4. During the early stages of site design, consider incorporating the principals of CPTED, Crime Prevention Through Environmental Design, to ensure the most responsible site layout.

5. Private open space should be contiguous to the unit they serve and should be screened from public view for privacy. All balconies and patios that front a public street should be substantially enclosed to screen items being stored on the balcony or patio.

This common open space area uses amenities to create a passive comfortable area for pedestrians. See guideline IV.C.5.E.1.

F. PARKING

1. Parking spaces should be specifically designated for non-residential and residential uses by the use of posting, pavement markings and/or physical separation. There should be separate entrances and exits, or a designated lane for residents, to minimize waiting times for residents.

2. It is encouraged to site and architecturally integrate parking structures with the project design to minimize their visual impact. Parking structures should be designed to include architectural detailing, façade treatment, artwork, landscaping or similar features to enhance the street façade.

3. Shared driveways and parking arrangements between commercial uses are strongly encouraged.

D. Architectural Design

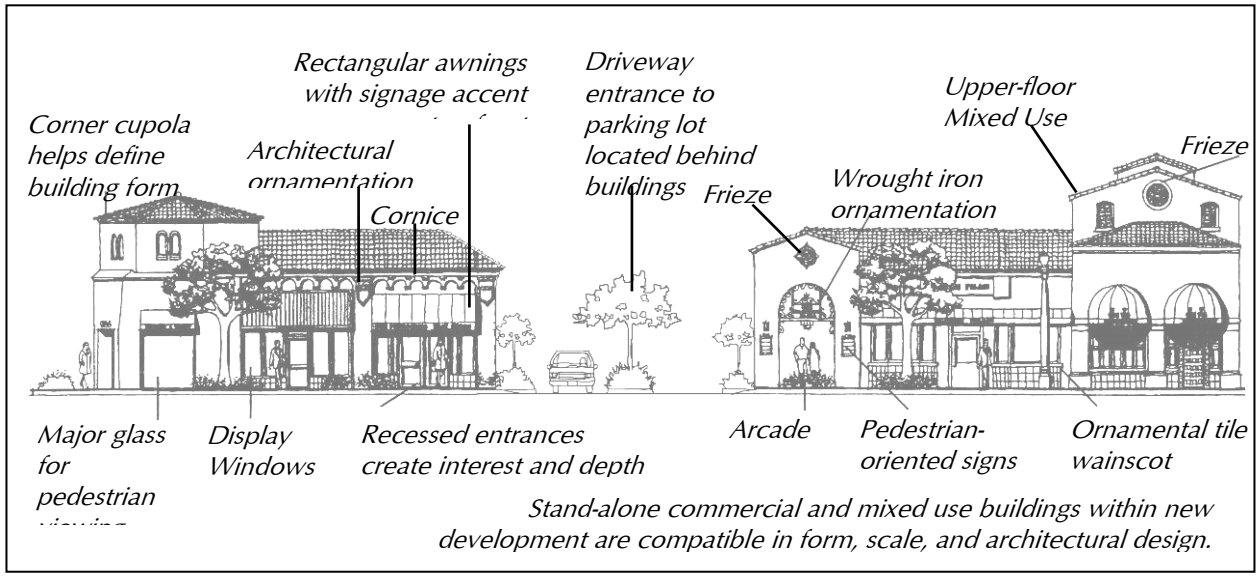
1. Form, Mass, and Scale

a. The scale and mass of a new development should be consistent with neighboring developments and not overwhelm them with disproportionate size or a design that is out of character.

b. At residential edges, buildings should be stepped down to provide a transition between urban and residential areas. Increasingly step back taller elements of the building from adjacent single-family residences.

c. Delineate new buildings and additions both vertically and horizontally to reflect traditional patterns and convey a human scale. A clear visual division between street level and upper floors should be incorporated through the change of materials, colors and/or canopies and awnings.

d. Avoid designing large monotonous façades, long straight-line building fronts, plain box shapes, and barren exterior treatment.



Stand-alone commercial and mixed use buildings within new development are compatible in form, scale, and architectural design.

e. Building form should be used to emphasize individual units within a building, larger units and/or anchor stores within retail projects, and foyers, lobbies, and reception areas within non-retail commercial projects. Use building form and articulation to emphasize public entrances and de-emphasize service areas, and to define and shelter pedestrian walks and exterior spaces.

f. To minimize the transition between new and older buildings, new structures should be compatible with the height of adjacent and nearby buildings. Window and entrance openings on the street level shall be a minimum of ten feet in height. Upper floor windows shall be divided into individual units and not consist of a "ribbon" of glass. Primary upper floor windows should have a taller vertical dimension.

g. To avoid inappropriate massing of buildings, articulation between the street-level and the second floor is encouraged. For new two-story buildings to be developed adjacent to one-story buildings, the size (mass) of the second floor should be reduced by stepping back the second floor structure from the ground floor. This design provides the opportunity for creative outdoor space while reducing the appearance of mass as compared to the adjacent one-story structure.

h. Recessed entries, arcades, and covered awnings articulate human scale and are encouraged.

i. Prominent corner buildings should be designed to invite pedestrian activity.

j. The use of square cupolas, towers, and similar architectural features at the front corner to define building form and scale and provide visual interest is encouraged.

k. Upper story decks, balconies, and/or rooftop gardens for outdoor seating, dining, and upper floor entries can be incorporated.
   i. Balconies on the front façade should be located and designed to minimize potential conflicts with pedestrian traffic on sidewalks below.
   ii. Balconies should be appropriately scaled and incorporated into the overall design of the building.
   iii. Projecting balconies should not obscure visibility of signs or storefronts.
   iv. Consider environmental conditions such as sun, shade, and prevailing winds when designing decks, balconies or rooftop garden spaces.

l. Parapet walls should be used for screening flat roofs and articulating the building design. These walls should be detailed with architectural elements such as cornices and brackets should be used to define the building roofline. Low-pitched roofs with wide, overhanging eaves and decorative brackets can be used in conjunction with parapet walls.

The building, tower, and plaza orient to the corner of the street intersection. See guideline IV.D.1.i.

2. Façade Treatment

Guidelines for façade treatment pertain to the exterior appearance of a commercial or mixed use structure from the public right-of-way, typically emphasizing the storefront. Treatment of the façade includes design of storefronts, windows, building entrances, awnings, architectural details, and building materials, colors, and finishes typically consistent with an architectural style. The following guidelines for treatment of façades apply:

Building façade is articulated with recessed wall planes giving the appearance of many storefronts as opposed to one long storefront. Natural stone bulkhead, varying yet proportional window heights, and awnings break up the stucco façade. See guideline IV.D.2.

a. All visible building façades should be subject to significant architectural detailing. However, the front building façade commonly receives more attention with higher quality finish materials and more ornamentation than an interior side or rear façades. Corner lots are considered to have two fronts and each façade should receive significant architectural detailing.

b. Additions to historic structures must be architecturally compatible with the existing structure.

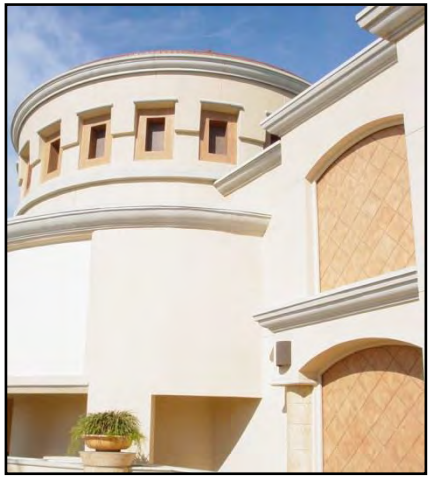
c. Commercial façades should be modulated at least every 50 feet with changes in building mass or façade treatment. Articulate façades to show this separation with projected entrance windows, roof form or other architectural features.

d. Building articulation and detailing shall be used to create an interesting and individual design.

The articulation of all building elevations visible from a public way with building elements and architectural details that incorporate the chosen design theme in a consistent manner is encouraged.

e. Building façade design should give individual identity to each vertical module of residential units.
   i. Techniques such as providing a deep notch (in plan) between the modules should be used.
   ii. Architectural elements between units with window color, roof shape, window shape, stoop detail, and railing type should be varied.
   iii Porches and balconies are encouraged.

f. The color or materials of each individual module within a harmonious palette of colors, finishes, and materials should be varied.



A. Storefronts

Storefronts should be oriented toward the street and the pedestrian with a clearly defined primary entrance and large display windows that draw attention inward. Architectural elements seen on traditional storefronts include recessed entries, recessed display and transom windows with decorative kickplates, and flush façades with covered awnings projecting over a walkway. The following storefront guidelines apply:

1. Continuous storefronts should generally not span more than 25 feet. Wall planes that extend more than 25 feet should be articulated horizontally or the architectural treatment varied in a significant way so as to give the appearance of two or more individual storefronts rather than a single massive one.

2. Storefronts should be articulated with reliefs, recesses, and/or pilasters and should incorporate a change of materials, colors and/or canopies and awnings to show a clear visual division between street level and upper floors.

B. Window Treatments

Fenestration refers to the design and placement of windows on the façade. The following guidelines for design of window treatments apply:

1. The style of window treatments should be consistent throughout the building. Upper floor windows should have a vertical orientation.

2. For additions to existing structures, the window treatment should be compatible with the primary structure.

3. For storefront fenestration, a transom window should be placed above the display window and both windows should be architecturally consistent to each other. Windows with true divided lights and raised exterior mullions are preferred.

4. Windows accented with architectural elements appropriate to the primary structure's architectural style are encouraged.

5. Recessed window openings decoratively accented with materials consistent to the building are encouraged.

C. BUILDING ENTRANCES

For issues of safety and visual recognition, primary entrances should be clearly identified and oriented toward the street. Entries should convey a sense of human scale and be welcoming as specified in the following guidelines:

1. To create the desired overall pedestrian scale at the street level, storefronts should be oriented toward the street. Primary entrances shall be articulated either with recessed entries or projecting overhangs above the entrance.

2. For properties located on a corner, entries oriented toward the corner, at an angle, as opposed to the middle of the façade are strongly encouraged. If an entry cannot be provided at the corner, a display window should be oriented in this position.

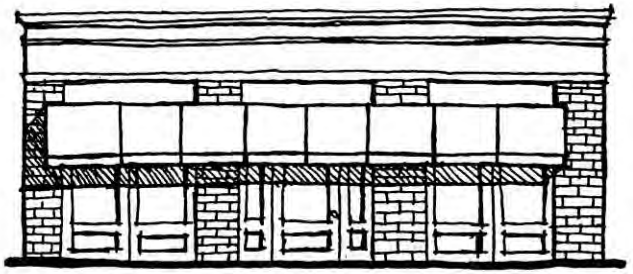
3. Entries should be designed to be inviting to the pedestrian with the use of colorful awnings, decorative paving, and/or landscape plantings

Where windows and entries are recessed, awnings should cover individual openings (as shown on the left) and not span the entire façade (as shown on the right). See guideline IV.D.2.D.1.

D. AWNINGS/CANOPIES

Awnings/canopies are both aesthetic and functional. They can bring visual interest and articulation to a building that is oriented to the pedestrian while providing shade and temporary shelter from various weather elements. The following design guidelines for awnings apply:

Encouraged



Discouraged

1. Awnings intended to accent particular window or door openings should be shaped to match the size and shape of the particular opening (e.g., an arched transom window or doorway should have a rounded awning, a rectangular opening should have a rectangular awning).

2. Awnings should not be the predominate feature of the façade. Where windows and entries are recessed individually, awnings should only cover the opening and not span across to adjacent openings on the same façade. Care should be taken so that awnings do not obstruct the view of adjacent businesses.

3. Signs on awnings should be located on the flap (valance) or the end panels of an angled, curved or box awning.

4. Awnings shall be opaque and made of canvas, matte finish vinyl, or other acceptable fabrics. Awning color should complement the primary or accent color of the building.

5. Awnings should not be used on building façades with no pedestrian or window screening function.

6. Awnings should be used to protect widows from exterior elements instead of drawing attention to a building.

Awnings should not be the predominate feature of the façade. See guideline IV.D.2.D.2.

E. Architectural Details

Architectural details include both functional and decorative building elements that can add great visual interest to a building design. Architectural details include cornice moldings, decorative brackets, ornate brickwork, paneling or molding surrounding recessed windows and doors, and recessed wood paneling and wood-paneled kickplates. The following guidelines for architectural details apply:

1. Architectural features appropriate to the primary structure's architectural style add visual interest to a structure and should be incorporated into the project design.

2. The preservation of architectural features on historic structures is strongly encouraged.

Architectural decorative details can add visual interest to a building feature. See guideline IV.D.2.E.1.

3. For new construction not located near or adjacent to a historic structure, the building design may incorporate contemporary and/or simplified interpretations of the architectural features noted above. These contemporary and/or simplified interpretations must keep in scale and character with the prevalent architectural elements.

F. BUILDING MATERIALS

Building Materials Brick

Wood Casement Windows

Natural Stone

Barrel Clay Tile

Stucco

Clapboard

Diversity in exterior building materials, color, and finishes, reflective of architectural style and good design, provide visual interest to what would otherwise be a wood- or metal-framed structure. However, the range in which these elements are utilized should be limited in order to promote a sense of visual continuity throughout the City. The following guidelines for building materials, color, and finishes apply:

1. Use of high quality materials on exposed exterior surfaces such as brick, metal, stone, terra cotta, wood, tile and stucco is strongly encouraged.

2. Innovative or "green" materials are encouraged provided they appear high-quality and similar in texture, finish and dimension to traditional architecture.

3. Building colors should evoke a sense of richness and liveliness to complement and support overall character.

4. Simple, matte finishes are preferred. Highly reflective building materials and mirrored glass are inappropriate. Polished stone or ceramic tile, for example should be avoided or limited to accent elements.

G. OUTDOOR STORAGE AND SERVICE AREAS

1. All storage, outdoor storage and service areas, refuse collection, and mechanical equipment shall be enclosed or completely screened from view of public rights-of-way and any residential units on- or off-site with a combination of building features, decorative walls, and landscaping

consistent with the architectural style and design of the building. In addition, rooftop equipment shall be screened from view or integrated into the building design to minimize unsightly views.

2. The use of landscaping, such as tall shrubs and clinging vines to aid in privacy screening and as a buffer from commercial development, is strongly encouraged.

3. Specific Guidelines for Mixed Use Development

A. Scale and Mass

1. The scale and mass of a new development should be consistent with neighboring developments and not overwhelm them with disproportionate size or a design that is out of character.

2. At residential edges, buildings should maintain low profiles to provide a transition between urban and residential areas. Increasingly step back taller elements of the building from adjacent single-family residences.

B. Building Articulation and Façade Treatment

1. Building articulation and detailing shall be used to create an interesting and individual design, diminish the massing of large structures, and be compatible with the scale of surrounding development.
   a. Large monotonous façades, long straight-line building fronts, plain box shapes, and barren exterior treatment are strongly discouraged.
   b. All building elevations visible from a public way should be highly articulated with building elements and architectural details that incorporate the chosen design theme in a consistent manner.

2. Building form should be used to emphasize individual units within a building, larger units and/or anchor stores within retail projects, and foyers, lobbies, and reception areas within non-retail commercial projects. Use building form and articulation to emphasize public entrances and de-emphasize service areas, and to define and shelter pedestrian walks and exterior spaces.

The setback of the second story avoids a monotonous façade. See guideline IV.D.3.B.1.

3. Commercial façades should be modulated at least every 50 feet with changes in building mass or façade treatment. Articulate façades to show this separation with projected entrance windows, roof form or other architectural features.

4. Building façades shall be designed to give individual identity to each vertical module of residential units.
   a. Techniques such as providing a deep notch (in plan) between the modules are encouraged.
   b. Architectural elements between units should be varied with window color, roof shape, window shape, stoop detail, and railing type.
   c. Porches and balconies are encouraged.
   d. Color or materials of each individual module should be varied within a harmonious palette of colors, finishes, and materials.

C. Architectural Style and Details

1. While there are no mandated architectural styles required for each project, choose an identifiable architectural theme, utilizing high quality design and materials.
   a. High quality, innovative and imaginative architecture is encouraged.
   b. New buildings or building complexes should be stylistically consistent.
   c. Architectural style, materials, colors and forms should all work together to express a single theme.

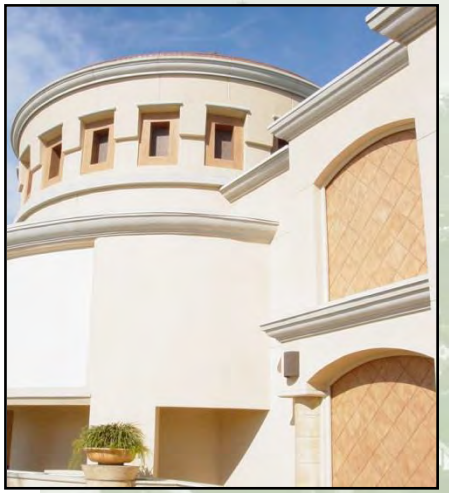
2. Each new building, addition or remodel should be stylistically consistent with the context of building elements from the surrounding area.
   a. Historic detailing on otherwise contemporary style buildings is strongly discouraged.
   b. For example, do not use oversized (too large or out of scale) architectural details such as crown moldings or cornices, columns, pediments, window and doorway moldings, etc. in an attempt to make a contemporary building reflect a historic architectural style.

High quality architecture can create a highly stylized building. See guideline IV.D.3.C.1.

D. Building Materials, Finishes, Textures, and Colors

1. A building and its elements should be unified with textures, colors and materials. Materials should be consistently applied and should be chosen to work harmoniously with adjacent materials. Piecemeal embellishment and frequent changes in materials should be avoided.

2. Buildings shall be treated as a whole and finished appropriately on all sides to provide continuity.
   a. Materials tend to appear substantial and integral to the structure when material changes occur at changes in plane.
   b. Material changes not accompanied by changes in plane appear "tacked-on" and are strongly discouraged.



The color scheme and elements of this building create a unified theme. See guideline IV.D.3.D.1.

3. For most architectural styles, the number of colors on the exterior shall be limited to a maximum of three, with an additional contrasting color for accent.
   a. In general, use lighter colors for the main body, with darker shades for trim and accent.
   b. The larger and simpler the building design, the more subtle the color should be to reduce the massiveness of the large wall planes.

Lighting fixtures complement the architectural design of the building. See guideline IV.D.4.1.

4. Choose colors that accentuate the architectural details of the building and that are consistent with the architectural style. Colors for graphics, such as signs, should be related to the colors used on the building.

4. LIGHTING

Exterior and accessory building lighting should provide adequate illumination that ensures pedestrian safety while being unobtrusive to adjacent buildings. Lighting should be designed with fixtures that provide visual interest but are appropriate to the architectural context of the primary structure. The following guidelines for exterior building lighting apply:

1. Lighting fixtures should compliment and be compatible with the building's design and architectural style. Fixtures shall be appropriately sized and in scale with the building façade.

2. Exterior building lighting should be used to accentuate the building design and highlight architectural details and features integral to the building design.

3. All outdoor lighting shall be designed to not blink, flash, oscillate, or be of unusually high intensity or brightness, while also providing a sufficient level of illumination for access and security purposes.

4. Building entrances and street numbers should be illuminated to be visible from the street.

5. LANDSCAPING

~~This section includes guidelines for landscape improvements.~~ The primary objective of these landscape guidelines is to create a landscape aesthetic that is inviting to the pedestrian. In the interest of improving overall quality of life and encouraging pedestrian activity, all properties are encouraged to seek means of including trees and plants in the streetscape, where space and safety considerations will allow. The following landscape guidelines apply:

a. Driveways, small plazas, courtyards, outdoor seating areas, upper story decks and balconies, and pedestrian corridors should be landscaped as extensively as possible. Accent planting beds and color pots with flowering plants are encouraged. Canopy trees and landscape structures should be used in these outdoor public areas to create "outdoor rooms" and to define spaces. Refer to Appendix C, Plant Lists for climate appropriate, water efficient plant options.

b. Small window box type planting beds at entries to buildings are appropriate to the historic context and are encouraged. In addition to planter boxes, ground and hanging pots with colorful accent planting should be used to accent entries and add color and visual interest to buildings.

c. When new commercial development is within or adjacent to a city designed historic district, the landscape design and selected plants should reflect the surrounding area's historic character. Refer to Title 20, Cultural Resources, of the Municipal Code, the Cultural Heritage Board's Design Guidelines, and the district-specific guidelines.

d. The proper placement of evergreen and deciduous trees can provide a mix of shade during the warmer months and light or warmth during the cooler months of the year. Evergreen trees and shrubs should be used whenever a landscape screen or buffer is required.

e. ~~d~~ Landscaping should be used to soften the impact of large expanses of blank wall or fencing. These areas should be screened with upright shrubs and clinging or trellised vines. Trellises should be constructed of substantial, durable materials. Regionally appropriate plantings (e.g., ornamental and agricultural plant materials) are encouraged.

f. ~~e.~~ Hardscape amenities, such as fountains, benches, bike racks, seating areas, and trellises, not only should be included but also be consistent in design and scale with the architecture and landscaping.

g. Consider using depressed landscape planter areas for the additional function of a creative drainage solution by providing openings in the concrete curb to allow for drainage and infiltration opportunities. Refer to the Green Design Guidelines for additional site design considerations and information.

h. Careful water budgeting calculations shall be performed to guarantee the estimated water use for the proposed landscape does not exceed the maximum allowable water use, as directed by the Zoning Code, Chapter 19.570.

1. Landscaping should incorporate the use of climate appropriate, water efficient plants to reduce water demand.
2. Landscape plants should be grouped according to their irrigation needs to create hydrozones.
3. Turf areas should be thoughtfully designed in response to functional needs, and shall be in compliance with the water budget according to the Zoning Code, Title 19.570, Water Efficient Landscaping and Irrigation.
4. Non-living ground cover material, such as mulch and decomposed granite, can be used creatively in the landscape to reduce water demand.

i. Through the application of an efficient and well-designed irrigation system, water use can be greatly reduced. For possible incentives and rebates, refer to the City of Riverside Public Utilities and Western Municipal Water District websites.

6. Signs

This section includes specific guidelines for sign type, design, number, scale and location, and illumination of signs. Refer to Appendix A: Citywide Sign Design Guidelines and the Zoning Ordinance for further design standards for signs.

a. The following preferred building-attached signs include:

   i. Wall sign - Wall signs are flush-mounted signs attached to the building façade, including sign panels, individual letters, and painted signs.

   ii. Blade/Projecting (Perpendicular) sign - Projecting signs are generally mounted on support brackets that extend at a 90-degree angle from the building façade so that the sign face is visible from two sides.

   iii. Awning/Canopy sign - Canopy signs are usually applied to an awning valance or canopy fascia for permanent business identification.

   iv. Under canopy sign - Under canopy signs hang from the underside of a canopy or awning over the sidewalk or building entrance.

b. The following preferred freestanding signs include:

   i. Monument signs - Monument signs are generally constructed upon a solid base or pedestal.

   ii. Readerboard signs - Constructed in the same manner as a monument sign, readerboard signs have changeable sign copy.

   iii. Portable sign – Portable signs, where allowable, are freestanding signs that are not permanently affixed to the ground. These signs are used for temporary business identification during open hours. This type of sign is commonly referred to as an A-frame or sandwich board sign.

Wall Signs

Blade/Projecting (Perpendicular) Sign

See Appendix A: Citywide Sign Design Guidelines for more design criteria.

c. Signs shall be architecturally compatible with a building's architectural style with regards to size, color, materials, and illumination.

d. Building-attached signs should complement, rather than compete with, the architectural features and overall façade composition of the building. Such signs should be proportional to the building so as not to dominate the appearance. Lettering style should be appropriate to the building design.

e. Signs should be located on parapets, towers, turrets, recessed wall areas, and/or other architectural features specifically designed for them.

f. Awning and blade/projecting signs are encouraged for first floor façades of buildings located in areas designated commercial and mixed use.

g. Signs should be creative and emphasize artistic expression.

h. Signs shall be illuminated, internally and/or externally, from a concealed light source.

i. Freestanding signs should be designed to complement the architectural style of the primary building(s) and should be small in scale and incorporated into the landscape plan of the site, located in landscaped areas.

j. Portable signs, where allowable, should be located on-site near the building entrance and shall not obstruct pedestrian walkways. Portable signs shall not be located in the public right-of-way.

Awning/Canopy Sign

7. Walls and Fencing

a. Walls and fencing will serve a major function in the commercial and mixed use landscape. Use walls and fencing to screen automobiles, loading and storage areas, and utility structures. However, utilize walls and fencing only when specific screening or security purposes are required. Keep walls and fencing as low as possible while performing their screening and security functions.

b. Where walls are used at property frontages, or screenwalls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture.
   i. Architecturally treat both sides of all perimeter walls.
   ii. Use landscaping in combination with such walls whenever possible.

c. When security fencing is required, provide a combination of solid pillars or short solid wall segments and wrought iron grill work. Use landscaping such as clinging vines and shrubs to soften the appearance of fencing.

d. Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.

e. Permitted materials for walls shall be decorative masonry split face block, brick, natural stone, precast concrete panels, stuccoed walls or other unique wall materials or finishes that integrate well with on-site buildings, as determined on a case by case basis. Slump stone and precision block are not considered decorative materials and shall not be permitted as acceptable wall materials. All walls must feature matching cap materials.

f. Under the Design Guidelines and Zoning Code, wall height is limited primarily for aesthetic reasons. Limitations on maximum wall heights could reduce the ability to maintain noise levels in some locations to levels required by Title 24 of the California Code of Regulations and the Title 7 of the Riverside Municipal Code. In the cases where mitigation measure MM Noise 1 of the City's General Plan 2025 EIR is implemented, the City may consider increasing wall height as one measure to reduce noise to acceptable levels. In such high level noise situations, combinations of setbacks, site design, berms, and solid walls, including walls higher than normally permitted by Code or these Design Guidelines, may be used to achieve noise standards.

g. Boundary/perimeter fencing on the property should be located in such a way as to provide for trail development, maintenance, and public usage. This requirement would be for all trails shown in the General Plan and for the connection of private trails for the use of residents, when these residential developments are in the vicinity of planned trails outlined in the General Plan.

8. SCREENING

a. Screen outdoor storage areas as set forth in the Zoning Code.

i. Where screening is required, combine elements, including solid masonry walls, berms, and landscaping.

ii. Screen all equipment, whether on the roof, side of building, or on the ground.
- Employ a method of screening architecturally integrated in terms of materials, color, shape, and size.
- The screening design shall blend with the building design.
- Where individual equipment is provided, a continuous screen is desirable.

iii. The need to screen rooftop equipment, as required by the Zoning Code, should be taken into consideration during the initial design phase for the structure.

V. Industrial Design Guidelines

The following guidelines apply to development of industrial land uses. These uses include light industrial establishments, business parks, and heavy manufacturing and industrial establishments. These guidelines address site design, parking and loading, architecture, landscaping, walls and fences, screening, lighting, and signs.

A. Site Design

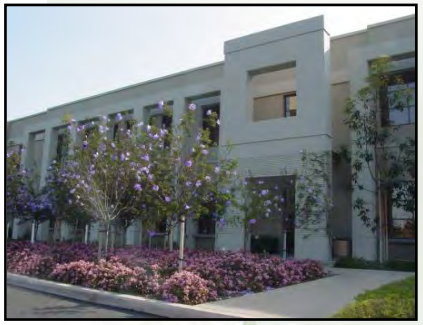
Elements of quality industrial site design include the following:

- Controlled site access
- Service areas located at the sides and rear of buildings
- Convenient access, visitor parking and on-site circulation
- Screening of outdoor storage, work areas, and equipment
- Emphasis on the main building entry and landscaping
- Landscaped open space

Attractive landscaping and open space areas are provided.

Architectural elements such as arched entry and cornice moldings reduce appearance of massive industrial building.

V. Industrial Design Guidelines



Guidelines for site design include:

1. A variety of building and parking setbacks should be provided to avoid long monotonous building façades and to create diversity.

Discouraged

Encouraged

2. A minimum 5-foot landscape strip between parking areas and any portion of the structure shall be provided. This would not apply to those portions of the structure that require vehicular access such as loading areas.

3. Site access and internal circulation should be designed in a straightforward manner, which emphasizes safety and efficiency.

   a. The project's circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, combine circulation and access areas where possible, provide adequate maneuvering and stacking areas, and consider emergency vehicle access.

   b. Truck and auto traffic should be separated to the degree possible.

   c. Separate circulation routes and parking areas.

Encouraged



d. Vehicles should not be required to enter the public street in order to move from one area to another on the same site.

4. Entry treatments should be reflective and proportional to the size of the project.

5. Buildings within a single development should be connected with aesthetic and functional open space and landscape areas.

6. Where industrial uses are adjacent to non-industrial uses, appropriate buffering techniques such as setbacks, screening and landscaping shall be provided as set forth in the Zoning Code.

Encouraged



1. PARKING AND LOADING

a. The industrial site should be a self-contained development capable of accommodating its own parking needs. The use of the public street for parking and staging of trucks is not allowed.

b. Entrances and exits to and from parking and loading facilities should be clearly marked with appropriate directional signage where multiple access points are provided.

c. Parking lots adjacent to and visible from public streets should be adequately screened by using rolling earth berms, low screen walls, changes in elevation, landscaping or combinations thereof whenever possible.

d. In the Business Manufacturing Park Zone, parking should be located to the side or rear of buildings.

e. To alleviate the unsightly appearance of loading facilities for industrial uses, these areas should not be located at the front of buildings where it is difficult to adequately screen them from view. Such facilities are more appropriate at the rear of the site where special screening may not be required.

f. Backing from the public street onto the site for loading into front-end docks causes unsafe truck maneuvering and shall not be utilized.

g. Site circulation should be designed so that auto movement is separate from truck movement and loading to the degree possible.

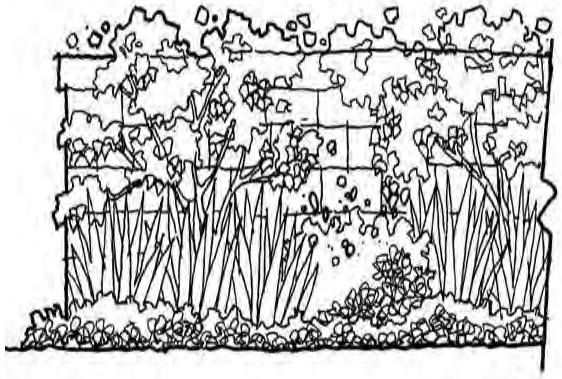
h. Sufficient stacking and back-up area for trucks on-site should be provided and separated from parking areas.

2. LANDSCAPING

a. For industrial uses, landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, loading areas, and defining the ~~edges~~ boundaries of various land uses~~, providing transition between neighboring properties (buffering) and providing screening for outdoor storage, loading, and equipment areas.~~ Landscaping shall also provide adequate buffering between neighboring properties, and provide screening for outdoor storage, loading, and equipment areas per Zoning Code requirements.

b. Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.

c. Use of vines on walls is encouraged in industrial areas because such walls often tend to be large and blank.



Blank wall-surface area is appropriately screened with clinging vines and additional ground landscaping.

d. Landscaping around the entire base of buildings (except loading and service areas is recommended to soften the edge between the parking lot and the structure. This should be accented at entrances to provide focus.

e. Trees should be ~~located~~ distributed throughout the parking lot within center row planters and diamond planters, and not simply at the ends of parking aisles. ~~In order~~

~~to be considered within the parking lots, trees should be located in planters that are bounded on at least 3 sides by parking area paving.~~

f. Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of concrete curbs. Concrete mowstrips are required per development regulations between turf and shrub areas.

g. Consider using depressed landscape planter areas for the additional function of a creative drainage solution, by providing openings in the concrete curb to allow for drainage and infiltration opportunities throughout the site.

h. Landscaping should make up of a variety of plant materials (minimum of three types of trees, three types of shrubs, and two types of groundcover) ~~suited for Riverside's climate such as native, drought tolerant and water efficient plantings.~~that are climate appropriate and water efficient. A ~~balance~~ mix of deciduous and evergreen trees should be used. Refer to Appendix C, Plant Lists for climate appropriate, water efficient plant options.

i. Landscaping should be used to soften views toward parking lots, loading areas, trash enclosures, storage areas, and utility areas. All backflow preventers, gas meters, transformers, air conditioning condensers, above ground pipes and valves or any other equipment shall be screened with appropriate planting.

~~i. Planter beds shall be protected by 6" wide by 6" tall concrete curbing.~~

j. The proper placement of evergreen and deciduous trees can provide a balance of shade during the warmer months and light or warmth during the cooler months of the year.

k. Careful water budgeting calculations shall be performed to guarantee the estimated water use for the proposed landscape does not exceed the maximum allowable water use, as directed by the Zoning Code, Chapter 19.570.

i. Landscape should incorporate the use of water efficient, climate appropriate plants to reduce water demand.

See the City's Water Efficient Landscaping and Irrigation Chapter 19.570 of the Zoning Code for water-efficient planting

ii. Landscape plants should be grouped according to their irrigation needs to create hydrozones.
iii. Turf areas should be thoughtfully designed in response to functional needs and shall be in compliance with the water budget according to the Zoning Code, Title 19.570, Water Efficient Landscaping and Irrigation.
iv. Non-living groundcover material, such as mulch and decomposed granite, can be used creatively in the landscape to reduce water demand.

l. Through the application of an efficient and well-designed irrigation system, water use can be greatly reduced. For possible incentives and rebates, refer to the City of Riverside Public Utilities and Western Municipal Water District websites.

m. Graded slopes shall be provided with sufficient landscaping and irrigation coverage for erosion control and to soften the view to cut and fill slopes from surrounding public views.

n. Landscaping shall be used to screen parking lots from street view in compliance with the Zoning Code (Section 19.580.090 (B)) through the use of:

i. a three-foot high landscaped berm;
ii. a three-foot high shrub row, with all shrubbery to be located towards the rear of the landscaped setback, or:
iii. a combination of the above two items, or an alternative buffer subject to written approval by the ~~Planning Director~~ Community & Economic Development Director.

l. ~~Within the parking lot, closely spaced minimum five gallon shrubs shall be provided within the end row planters and finger planters to discourage pedestrian traffic across these planters.~~

p. Canopy trees shall be provided to shade parking areas as follows:

i. Tree Well: One tree shall be provided within each tree well centered between the stalls at every 4-5 spaces.
ii. End Row Planters: One tree shall be provided within each end planter, next to each parking stall. Two trees shall be provided at the end of each double row of stalls.

iii. Finger Planters: One tree shall be provided within each finger planter, centered with the adjacent parking stall.
iv. Strip Planters: One tree shall be provided in line with the edge of the parking stall.

q. Sod, not seed, shall be used for lawn areas.

3. WALLS AND FENCING

Encouraged. See guideline V.A.3.b.ii. and d.

Discouraged. See guideline V.A.3.e.

a. Walls and fencing will serve a major function in the industrial landscape. Use walls to screen automobiles, loading and storage areas, and utility structures. However, utilize walls only when specific screening or security purposes are required. Walls and fencing should be kept as low as possible while performing their screening and security functions.

b. Where walls are used at property frontages, or screen walls are used to conceal storage, loading and equipment areas, they should be designed to blend with the site's architecture.
   i. Architecturally treat both sides of all perimeter walls.
   ii. Use landscaping in combination with such walls whenever possible.

c. When security fencing is required, a combination of solid pillars or short solid wall segments and wrought iron grillwork should be used. Landscaping such as clinging vines and shrubs should be used to soften the appearance of fencing.

d. Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.

e. The use of chain link fencing along any street front shall be prohibited.

f. Permitted materials for walls shall be decorative masonry split face block, brick, natural stone, precast concrete panels, stuccoed walls or other unique wall materials or finishes that integrate well with on-site buildings, as determined on a case by case basis. Slump stone and precision block are not considered decorative materials and shall not be permitted as acceptable wall materials. All walls must feature matching cap materials.

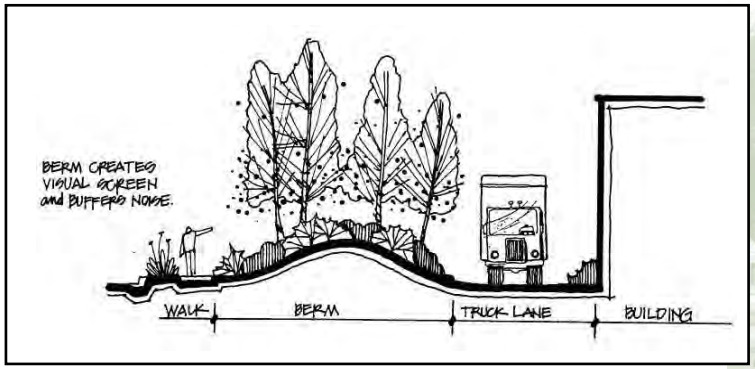
g. Under the Design Guidelines and Zoning Code, wall height is limited primarily for aesthetic reasons. Limitations on maximum wall heights could reduce the ability to maintain noise levels in some locations to levels required by Title 24 of the California Code of Regulations and the Title 7 of the Riverside Municipal Code. In the cases where mitigation measure MM Noise 1 of the City's General Plan 2025 EIR is implemented, the City may consider increasing wall height as one measure to reduce noise to acceptable levels. In such high level noise situations, combinations of setbacks, site design, berms, and solid walls, including walls higher than normally permitted by Code or these Design Guidelines, may be used to achieve noise standards.

h. Boundary/perimeter fencing on the property should be located in such a way as to provide for trail development, maintenance, and public usage. This requirement would be for all trails shown in the General Plan and for the connection of private trails for the use of residents, when industrial development is in the vicinity of planned trails outlined in the General Plan.

4. SCREENING

a. Outdoor storage areas shall be screened as set forth in the Zoning Code. Backflow preventers, gas meters, transformers, air conditioning condensers, above ground pipes and valves or any other equipment shall be screened.

b. Where re-screening is required, a combination of elements, including solid masonry walls, berms, and landscaping is encouraged. Chain link fencing with wood or metal slating and climbing vines is an acceptable screening only for areas of a lot not visible from a public street.



c. All equipment whether on the roof, side of building, or on the ground shall be screened.
   i. A method of screening architecturally integrated in terms of materials, color, shape, and size in encouraged.
   ii. The screening design shall blend with the building design.
   iii. Where individual equipment is provided, a continuous screen is encouraged.

d. The need to screen rooftop equipment, as required by the Zoning Code, should be taken into consideration during the initial design phase for the structure.

B. ARCHITECTURAL DESIGN

More modern architectural design of industrial buildings emphasizes design techniques to avoid unattractive or monotonous façades. Some design techniques which are utilized to provide attractive, interesting, industrial buildings are as follows:

1. A variety in structure forms should be used to create visual character and interest.

2. Long, unarticulated façades should be avoided. Façades with varied front setbacks are strongly encouraged. Wall planes should not run in one continuous direction for more than 50 feet without an offset.

Façade has been articulated with archway and decorative cornice moldings.

Treatment of this industrial building's well-articulated façade is encouraged.

This industrial building's blank, unarticulated façade is undesirable and strongly discouraged.

3. Blank front and sidewall elevations on street frontages should be avoided.

4. Entries to industrial structures should portray a high-quality appearance while being architecturally tied into the overall mass and building composition.

5. Windows and doors are key elements of any structure's form.
   a. Windows should be fenestrated in scale of the elevation on which they appear.
   b. Windows and doors should establish character by their rhythm and variety. Recessed openings help to provide depth and contrast on elevation planes and are strongly encouraged.

6. Sensitive alteration of colors, materials, and textures can produce diversity, enhance architectural forms, and is encouraged.

7. The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous, uninterrupted expanses of wall and is encouraged.

8. Design elements, which are discouraged and should be avoided include:
   i. Highly reflective surfaces
   ii. Large, blank, unarticulated wall surfaces
   iii. Exposed, untreated precision block walls
   iv. Chain link fence, barbed wire
   v. "Stuck on" mansard roofs on small portion of the roofline
   vi. Unarticulated building façades
   vii. Materials requiring high maintenance such as stained wood, shingles or metal siding

9. Design elements, which are encouraged, include:
   i. Articulation of building planes
   ii. Cornice moldings
   iii. Pop-outs

10. Berming in conjunction with landscaping should be used at the building edge to reduce structure mass and height along façades.

11. Rolling shutter doors located on the rear façade of the building are the preferred method for providing large loading doors, while keeping a clean, uncluttered appearance from the exterior.

12. The roof design should be considered as a component of the overall architectural design theme.

C. SIGNS

1. Every project should be designed with a precise concept for adequate signage.
   a. Provisions for sign placement, sign scale in relationship with building, and the readability of the sign should be addressed while developing the overall signing concept.
   b. All signs should be highly compatible with the structure and site design relative to color, material, and placement.

2. Monument signs are the preferred alternative for business identification. Where several tenants occupy the same site, individual wall-mounted signs are appropriate in combination with a monument sign identifying the development and address.

3. The use of backlit individually cut letter signs is strongly encouraged.

4. The industrial site should be appropriately signed to give directions to loading and receiving areas, visitor parking, and other special areas.

See Appendix A: Citywide Sign Design Guidelines for more design criteria for signs.

D. LIGHTING

1. Lighting to provide illumination for the security and safety of onsite areas such as parking, loading, shipping, and receiving, pathways, and working areas should be used.

2. Light fixtures and their structural support should be architecturally compatible with main buildings on site. Integrate illuminators within the architectural design of the building(s).

3. As a security device, lighting should be adequate but not overly bright. All building entrances should be well lighted.

4. All lighting should be shielded to confine light spread within the site boundaries.

VI. Public Facilities Design Guidelines

The following guidelines apply to the design of Public Facilities, as well as public open spaces such as parks, plazas, and courtyards. Specific guidelines addressing site design, parking and loading, architectural design, landscape design, walls and fences, lighting and signs ~~applicable to~~within the Residential, Commercial, and ~~i~~Industrial ~~development set forth in the previous section~~ Sections, and guidelines within Appendices of the Citywide Design and Sign Guidelines should be applied ~~per~~ according to the nature and scope of each Public Facilities development project., ~~some general design guidelines are as follows.~~

General design guidelines are as follows:

1. Create beautiful public places and spaces that promote civic pride. Utilize historic, cultural, and architectural themes as appropriate in the design of these types of buildings to provide a connection to Riverside's rich culture.

2. Site public facilities such as community centers, parks, libraries, performing art centers, etc. with high pedestrian accessibility and visual prominence from the street. With newly developed areas of the City, these facilities should be sited in close proximity to residential and/or mixed-use areas.

3. Incorporate open space areas such as plazas, courtyards, and paseos.

   a. Buildings on the site should be clustered to create pedestrian open space areas, plazas, and courtyards.

   b. Water features, heavy use of landscaping, public art, sitting areas and benches shaded by trees, special paving treatments, and attractive lighting and signage should be included into the design of these spaces.

   c. Provide for trail development and maintenance or a connection to trails as shown in the General Plan when these facilities are in the vicinity of planned trails.

Attractive street lighting is encouraged.

Formal landscaping accentuates importance of public facility and readily identifies pedestrian ingress/egress into the facility. Refer to Appendix C, Plant Lists for climate appropriate, water efficient plant options.

A. OPEN SPACE, PARKS, PLAZAS, AND COURTYARDS

Park entry at street corner. See guideline VI.A.1.

See guideline VI.A.2.-4.

Open space areas, parks, plazas, and courtyards are fundamental features of a livable and enjoyable city. Parks and plazas can reinforce retail and residential areas by creating suitable gathering spaces for informational and recreational purposes. These spaces provide points to draw pedestrians in the walkable city. Guidelines for parks, plazas, courtyards, and other open space areas are as follows.

1. Parks and plazas should be placed adjacent to public streets, residential areas, and retail uses for high visibility and accessibility.

2. Parks and plazas should be designed for both active and passive uses. They should reflect and reinforce the character of the surrounding area and accommodate anticipated intensity of use.

3. Parks and plazas should provide an adequate balance of shade and sunny areas for year-long use.

4. Parks and plazas shall provide necessary amenities such as drinking fountains, benches, and trash receptacles.

5. Perimeter fencing around open space areas, parks, and plazas should be avoided.

6. Creative lighting sources should be included in the design of parks and plazas

7. Landscaping within and adjacent to natural open space areas should reflect the natural character of these areas with the use of indigenous planting materials. ~~Pedestrian and bicycle access, where applicable, to these areas should be included in the design.~~ Avoid the use of any known invasive plants. Refer to the California Invasive Plant Council's invasive plant lists and the Multiple Species Habitat Conservation Plan (MSHCP) for additional guidance for projects that involve areas of natural open spaces.

8. During the early stages of site design, consider incorporating the principles of CPTED, Crime Prevention Through Environmental Design, to ensure the most responsible site layout.

See guideline VI.B.4.

B. CITYWIDE STREET IMPROVEMENTS

The following general guidelines apply to public improvements intended to enhance overall neighborhood quality. Area-wide improvements and recommended street treatments to support safe, visually attractive access to pedestrians and residents are as follows.

1. Entry markers are encouraged to be located within the public right-of-way at major intersections, specifically at entrances to neighborhoods and business districts. Signage should be in the form of individual channeled letters, engraved into the marker. Landscaping and up lighting should be incorporated.

2. Street amenities including street furniture, trash receptacles, and lighting are encouraged. The design of these amenities is encouraged to include Riverside's unique local history and culture.

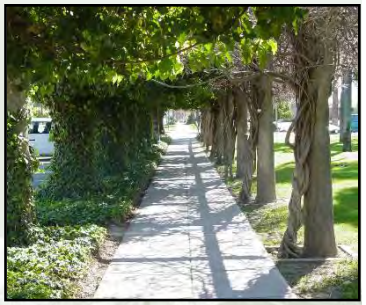
3. Street lighting such as street lamps reflects a human scale and should be incorporated as street improvements occur.

See guideline VI.B.4.

Decorative tree well.

VI. Public Facilities Design Guidelines

Landscaped parkways provide safer sidewalks and a more attractive street scenes.



Landscape medians, parkways, and decorative pavement that denote pedestrian space beautifies public space and assists in defining streetscape and pedestrian movement.

4. Landscaping in the form of street trees, planters, and pots in the public parkway is encouraged. The use of protective and decorative tree wells is encouraged for street trees.

5. Particularly for new residential developments, landscaped parkways with street trees within the public right-of-way shall be required to be located between the curb and the sidewalk.

6. Decorative accent paving material is encouraged for major intersections and pedestrian crosswalks within the City.

7. Visual focal points such as fountains and public art are encouraged in areas deemed appropriate. Landscaping and lighting should be incorporated to frame and highlight the artwork.

Public art well placed within an open public space can create strong community identity. Lighting and landscaping can be incorporated to amplify its beauty and strength.