Objective Design Standards for Residential and Mixed-Use Development

Temecula
The Heart of Southern California Wine Country

V.2 Final
Adopted May 21, 2025

ADOPTION/AMENDMENTS LOG

ORDINANCE/RESOLUTION ADOPTION	HEARING DATE	VERSION
Planning Commission Resolution No. 2021-40	December 1, 2021	V.1
City Council Resolution No. 2022-08	January 25, 2022	V.1
City Council Ordinance No. 2022-02	January 25, 2022	V.1

AMENDMENTS

Planning Commission Resolution No. 2025-XX	May 21, 2025	V.2

ACKNOWLEDGMENTS

CITY COUNCIL

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Matt Rahn, *Mayor Pro Tem*

Zak Schwank, *Councilmember*

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Aaron Adams, *City Manager*

Kevin Hawkins, *Assistant City Manager*

Luke Watson, *Deputy City Manager*

Peter Thorson, *City Attorney*

COMMUNITY DEVELOPMENT DEPARTMENT

Matt Peters, *Director of Community Development*

Stuart Fisk, *Planning Manager*

Brandon Rabidou, *Principal Management Analyst*

Scott Cooper, *Senior Planner*

Eric Jones, *Associate Planner II*

Mark Collins, *Associate Planner I*

Jaime Cardenas, *Assistant Planner*

Katie Garcia, *Planning Technician*

Yannin Marquez, *Planning Technician*

Brain Clements, *Building Official, Building & Safety*

Randy Wood, *Plan Checker, Building & Safety*

PUBLIC WORKS DEPARTMENT

Ron Moreno, *Director of Public Works*

FIRE DEPARTMENT

Elsa Wigle, *Assistant Fire Marshal*

CONSULTANT

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CHAPTER 1. HOW TO USE THESE STANDARDS

1.1 PURPOSE

The Objective Design Standards provide a clear set of architectural and site design requirements for new residential, including mixed-use developments. Objective Design Standards are numeric and/or quantifiable and can be measured as opposed to subjective standards, which require interpretation. These standards will ensure development maintains the unique character and quality of design within the City of Temecula.

The State of California continues to enact new laws that accelerate housing production by streamlining the approval of housing development at the local level. The Objective Design Standards supplement the development standards of the City of Temecula Municipal Code and further the goals, policies, and actions of the City of Temecula General Plan, which encourages an elevated design and fosters an enhanced quality of life through the built environment.

Design Standards Structure

The Objective Design Standards are structured in an easily understandable document using accessible language and imagery to convey site planning and architectural requirements. There are three primary sections to these standards:

1. **Site Design Standards** outline best practices for the placement of buildings, the orientation of building entrances, the design of convenient pedestrian pathways, the use of landscape, and the design of outdoor spaces. Site Design Standards ensure that buildings contribute to high-quality neighborhoods and desirable places to live.

2. **Building Design Standards** provide general direction on disposition of building mass and scale as expressed through forms, roof lines, and façade articulation. Building Design Standards are intended to ensure a minimum standard of design and construction quality in the development of new residential projects in City of Temecula.

3. **Architectural Style Standards** respond to local design precedents, regional climate conditions, and local building practices and materials. Drawn from regional vernacular and contemporary styles, the Mission - Spanish Colonial Revival, Craftsman, Tuscan, American Rural, East Coast Traditional, and Italianate descriptions included herein are intended to establish a strong, consistent design image and direction that reflects the desires, aspirations, and vision of the City of Temecula. Precedent images, descriptive text and illustrative diagrams are utilized to communicate the essential features of each style. Within each style, required design elements relating to form and massing, roofs, walls and windows, materials and colors and architectural features are outlined. Additional treatments to heighten visual interest and design integrity are noted as well.

1.2 APPLICABILITY

These standards are applicable to any housing development project (as further defined below) that, pursuant to State law, requires ministerial approval or where the housing development project is subject to discretionary review but a Specific Plan or a Planned Development Overlay Zoning District (PDO-) does not otherwise set forth objective design standards applicable to the project. A housing development project includes (1) a single-family residential development with two or more units, including any other streamlined project or process that proposes single family residential units, (2) a multi-family residential project with two or more units, or (3) a mixed-use development that includes housing. These standards apply city-wide but shall not apply to a project if it is otherwise prohibited by State law.

For multi-family residential projects, the following sections apply:

2.1-2.11, 3.1, 4.2, 5.2, 6.2, 7.2, 8.2, 9.2

For mixed use projects, the following sections apply:

2.1-2.11, 3.2, 4.3, 5.3, 6.3, 7.3, 8.3, 9.3

For single-family residential projects, the following sections apply:

2.1-2.11, 3.3, 4.5, 5.5, 6.5, 7.5, 8.5, 9.5

1.3 USER GUIDE

The Objective Design Standards are for residents, property and business owners, developers and builders, architects and designers, and City staff involved in the review and approval process of residential/mixed-use development in City of Temecula. The following steps are a quick way to understand the different sections of the document and how to use it. Additionally, this document has interactive checkboxes for each standard to facilitate an efficient review and completion of the proposed project.

Step 1: Review the Site Design Standards.

Site Planning involves a careful analysis of the opportunities and constraints of the site, including existing features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including surrounding uses, retaining walls, landscape design, hardscape considerations, and parking. The Site Plan Design Standards outline several requirements on these topics.

Step 2: Review the General Building Design Standards.

While new projects need not copy existing development, their mass and scale shall respect adjacent building context and uses. The General Building Design Standards establish requirements on these issues. Standards related to garage doors and entries are also established here. These standards apply no matter which style is being utilized for the project design.

Step 3: Review the Architectural Style Standards.

The design and detailing of buildings are paramount to a quality environment, and the City of Temecula is committed to authentic expressions of architectural style. Architectural design elements and materials shall be consistent throughout the project, recognizing that a building is 3-dimensional and must be well designed on all sides. Detailing, choice of materials, window and door choices shall reinforce the overall project design. To provide guidance on architectural styles, the Standards offer a menu of architectural traditions individual buildings may be designed in. Developments with multiple buildings may utilize more than one style if desired. However, styles may no be mixed within a single building. These styles are as follows:

- Mission - Spanish Colonial Revival,
- Craftsman,
- Tuscan,
- American Rural,
- East Coast Traditional, and
- Italianate.

Within each style description, various elements related to roof forms, windows, decorative details, and other topics are enumerated. The Architectural Style Standards require certain elements, while other elements may be selected from a menu of options.

Step 4: Review the Mixed-Use Development Standards, if applicable.

For developments that incorporate a commercial component in addition to residential housing, Mixed-Use Development Standards, located at the end of each chapter of architectural style, provide direction on design of storefronts, type of decorative accents, and other relevant topics. Mixed-use proposals shall be consistent with these standards.

Step 5: Review the City of Temecula Municipal Code and consult with Community Development Staff.

All developments must comply with the standards of the Temecula Municipal Code Title 17 (Zoning), and any applicable Specific Plan or Planned Development Overlay Zoning District.

Step 6: Consult with the Community Development Department (Planning)

It is highly recommended for prospective applicants to obtain and become familiar with the application and submittal requirements for a project prior to a formal submittal. Additionally, the Community Development Department offers a Pre-Application Service that is available to the public at no cost. A pre-application allows applicants to receive staff review from various departments prior to a formal application submittal.

Applicants shall follow application procedures as directed by staff. The City of Temecula Municipal Code establishes required procedures for submitting and reviewing development applications. Applicants shall follow these procedures and requirements.

2.1 OVERVIEW

Site planning shall result in an attractive, safe, and economically viable community. It shall minimize the visual effects of parking, feature high quality landscaping, accommodate pedestrian movement where possible, and encourage connections to surrounding environment.

These site design standards shall be used in conjunction with City of Temecula Development Standards and Citywide Design Guidelines.

2.2 BUILDING AND PARKING

- [ ] a. Any development that proposes the subdivision of land into lot sizes of 7,500 square feet or smaller shall conform to the following standards:
  - i. A minimum of every third house should be set back a minimum of 5 additional feet from the required front yard setback to create a variety of front yard setbacks.
  - ii. A minimum of every fifth house should employ a minimum 5-foot variation in lot width, side setback, or building height.
- [ ] b. Alley access, when available, shall be utilized when garage parking is proposed. This arrangement is intended to provide maximum landscaping at the street edge, as well as front facades dominated by porches and entries instead of garage doors. See Figure 2.1.
- [ ] c. Curb cut on corner lots shall not be located closer than 120 feet from a curb return. Where parcel size precludes this standard, the curb cut shall be located as far from the curb return as possible. A curb return is the point where the radius of a curve or intersection ends. See Figure 2.2.
- [ ] d. Vehicular driveways with access to the public right of way shall have a sidewalk with a minimum dimension of 4 feet in width and pedestrian connections on both sides of driveway.
- [ ] e. Onsite parking spaces shall be separated from buildings by a pedestrian sidewalk (minimum 4 feet) and a landscape strip (minimum 6 feet), measured from curb face, when in the right of way. See Figure 2.3.

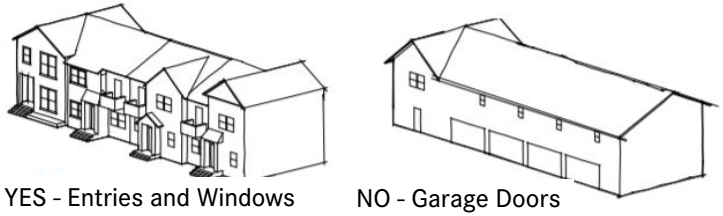


Figure 2.1 The front facade shall be dominated by entries and landscape, not garage doors.

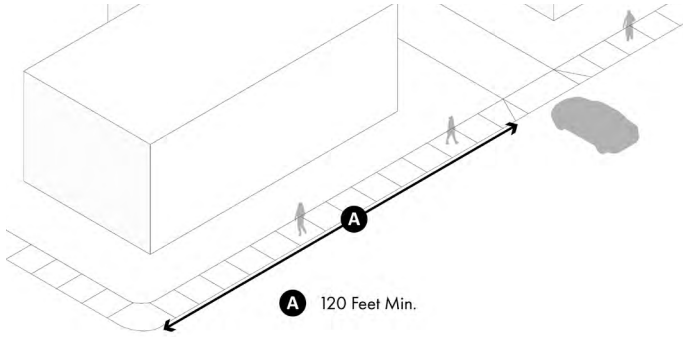


Figure 2.2 Curb cuts shall not be located closer than 120 feet from a curb return.

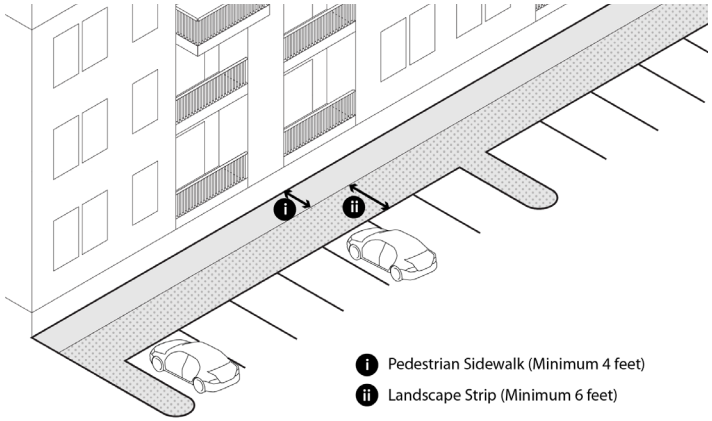


Figure 2.3 Parking spaces shall be separated from buildings by a pedestrian sidewalk and a landscape strip.

- [ ] f. Trash, recycling, and green waste enclosures, if provided, shall be separated from adjacent parking stalls with landscape planters and paved surfaces behind the curb to ensure adequate space is available for individuals to access vehicles. For multi-family residential projects, see Section 17.10.020(S) of City of Temecula Municipal Code.
- [ ] g. Canopy trees shall be used in parking areas to reduce the impact of large expanses of paving, to provide shade, and to reduce glare and heat build up. These trees shall have a 30-foot to 40-foot canopy potential and be sized at 24-inch box or larger at the time of installation.
- [ ] h. Root barriers shall be placed where trees are planted within 5 feet of any hardscape element or building.
- [ ] i. Raised planting areas, with a minimum interior dimension of 5 feet, shall be used to separate double-loaded parking areas. See Figure 2.4.

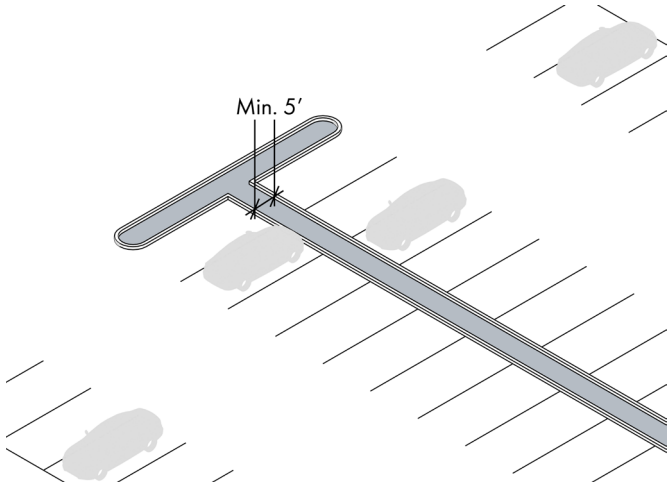


Figure 2.4 Raised planting areas shall be used to separate double-loaded parking areas.

- [ ] j. One landscaped finger island shall be provided per every 10 spaces. Islands shall be a minimum of 5 feet (inside dimension). See Figure 2.5.

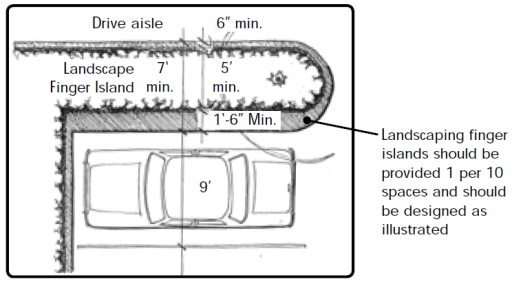


Figure 2.5 Landscape islands shall be provided 1 per every 10 parking spaces.

- [ ] k. All end parking stalls shall be adjacent to landscape planters. The landscape planter shall contain a 12-inch strip of concrete inside the 6-inch curb of the planter, to create an 18-inch concrete strip for a person to step on when getting into or out of a vehicle. This step-out area shall not reduce the minimum inside dimension of the 5-foot wide landscape planter.
- [ ] l. Parking shall be screened from the street by landscaping, berming, low walls or fences, or buildings. See Figure 2.6.

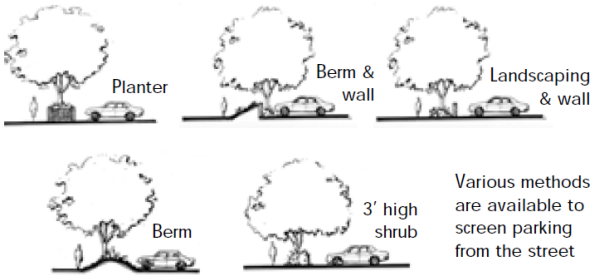


Figure 2.6 Parking shall be screened from the street.

- [ ] m. No more than 25 percent of public right of way frontage shall be used for parking. See Figure 2.7.

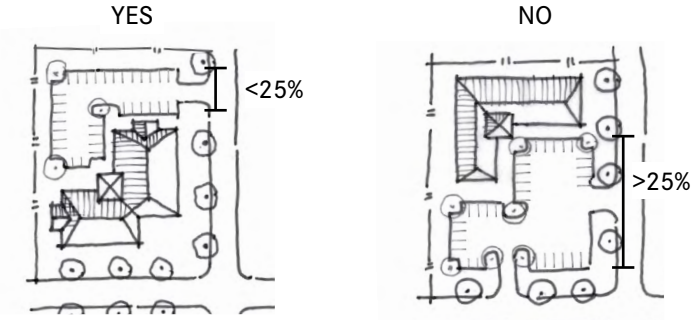
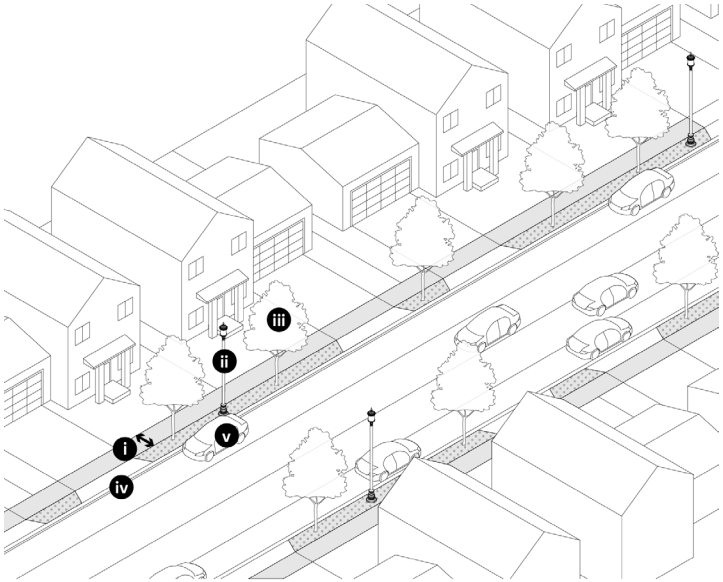


Figure 2.7 Parking shall be located on the side or behind buildings where possible.

- [ ] n. Below-grade or structured parking must be screened from the street, and is encouraged for new mixed use development that includes a large apartment building.
- [ ] o. Dead-end drive isles at garages or parking stall row shall include a recessed 5-foot minimum hammerhead extending 5 feet into the landscape and as wide as the drive isle to permit back out. Dead-end drive isles over 150 feet in length shall conform with the City of Temecula Fire Code Section 15.16.020 503.2.5., as amended.
- [ ] p. All multi-family residential projects shall provide a minimum of 0.5 long-term bicycle parking space per residential unit.
- [ ] q. One tree shall be provided for every 4 parking spaces, see Section 17.24.050.H of City of Temecula Municipal Code. Trees shall be located within parking areas for shade potential. Where space is limited due to property line or wall proximity and walkway location, tree planter cut-outs can be used. If parking spaces are covered by shelters, exceptions to tree requirements may be requested.
- [ ] r. All plant material shall be drought tolerant and conform to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).
- [ ] s. Enhanced or textured paving or stripping shall be included where pedestrian crossing and drive aisles occur in parking areas.
- [ ] t. Non loading zones shall include appropriate striping and signage to deter parking in these areas.
- [ ] u. Where multiple garages front onto an alley or street, landscaping shall be provided between every garage at a minimum size of 2 feet x 2 feet for a planting well, or 30 gallons for a planter box clear of any utility boxes.

v. Private Streets. Private streets are internal streets with a pedestrian-oriented sidewalk condition with streetlights, street trees, and curbs.

i. Private streets shall have a sidewalk with a minimum width of 5 feet and a landscape strip with a minimum width of 6 feet on both sides of the street. The private street must provide pedestrian streetlights, street trees, and curbs. Parallel parking and bike lanes and/or bike routes are permitted along private streets.



i A Sidewalk with a minimum width of 5 feet on both sides of the street

ii Pedestrian streetlights

iii Street trees

iv Curbs

v Parallel parking is permitted along private streets

Figure 2.8 Private street

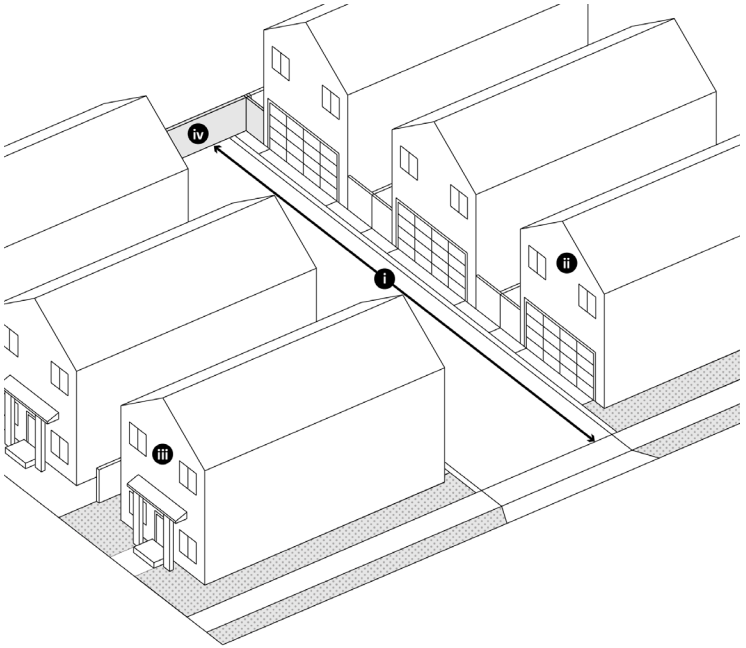
w. Auto Courts. Auto Courts provide vehicular access to multiple residences via a common driveway fronted with garages. Front doors to residences are not permitted on auto courts.

i. Auto courts shall not exceed 150 feet in length.

ii. Auto courts shall not serve more than 8 individual residences.

iii. Primary pedestrian entrances are not permitted on auto courts.

iv. Auto courts shall have no through street access.



i Auto courts shall not exceed 150 feet in length.

ii Auto courts shall not serve more than eight individual residences.

iii Primary pedestrian entrances are not permitted on auto courts.

iv Auto courts shall have no through street access.

Figure 2.9 Auto court

☐ x. Common Courts/Woonerf. Common courts/woonerf provide both vehicular and pedestrian access to multiple residences. Front doors to residences and garages open to common courts.

i. Common courts shall not exceed 150 feet in length, unless provided with a connecting pedestrian access way.

ii. Common courts shall not serve more than 8 individual residences, unless provided with a connecting pedestrian access way.

iii. Common courts shall be elevated a minimum of 6 inches from street-level traffic.

iv. The motor court paving shall be enhanced paving, such as patterned and/or colored pavers, brick, decorative colored concrete, stamped concrete, or permeable materials. Driveway aprons, drainage gutters, etc. may be typical asphalt.

v. A minimum of 20 percent of the common court shall be landscaped.

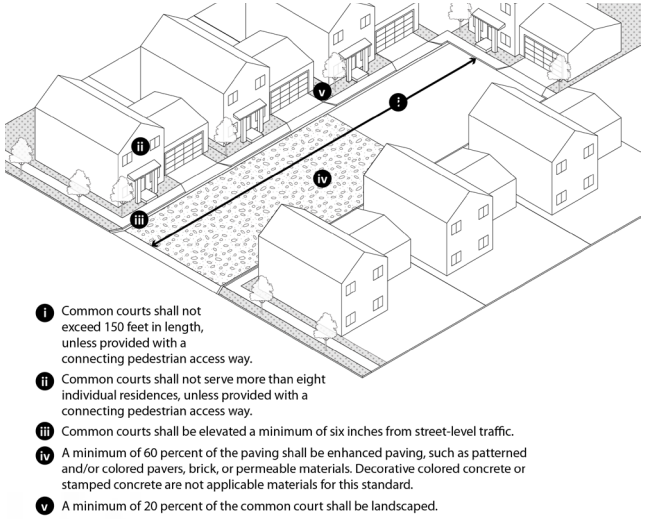


Figure 2.10 Common court

☐ y. Alleys.

i. Alleys shall be 20 feet in width (10 feet on either side of the alley centerline).

ii. Alleys shall include a concrete ribbon gutter in the center of the alley. The concrete ribbon gutter shall be 4 feet wide (2 feet on either side of the alley centerline).

iii. Alleys shall drain toward the centerline. A maximum 2 percent grade shall be provided within the public alley to ensure proper drainage.

iv. Alleys shall include a 16-foot wide segment (8 feet on either side of the alley center line) constructed of asphalt concrete pavement a.c. pavement). The a.c. pavement is to be installed on either side of the 4 foot wide concrete ribbon gutter.

v. There shall be no above ground utilities permitted to be located within the 20 foot public alleyway.

2.3 OPEN SPACE AND LANDSCAPING

- [ ] a. Landscaping must be used to:
  - Define areas such as building entrances, key activity hubs, focal points, and the street edge;
  - Provide screening for service areas; and
  - Serve as buffers between neighboring uses.
- [ ] b. A minimum 5-foot wide planted parkway shall be provided on arterial corridors between the street and sidewalk. Parkways shall be planted with shade trees to provide a more pleasant pedestrian environment and to contribute to streetscape continuity. See Figure 2.12.
- [ ] c. Flowering and fruit-bearing trees must be avoided within 6 feet of pedestrian walkways.
- [ ] d. Evergreen trees must be used to soften the appearance of blank walls and provide visual screening but shall not be a replacement for enhanced architecture.
- [ ] e. Plants shall be grouped in high and low maintenance zones and shall coordinate with irrigation plans to minimize the use of water and the placement of irrigation tubing.
- [ ] f. Landscape planting must be designed to contribute to crime prevention. Shrubs that create hiding places shall not be placed in areas of pedestrian movement, such as along walkways and building entrances.
- [ ] g. Drip irrigation shall be used wherever possible. No overhead irrigation is allowed within 24 inches of a non-permeable surface.
- [ ] h. Irrigation valve box lids will be numbered and irrigation valves tagged to designate controller and sequences numbers.

Figure 2.10 Landscape is used to define building entrance.

Figure 2.11 Use plants to soften the appearance of blank walls.

Figure 2.12 A minimum 5-foot wide planted parkway shall be provided on arterial corridors between the street and sidewalk.

Figure 2.13 Group plants with similar irrigation needs.

- [ ] i. Turf areas shall be placed in areas for recreational use only and must have a10-foot minimum diameter.
- [ ] j. Street trees shall be 24-inch box with a 30 to 40 feet maximum spacing and consistent with the existing street tree theme or designated street tree selection per the specific plan if any. See Figure 2.14.
- [ ] k. Palm trees shall only be used in community pool areas and as main entry focal points. See Figure 2.15.
- [ ] l. Inorganic ground cover (gravel, river rock, etc.) is not an alternative for plant material or the required 3-inch mulch under shrubs and trees, and 1 ½-inch mulch under groundcover from flats. It shall only be used as an accent material in combination with plants and cover no more than 15 percent of the total landscape area.
- [ ] m. Storm water retention requirements for your specific project area shall be reviewed with the City's Public Works Department. For a list of plant material refer to the Specific Plan and/or City of Temecula Approved Plant List. Additional plant material specifically addressing water retention areas can be gleaned from the Low Impact Development Manual for Southern California prepared by the Southern California Stormwater Monitoring Coalition.
- [ ] n. Provide root barrier when trees are located 5 feet or closer to any hardscape element or building.
- [ ] o. Landscaping shall comply with City of Temecula Municipal Code Chapter 17.32 Water Efficient Landscape Design.
- [ ] p. Trees and understory plant material shall be low water use. For a list of additional approved plant material, refer to the approved plant list (Appendix C) in City of Temecula Municipal Code Section 17.32.200.
- [ ] q. Landscaping with trees or shrubs is required where side-lot spacing between buildings is 6 feet or more.

Figure 2.14 Street trees shall be 30' to 40' maximum spacing.

Figure 2.15 Palm trees shall only be used in community pool areas and as main entry focal points.

2.4 UTILITIES DESIGN STANDARDS

Applicants are encouraged to contact utility companies early in the planning stages of their projects. By consulting with their local project coordinators, applicants are made aware of the current construction requirements and design standards before they initiate any design work.

2. 4. 1. New and Existing Water Service Design Considerations:

- ☐ a. Underground water plans shall be provided to the City to allow Community Development staff to verify the proper placement of transformer(s) and double detector check (DDCs) prior to final agreement with the utility companies.
- ☐ b. Double detector check valves shall be placed above ground to meet Rancho California Water District's Standard Drawing RW-20. Double detector checks shall be installed in a location that is internal to the project site at locations not visible from the public right-of-way, or placed in a manner that is architecturally integrated into the building design.
- ☐ c. The placement of DDCs and other water related utilities in alleyways, parking lots, or within a building "notch out" (internal to the project site) is required to better integrate the utility equipment into the building's architectural design.
- ☐ d. DDCs and other water related utilities shall not be placed adjacent to the sidewalk along the building facades that face the street. This will ensure safe and comfortable pedestrian path of travel along the sidewalks.
- ☐ e. Compact, vertical DDC's shall be used whenever feasible.
- ☐ f. Landscape construction drawings shall show and label all utilities and provide required screening. A 3-foot clear zone shall be provided around fire double detector checks as required by the Riverside County Fire Department. Utility equipment shall be grouped together in order to reduce intrusion. Screening of utilities is not to look like an afterthought.
- ☐ g. DDCs and other water utility equipment shall be placed on private property and not within the right of way. Easements shall be obtained for DDCs and other water utility equipment when they are placed on private property.
- ☐ h. Fire Department connections shall be wall mounted on the street side of the building.
- ☐ i. Fire sprinkler risers shall not be obstructed in any manner. The fire system riser(s) is to be provided with 18-inch clearance to each side and to the front of the system riser. Access shall be provided by means of an exterior door with the minimum dimensions of 30 inches wide by 6 feet 8 inches tall. The fire system riser room shall house the fire sprinkler riser(s) and main fire alarm control panel and not share with any other equipment (i.e. mechanical, electrical, etc.). The fire sprinkler riser room will be located on an accessible corner of the structure with easy access for all fire department personnel.

2. 4. 2. New and Existing Electrical Service Design Considerations:

- ☐ a. As required by City of Temecula Ordinance No. 04-02, all new electrical lines up to 34 Kv shall be undergrounded.
- ☐ b. All utility equipment shall be located out of the primary pedestrian path of travel. If utility equipment must encroach in the pedestrian path of travel, ensure a minimum paved clearance of 3 feet for ADA passage around equipment. All electrical utility equipment, electrical meters, and junction boxes shall be placed within a utility room. If a

utility room is not feasible, then all utility equipment shall be purposefully designed as an integral part of the building development, placed adjacent to alleyways, within parking areas, or within rear or side yards, and screened from public view.

- ☐ c. Early coordination with Southern California Edison shall occur in order to ensure that transformers are well screened and in compliance with utility provider's standards.

2. 4. 3. New and Existing Natural Gas Service Design Standards:

- ☐ a. Ensure safe ingress and egress to gas meters for maintenance, meter reading, and service while simultaneously placing equipment to reduce visibility of meters to the public right-of-way and common areas.
- ☐ b. All utility equipment shall be located out of the pedestrian path of travel. All utility equipment shall be purposefully and aesthetically placed adjacent to alleyways, within parking areas, rear or side yards, or within building "notch outs" and screened from public view.
- ☐ c. Gas meters shall be well screened and in compliance with utility provider's standards. A 3-foot wide minimum clearance shall be provided when landscaping is utilized as the screening method.
- ☐ d. Gas meters shall be painted to blend into the built environment.
- ☐ e. Consultation with Southern California Gas regarding meter cabinet design guidelines and appropriate screening methods shall occur early in the project design process.
- ☐ f. All in ground utility box lids shall be hot stamped with appropriate labels.
- ☐ g. Trees and shrubs shall be placed a minimum of 5 feet away from water meter, gas meter, or sewer laterals; a minimum of 10 feet away from utility poles; and a minimum of 8 feet away from fire hydrants and fire department sprinkler and standpipe connections.
- ☐ h. Electrical box doors shall be clear of any plant material or obstruction which might hinder direct access.

2.5 AIR CONDITIONING

- ☐ a. Air conditioning or other mechanical equipment shall be placed in the back of the unit and not visible from public view.
- ☐ b. If the mechanical equipment cannot be placed in the back, it shall be either placed on the ground and screened with landscape, or placed on the roof and screened with architectural materials such as roof or parapet consistent with the overall architectural style.

2.6 REFUSE STORAGE AREAS

- ☐ a. All developments shall provide each unit with the appropriate number of trash containers as required by the City of Temecula trash & recycling contractor, and shall comply with the following:
  - i. Trash enclosures shall comply with City of Temecula Waste & Recycling Guidelines for Multi-Family and Commercial Development.
  - ii. Trash containers shall be stored within designated storage areas.
  - iii. Locate recycling and trash enclosures away from building fronts and major entries, and/or screen such receptacles from view in fixed enclosures.
  - iv. Trash receptacles shall be accessible for trash collection but shall not block circulation drives near loading areas or conflict with parking.

v. Place vines on 3 sides of trash enclosure to deter graffiti and blend structure into the landscape. Provide vines on 2 sides of trash enclosure if enclosure is attached to a building.

vi. Enclosures shall be separated from adjacent parking stalls with a minimum 5 feet wide planter area.

vii. Provide a separate side pedestrian access to all trash enclosures.

2.7 WATER HEATER

☐ a. Each dwelling unit shall have a separate hot water heater or may be provided with a centralized circulation water heater system sufficient to serve all dwelling units on the property.

☐ b. The location of the water heater shall be incorporated into the design of each unit. No exterior water heater enclosures shall be permitted. Water heaters must not be visible.

☐ c. Water heaters may be substituted with tankless water heaters. Tankless water heaters shall be listed by an approved testing agency (UL, UPC, etc.) and be installed in accordance with the manufacturer's requirements and City Codes.

2.8 ELECTRIC VEHICLE CHARGING STATIONS

☐ a. The station installation and equipment shall be consistent with the rules and regulations in CALGreen Building Standards Code and CBC Chapter 11A and 11B as applicable.

☐ b. Required designated parking spaces for carpool/vanpool vehicles, electric vehicles, and zero emissions vehicles shall be conveniently located close to building entrances.

☐ c. Signage. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operation shall be included if it has time limits. No advertising is permitted.

☐ d. Clearance. Charging station equipment mounted on pedestals, light posts, bollards or other devices shall be a minimum of 24 inches clear from the face of curb.

☐ e. Charging Station Equipment. Charging station outlets and connector devices shall be no less than 36 inches or no higher than 48 inches from the top of surface where mounted, and shall contain a retraction device and/or a place to hang permanent cords and connectors sufficiently above the ground or paved surface.

☐ f. Charging Station Equipment Protection. When the electric vehicle charging station space is perpendicular or at an angle to curb face and charging equipment, adequate equipment protection, such as wheel stops or concrete-filled steel bollards shall be used.

☐ g. Charging Station Location. Charging station shall not be placed within any portion of the required parking space area (i.e. 9 feet x 18 feet).

2.9 WALLS AND FENCES

- ☐ a. A combination of elements, including decorative masonry walls, berms, and landscaping, shall be used to screen objects at the ground plane.
- ☐ b. Fences and walls shall be constructed as low as permitted while still performing screening, noise attenuation, and security functions.
- ☐ c. All exterior perimeter walls located along public streets shall have an offset a minimum of 5 feet deep for every 50 linear feet to 75 linear feet of the wall length.
- ☐ d. All non-transparent perimeter walls shall incorporate standards to provide for wall inserts and/or decorative columns or pilasters every 20 feet to provide relief.
- ☐ e. All non-transparent perimeter walls and/or fences shall be architecturally treated on both sides and shall incorporate landscaping whenever possible.
- ☐ f. All fences and walls required for screening purposes shall be of solid material. Chain link fencing, or similar with inserts shall not be used.
- ☐ g. Fences placed adjacent to a street shall be screened with a landscape buffer consistent with Development Code standards.
- ☐ h. Walls and fences shall be designed with materials and finishes that complement project architecture and be planted with vines, shrubs, and trees.
- ☐ i. Walls on sloping terrain shall be stepped to follow the terrain.
- ☐ j. Similar elements, such as columns, materials, and cap details, shall be incorporated on perimeter walls that transition from one development to another.
- ☐ k. Parking lot screening shall be a minimum of 3 feet in height at the time of installation, measured from the interior of the parking lot.
- ☐ l. A minimum 15 feet of landscaped setback shall be provided for parking lots adjacent to the street edge and shall include one or more of the following:
  - rolling berms (2:1 slope)
  - low screen walls
  - changes in elevation
  - landscaping

2.10 SITE LIGHTING

- ☐ a. Light fixtures shall be architecturally compatible with the building design.
- ☐ b. All building entrances shall be well-lit.
- ☐ c. Street lighting within development shall be a maximum of 15 feet high.
- ☐ d. Walkways and paseos shall be illuminated with a minimum of 1 foot-candle to ensure safety at all hours.
- ☐ e. Parking lots and access thereto shall be illuminated with a minimum of 1 foot-candle of lighting.
- ☐ f. The design of parking lot lighting fixtures shall be compatible with the development's architectural style.
- ☐ g. Site lighting shall comply with Riverside County Ordinance No. 655.

2.11 MAILBOXES

- ☐ a. Common mailbox enclosures shall be designed using the same materials and colors as the surrounding residential buildings.

3.1 MULTI-FAMILY

3. 1. 1. BUILDING FORM

- [ ] a. Multi-family development adjacent to single-family neighborhoods shall provide a buffer of single story and/ or detached units along the adjoining property line.
- [ ] b. No more than 6 side-by-side dwelling units shall be attached in any single structure.
- [ ] c. The maximum length of any individual building containing townhouse dwelling units or multifamily dwelling units shall be 200 linear feet, regardless of the number of units.
- [ ] d. For every 100 feet of building length, there shall be a plane-break along the facade comprised of an offset of at least 5 feet in depth by 25 feet in length. The offset shall extend from grade to the highest story.
- [ ] e. The street-facing front façades of buildings shall be articulated with wall offsets (e.g., projections or recesses in the façade plane) that are at least 2 feet deep and spaced no more than 30 feet apart.

Figure 3.1 No more than 6 attached units be permitted in a single structure.

Figure 3.2 Break development into separate vertical planes to reduce the appearance of bulk.

Figure 3.3 Creating variation in mass and building height is encouraged.

- [ ] f. In addition to wall offsets, street-facing front façades shall provide at least 3 of the following articulation elements:
  - i. A covered porch;
  - ii. A recessed entrance;
  - iii. 1 or more dormer windows or cupolas;
  - iv. Pillars, posts, or pilasters;
  - v. One or more bay windows projecting at least 12 inches from the façade plane;
  - vi. Eaves projecting at least 4 inches from the façade plane;
  - vii. Raised corniced parapets over the entrance door;
  - viii. Multiple windows with a trim at least 4 inches wide; or
  - ix. Integral planters that incorporate landscaped areas or places for sitting.
- [ ] g. Corner buildings at street intersections shall incorporate architectural elements including prominent towers, cornice features, roof shapes and roof line variation.
- [ ] h. The massing of upper stories, particularly those over a garage, shall be modulated by stepping back elements a minimum of 2 feet from the ground floor setback, and/or through the use of projecting bays.
- [ ] i. Structures 3 stories or more should emphasize horizontal planes through the use of trim, awnings, eaves, other ornamentation, or a combination of complementary colors.
- [ ] j. The upper story of buildings over 2 stories shall be stepped back to reduce the scale of façades facing streets, courtyards, or open space areas.
- [ ] k. Combinations of 1, 1 ½, and 2-story units are encouraged to create variation in mass and building height.
- [ ] l. For row-type townhouses, each unit shall be varied in height and setback.
- [ ] m. At least two different architectural styles, as defined in Chapters 4 thru 9 shall be included in projects with more than 10 buildings. However, different styles may not be mixed within a single building.

Figure 3.4 The upper story shall be stepped back to reduce the scale of façades.

Figure 3.5 For row-type townhouses, each unit shall be varied in height and setback.

3. 1. 2. ROOF FORM

- [ ] a. Multi-family buildings shall be designed to create varying roof forms (e.g., gabled, hipped, and shed roof combinations) and break up the massing of the building.
- [ ] b. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks.
- [ ] c. Deep roof overhangs (8 inches minimum) are required to create shadow and add depth to facades.
- [ ] d. Where applicable to the architectural style, any roof eaves shall extend a minimum of 24 inches from the primary wall surface to enhance shadow lines and articulation of surfaces.
- [ ] e. When employed hipped or gable roofs shall cover the entire building. Mansard roofs or segments of pitched roofs applied at the building edge shall not be used unless permitted by the architectural style.
- [ ] f. If the interior side of a parapet is visible from pedestrian view, it shall be finished with the same materials and a similar level of detail as the front façade.
- [ ] g. If parapets are used, one or more of the following detail treatments should be included: pre-cast elements, continuous banding or projecting cornices, dentils, caps, corner details, or variety in pitch (sculpted).
- [ ] h. Rooftop equipment shall be screened so that it is not visible by pedestrians in the public right of way.

Figure 3.6 Multi-form roof combinations are encouraged.

Figure 3.7 Deep roof overhangs are encouraged to create shadow and add depth to facades.

Figure 3.8 The parapet is the same material as the front façade.

3. 1. 3. WINDOWS, DOORS, AND ENTRIES

- [ ] a. Window and door type, material, shape, and proportion shall be dictated by the architectural style of the building.
- [ ] b. As defined by the architectural style, windows shall be generously inset from building walls to create shade and shadow detail. The minimum inset shall be 3 inches for wood siding, 3 to 6 inches for stucco, and 6 to 12 inches for masonry.
- [ ] c. Windows shall be articulated with sills, trim, kickers, shutters, or awnings authentic to the architectural style of the building.
- [ ] d. Faux shutters shall be 2 shutters to each window opening.
- [ ] e. Each unit's entry shall be easily identifiable, distinguishable, and oriented to the street whenever possible.
- [ ] f. Upper floor entries shall have a distinct design that complements the main building frontage.
- [ ] g. Long, monotonous balconies and corridors that provide access to multiple units shall be avoided. Instead, access points shall be clustered.
- [ ] h. Project icons, thematic pilasters, special paving treatment, and specialty landscaping shall be used at building and common space entryways to unify a project.

Figure 3.9 The minimum inset shall be 3 inches.

3. 1. 4. ARTICULATION

- [ ] a. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches, are required.
- [ ] b. Stairways shall be designed as an integral part of the overall architecture of the building, complementing the building's mass and form. Exterior stairwells shall be solid; prefabricated stairs are prohibited.

Figure 3.10 Balconies, trellises, and porches add visual interest to the structure.

Figure 3.11 Stairways shall be designed as an integral part of the overall architecture.

3. 1. 5. MATERIALS AND COLORS

- [ ] a. As defined by the architectural style, materials and textures shall vary between the base and body of a building to break up large wall planes and add visual base to the building.
- [ ] b. Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line.
- [ ] c. Contrasting colors shall be used for trim, windows, doors, and key architectural elements.

3. 1. 6. Garage Doors

- [ ] a. Garages and garage doors shall be located on secondary facades and designed to minimize their visual impact and minimize the dominance of garage doors on the street.
- [ ] b. Garage entries, loading and service entries, utility rooms, stairs, elevators, and other similar inactive elements shall occupy no more than 20 percent of the width of a public street facing building façade.
- [ ] c. Garage doors shall be designed consistent with the overall style of the building. Material, pattern, and color to be coordinated with architectural style.
- [ ] d. Where visible by the public or by other residents, garage entrances shall be recessed and/or accompanied by projecting elements like porches, bay windows, trellises, architectural ornament, and/or landscaping.

Figure 3.12 Heavier materials and textures shall be used lower on the building elevation to form the building base.

Figure 3.13 Garage entrances shall be recessed.

3.2 MIXED-USE

This document also presents standards for residential mixed-use projects in City of Temecula. The purpose of the mixed-use residential standards is to allow for a variety of housing types in the city that serve all types of households, while also achieving neighborhood goals for an active pedestrian realm along transit corridors, an attractive street appearance, and minimizing impacts on neighboring properties. The standards are also to ensure a quality living environment that will be desirable and hold its value over time. When mixed-use residential projects are well designed, they can provide good quality housing and an active and vibrant commercial corridor.

Mixed-use residential development is typically a multistory building with commercial uses on a ground floor, and a shared residential entry lobby, and common access areas such as hallways or stairways that lead to individual residential units above or behind the commercial uses. Parking is often shared, whether in a garage or parking lot.

In certain instances, if a project is located on a large site, there may be a mixture of residential unit types, for example multi-family apartments and townhomes. In this case, each unit type shall be designed to the specific standards and guidelines of the unit type.

Mixed use projects shall comply with all applicable standards in this document in addition to the following standards.

Below are additional design standards for mixed-use projects.

- ☐ a. Primary entrances shall be visible from the adjoining street. The primary entrances of buildings shall be identified and highlighted through architectural details, lighting, and signage.
- ☐ b. At sidewalk level, buildings shall be primarily transparent. At least 50 percent of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).
- ☐ c. Variations in the front building plane shall be incorporated through the use of varying building setbacks, variations in wall planes, and the inclusion of pedestrian amenities.
- ☐ d. When nonresidential and residential uses are located in a vertical mixed-use structure, separate pedestrian entrances shall be provided for each use.
- ☐ e. The pedestrian entrance to residential portions of the building or additional commercial suites (upper floors) shall be accessed through a street level lobby, architecturally integrated entry corridor, from an adjacent alley, or from an internal parking area.
- ☐ f. Vehicular access shall be provided through the alley when present. For lots without an alley, vehicular access shall be provided from the secondary street.
- ☐ g. For lots without a secondary street frontage and without alley access, vehicular access may be permitted from the primary street. In this case, reciprocal or shared access is encouraged to decrease the number of driveways taking access from the primary street frontage.
- ☐ h. On a corner lot, the building shall be located no more than 20 feet from either adjacent street property line.
- ☐ i. Buildings on corner lots shall be oriented toward the primary intersection and the primary and secondary street frontages, while parking and auto access shall be located away from the primary intersection corners.
- ☐ j. Parking shall not be visible from the primary street.
- ☐ k. Parking entrances that impact the aesthetics of any building facade facing the street shall be architecturally integrated into the building facade.

Figure 3.14 Buildings shall incorporate a variety of design elements to create an attractive streetscape.

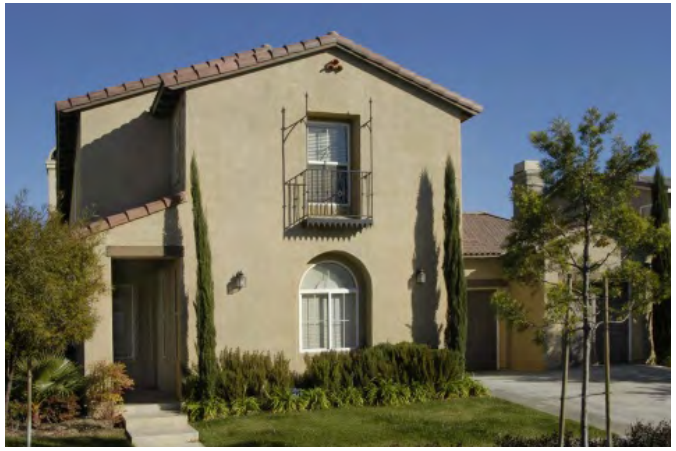
3.3 SINGLE FAMILY

Single family residential development in Temecula typically consist of multiple structures arranged within a small neighborhood, organized around public streets, private streets, and/or various courts. Such neighborhoods vary in size from 4 to 20 or more individual residences. Most commonly each structure contains a single residence, but residences with attached accessory units and duplexes may also be included. Larger neighborhoods may include common park and recreation spaces.

The purpose of the following single-family residential standards is to allow for coordinated development and review of such neighborhoods. The standards also ensure a quality living environment that will be desirable and hold its value over time.

In certain instances, if a development project is located on a large site, there may be a mixture of residential units. In this case, each unit type shall be designed to the specific standards and guidelines of the unit appropriate unit type and architectural style.

Single family residential developments of two or more structures, provided that each structure contains no more than two units, shall comply with the following standards only, notwithstanding the General Building Standards 3.1 and 3.2.

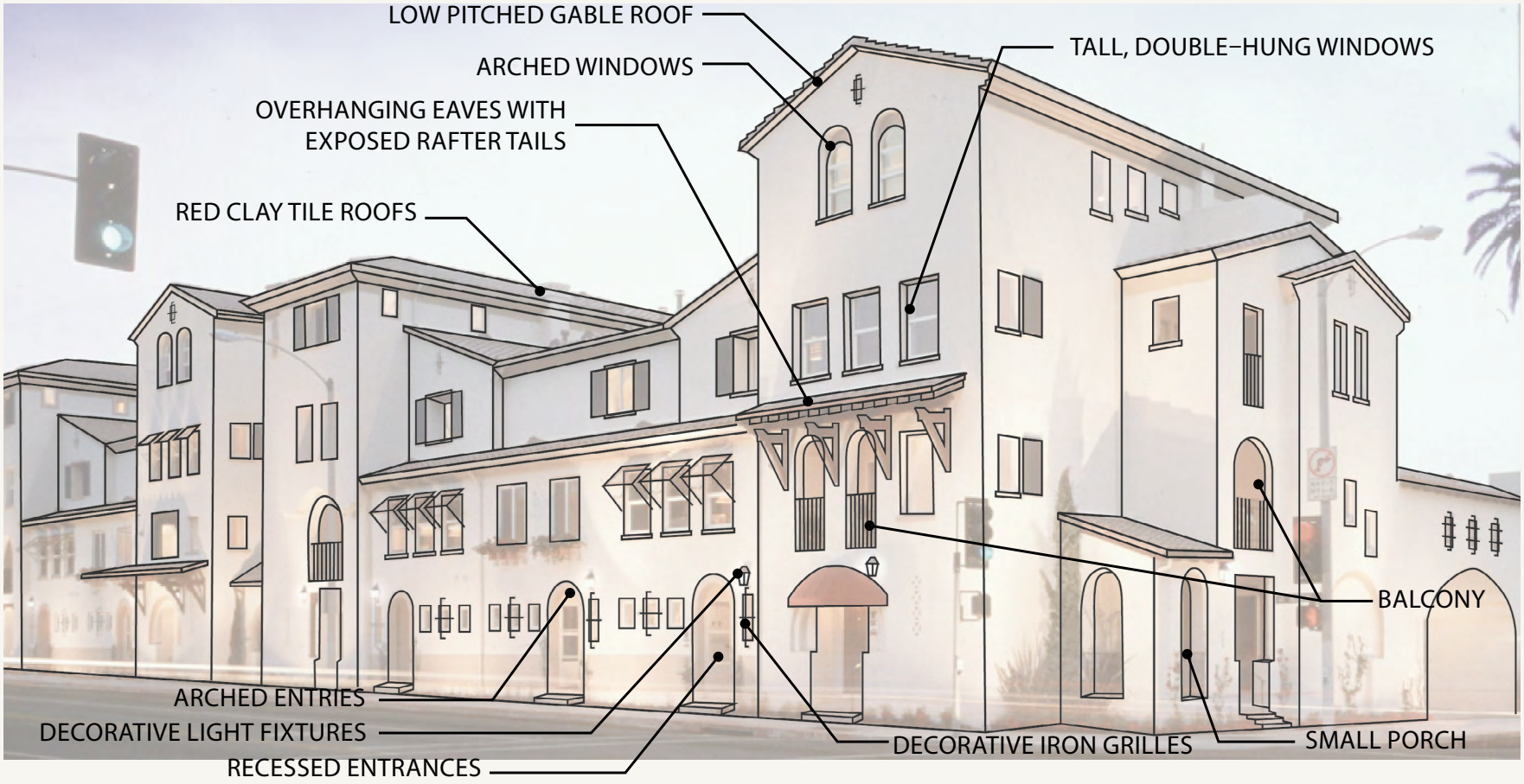


- [ ] a. Individual structures shall be consistent with one of the architectural styles defined in Chapters 4 thru 9.
- [ ] b. Development projects consisting of more than 10 individual buildings shall provide at least 2 different architectural styles, and development projects consisting of more than 25 individual buildings shall provide at least 3 different architectural styles, as defined in Chapters 4 thru 9. Different styles may not be mixed within a single building and a project shall provide a balanced number of each architectural style.
- [ ] c. The street-facing front façades of buildings shall be articulated with wall offsets (e.g., projections or recesses in the façade plane) that are at least 2 feet deep and spaced no more than 24 feet apart.
- [ ] d. The massing of upper stories, particularly those over a garage, shall be modulated by stepping back elements a minimum of 2 feet from the ground floor setback, and/or through the use of projecting bays.
- [ ] e. All public-facing facades (streets, open space, recreation area, etc.) including both facades of a corner lot shall provide at least 3 of the following articulation elements:
    - i. A covered porch;
    - ii. A recessed entrance;
    - iii. 2 or more material variation, such as board and batten;
    - iv. 1 or more dormer windows or cupolas;
    - v. Pillars, posts, or pilasters;
    - vi. 1 or more bay windows projecting at least 12 inches from the façade plane;
    - vii. Eaves projecting at least 4 inches from the façade plane;
    - viii. Raised corniced parapets over the entrance door;
    - ix. Multiple windows with a trim at least 4 inches wide; or
    - x. Integral planters that incorporate landscaped areas or places for sitting.
- [ ] f. Window and door type, material, shape, and proportions shall be dictated by the architectural style of the building.
- [ ] g. As defined by the architectural style, windows shall be inset from building walls to create shade and shadow detail. The minimum inset shall be 3 inches for wood siding, 3 to 6 inches for stucco, and 6 to 12 inches for masonry.
- [ ] h. Windows shall be articulated with sills, trim, kickers, shutters, or awnings authentic to the architectural style of the building.
- [ ] i. Faux shutters shall be 2 shutters to each window opening. Each shutter shall be half the size of the window, including the trim and the same height as the window, including the trim.
- [ ] j. Each unit's entry shall be easily identifiable, distinguishable, and oriented to the street, shared pedestrian walkway, or common court.
- [ ] k. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches, are required.
- [ ] l. Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line.

- [ ] m. If contrasting materials occur at an outside corner of the elevation, the material shall continue wrapping until it meets an intersecting plane as described in Standard l above.
- [ ] n. Contrasting colors shall be used for trim, windows, doors, and key architectural elements.
- [ ] o. All buildings within 20 linear feet of an adjacent building within and outside of the project shall orient all windows, balconies, or similar openings so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards. This can be accomplished through:
    - i. Offset windows at least 12 inches from any windows in adjacent buildings within 20 feet; or
    - ii. Use of clerestory windows, glass block, or opaque glass; or
    - iii. 8 feet high landscaping within the rear or side setback areas.
- [ ] p. Second floor windows located within 10 feet of the interior lot line where the adjacent lot is occupied by another residential use shall be either frosted glass or have a sill height of 5 feet or more above the floor line.
- [ ] q. All stairs that provide access to the second or higher floor(s) shall be located internally within the structure.
- [ ] r. All units shall have private outdoor space measuring a minimum of 8 feet x 6 feet; said outdoor space may be provided via an at-grade patio, courtyard, yard, or an upper-level terrace.
- [ ] s. Garden walls with a maximum height of 4 feet shall be used to delineate private outdoor space provided to individual units, if said outdoor space is provided at-grade.
- [ ] t. Garage entries, utility rooms, stairs, elevators, and other similar inactive elements shall occupy no more than 20 percent of the width of a public street facing building façade.
- [ ] u. Garages and Carports.
    - i. Garage doors shall be located on secondary facades and designed to minimize their visual impact and minimize the dominance of garage doors on the street.
    - ii. If garage doors are accessed from a public street, private street, or common court, the garages shall be setback a minimum of 18 feet from the property line.
    - iii. No more than 2-car garage doors shall be oriented towards the street. Third car garages shall be side-loaded and screened from the street view.
    - iv. Garage doors shall be designed consistent with the overall architectural style of the building. Material, pattern, and color to be coordinated with architectural style.
    - v. Where visible by the public or by other residents, garage entrances shall be recessed and/or accompanied by projecting elements like porches, bay windows, trellises, architectural ornament, and/or landscaping.
- [ ] v. ADUs and accessory structures over 1,198 SF shall comply with the above standards.
- [ ] w. Roof terrace shall not be permitted in ADUs and accessory structures.

4.1 STYLE DESCRIPTION

Derived from Spanish/Mediterranean and early Californian influences, these styles emerged in the late 19th and early 20th centuries. Projects a visually rich environment with allusions to regional history. Generally, Spanish Colonial Revival style buildings are asymmetrically arranged. The style features low-pitched roofs with little or no overhang covered with S Type Clay red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries and main windows.



4.2 MULTI-FAMILY RESIDENTIAL DESIGN ELEMENTS

A. FORM & MASSING

Required Elements

- ☐ i. Asymmetrical façade/elevations
- ☐ ii. Multiple roof planes
- ☐ iii. Balconies or small porches
- ☐ iv. Entrances recessed at least 12 inches

Required Elements (Choose at least 1)

- ☐ v. Arcades supported by columns
- ☐ vi. Articulated facades with massing breaks every 50 feet






B. ROOF DESIGNS

Required Elements

- ☐ i. Low pitched roof (4:12 maximum)
- ☐ ii. Red, fired, clay tile roofs. Common shapes include both Spanish (S-shaped) and Mission (half-cylinder) types
- ☐ iii. Shallow eaves
- ☐ iv. Overhanging eaves (minimum 24 inches on elevation that face a public street) with exposed rafter tails or beams
- ☐ v. Small 1 foot or less decorative exposed rafter tails

Optional Elements (Choose at least 2)

- ☐ vi. Gabled and shed roofs, gabled roofs are on the side and front facing
- ☐ vii. Shaped parapet with coping
- ☐ viii. Brackets or knee braces at gabled ends
- ☐ ix. Hipped-roof towers or belvederes (square, rectangular or circular in plan)

C. WALLS & WINDOW DESIGNS

Required Elements

- ☐ i. White or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles)
- ☐ ii. Arched (flat arch or semi circle arch) windows
- ☐ iii. Recessed windows with sill and/or headers surrounds
- ☐ iv. Simple divisions of window muntins

Optional Elements
(Choose at least 1 for at least 65 percent of the total windows)

- ☐ v. Casement windows, typically arranged in pairs
- ☐ vi. Tall, double–hung windows

D. MATERIALS & COLORS

Required Elements

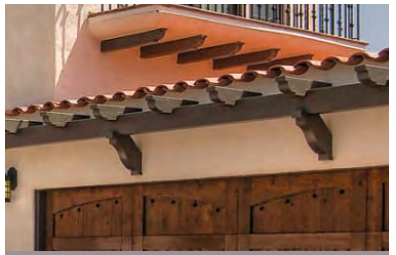
☐ i. Window frames in dark color such as black, dark brown, forest green, and navy blue

E. DECORATIVE ACCENTS & DETAILS (CHOOSE 6 OR MORE) ☐

SMALL PORCHES

DECORATIVE TILES

CLAY TILE VENTS

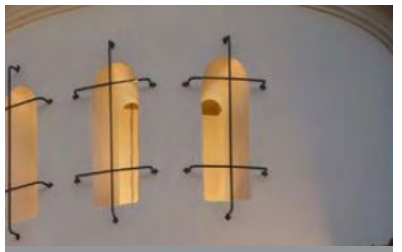


WOOD BRACKETS

WROUGHT IRON RAILING

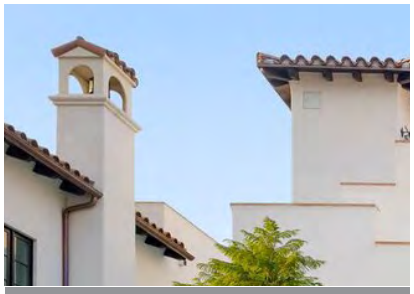
COURTYARDS

RECESSED NICHES



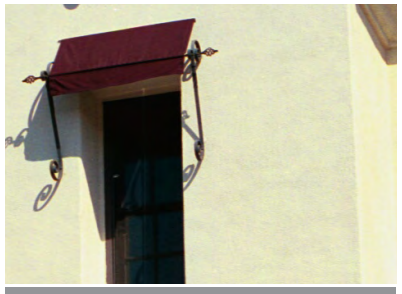
WINDOW GRILLES

DARK METAL OR WROUGHT IRON LIGHT FIXTURE WITH CURVING BRACKETS



STUCCO FINISH CHIMNEY WITH ROUND OR RECTANGULAR OPENINGS

PAIRED WOOD GARAGE DOORS WITH IRON HARDWARE



FABRIC AWNINGS WITH METAL SPEAR SUPPORTS

4.3 MIXED-USE DESIGN ELEMENTS

MIXED-USE ELEMENTS

Required Elements

- ☐ i. Ground-floor storefronts differentiated from upper-story facades by material change or entablature
- ☐ ii. Windows surrounded by stucco shall be recessed from the face of the facade at least 6 inches
- ☐ iii. Provide shade via arcades, trellises or awnings
- ☐ iv. Use wood, iron, glazed tile, plaster and stone as decorative accents

Optional Elements
(Choose at least 2)

- ☐ v. Horizontal orientation with towers as vertical accents at corners and entries
- ☐ vi. Exposed rafter tails and brackets
- ☐ vii. Crown molding
- ☐ viii. Arched openings around windows and doors
- ☐ ix. Thick arches springing from piers

4.4 DUPLEX AND TRIPLEX DESIGN ELEMENTS

DUPLEX AND TRIPLEX ELEMENTS

Required Elements

- ☐ i. All design elements shall be consistent with Mission - Spanish Colonial Revival standards
- ☐ ii. Driveway access shall be shared by all units
- ☐ iii. A common shared walkway / pedestrian pathway shall be provided to access front doors to all units
- ☐ iv. If pedestrian access and driveway access is provided via the same pathway, decorative paving materials shall be employed in lieu of poured concrete or asphalt paving
- ☐ v. All units shall have private outdoor space measuring a minimum of 8 feet x 6 feet; said outdoor space may be provided via an at-grade patio, courtyard, yard, or an upper-level terrace
- ☐ vi. Garden walls shall be used to delinate private outdoor space provided to individual units, if said outdoor space is provided at-grade

4.5 SINGLE FAMILY DESIGN ELEMENTS

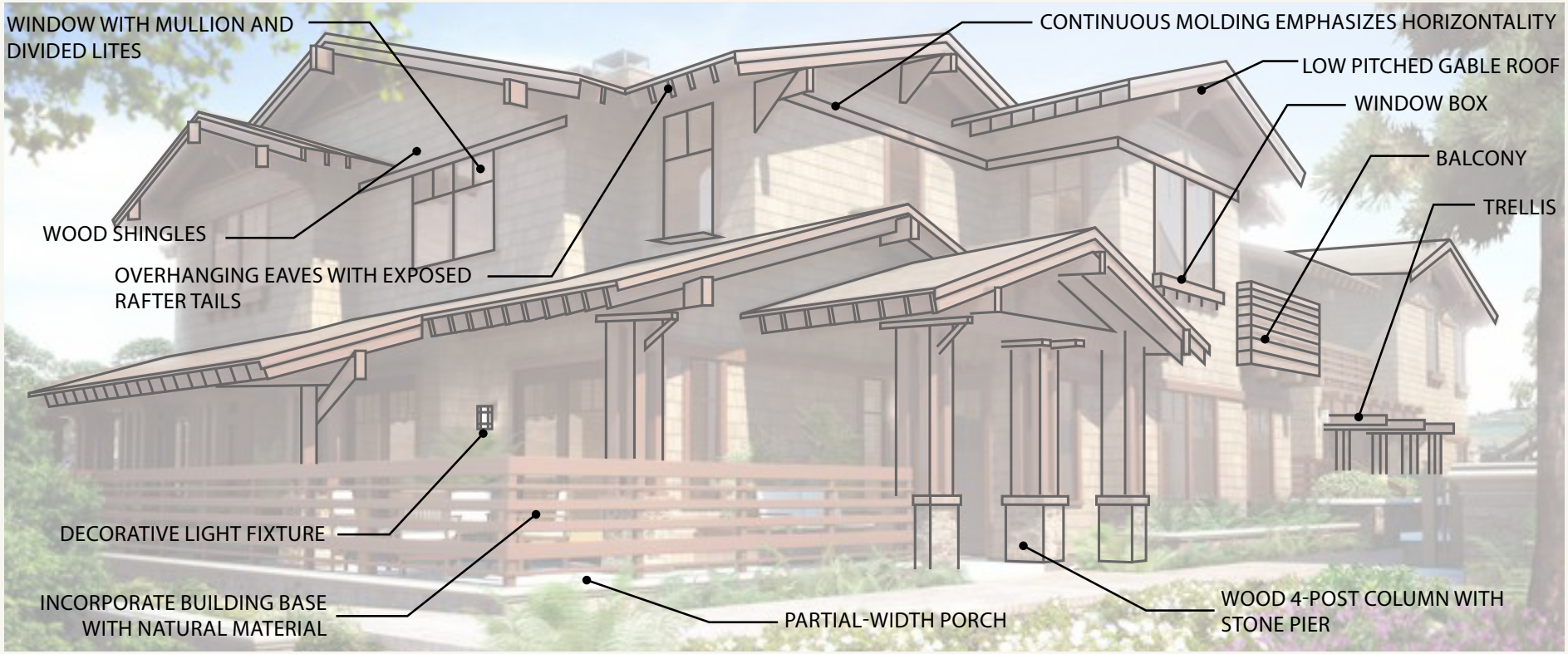
SINGLE FAMILY ELEMENTS

Required Elements

- ☐ i. All projects shall provide at least one of the required Form & Massing elements as itemized in 4.2.A.
- ☐ ii. All projects shall provide at least two of the required Roof Design elements as itemized in Section 4.2.B.
- ☐ iii. All projects shall provide at least one of the required Walls & Window Design elements as itemized in Section 4.2.C.
- ☐ iv. All projects shall provide at least one of the required Materials & Color elements as itemized in Section 4.2.D.
- ☐ v. All projects shall provide at least two of the required Decorative Accents & Detail elements as itemized in Section 4.2.E.

5.1 STYLE DESCRIPTION

The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. In City of Temecula, this style is deployed to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.



5.2 MULTI-FAMILY RESIDENTIAL DESIGN ELEMENTS

A. FORM & MASSING

Required Elements

- ☐ i. Multiple roof planes
- ☐ ii. Porches or balconies
- ☐ iii. Design elements that emphasize horizontal orientation; such as long window groupings, fencing, rails, siding, balconies
- ☐ iv. Articulated facades with massing breaks every 25 feet minimum






B. ROOF DESIGNS

Required Elements

- ☐ i. Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12)
- ☐ ii. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams
- ☐ iii. Brackets or knee braces at gabled ends
- ☐ iv. Use of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles)

Optional Element

- ☐ v. Chimneys visible at the exterior and located on the side façade are acceptable

C. WALLS & WINDOW DESIGNS

Required Elements

- ☐ i. Windows shall have mullion and divided lites
- ☐ ii. Use of wood shingles, clapboard siding, or fiber cement siding
- ☐ iii. Utilize wood trim around windows and doors
- ☐ iv. Window and door trim color shall contrast with color of walls

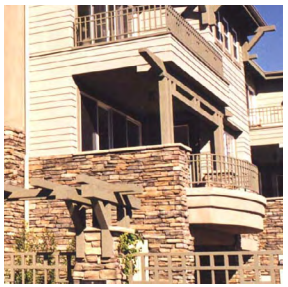


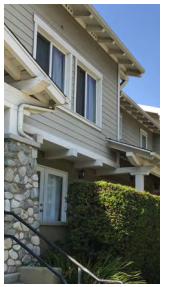



D. MATERIALS & COLORS

Required Elements

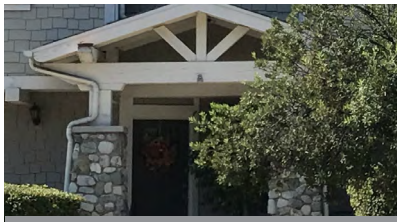
- ☐ i. Extensive use of wood (or imitation wood fiber cement siding) and natural materials such as arroyo stone or bricks
- ☐ ii. Use of dark, neutral, earth-toned color pallete, such as browns and greens or beach-inspired pallete, such as light blues, aquas and whites.



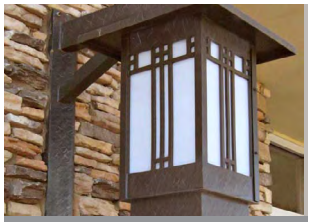





E. DECORATIVE ACCENTS & DETAILS (CHOOSE 5 OR MORE) ☐

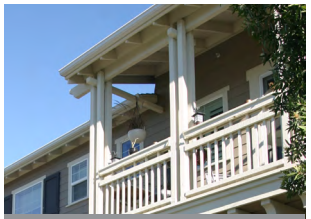


STONE PIER AND BATTERED WOOD SUPPORT



METAL FRAME WITH GEOMETRIC PATTERN

WRAPAROUND PORCH WITH LOW WALL



SECOND-STORY BALCONY

DORMERS ON FRONT FAÇADE

RECTANGULAR OR ROUND DOWNSPOUTS

5.3 MIXED-USE DESIGN ELEMENTS

MIXED-USE ELEMENTS

Required Elements

- ☐ i. Gable or shed roof entry porch and/or building form projection
- ☐ ii. Clapboard or shingle siding and wooden accents
- ☐ iii. Sash windows with multiple small panes above single large pane

Optional Elements
(Choose at least 2)

- ☐ iv. One gabled or shed dormer (side-gabled version only) centered along elevations visible from the public right-of-way with small single window or paired windows
- ☐ v. Porch supported by piers that extend to the ground
- ☐ vi. Porch enclosed by wooden railings or clapboard or shingle cladding or masonry or stone
- ☐ vii. Paired and/or ribbon windows, including narrow windows placed on both sides of a broad window

5.4 DUPLEX AND TRIPLEX DESIGN ELEMENTS

DUPLEX AND TRIPLEX ELEMENTS

Required Elements

- [ ] i. All design elements shall be consistent with Craftsman standards
- [ ] ii. Driveway access shall be shared by all units
- [ ] iii. A common shared walkway / pedestrian pathway shall be provided to access front doors to all units
- [ ] iv. If pedestrian access and driveway access is provided via the same pathway, decorative paving materials shall be employed in lieu of poured concrete or asphalt paving
- [ ] v. All units shall have private outdoor space measuring a minimum of 8 feet x 6 feet; said outdoor space may be provided via an at-grade patio, courtyard, yard, a raised front porch, or an upper-level terrace
- [ ] vi. Garden walls shall be used to delinate private outdoor space provided to individual units, if said outdoor space is provided at-grade

5.5 SINGLE FAMILY DESIGN ELEMENTS

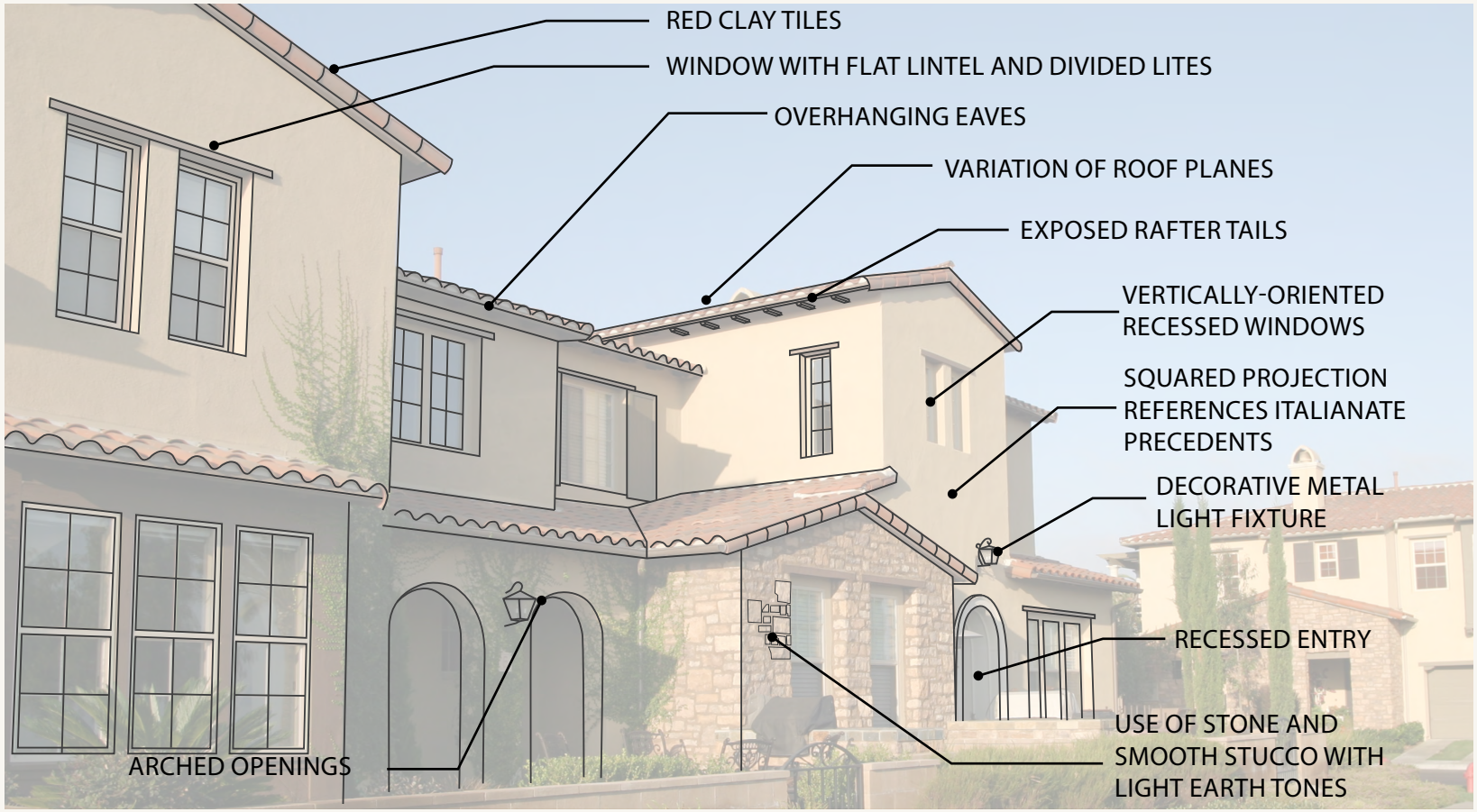
SINGLE FAMILY ELEMENTS

Required Elements

- ☐ i. All projects shall provide at least one of the required Form & Massing elements as itemized in 5.2.A.
- ☐ ii. All projects shall provide at least two of the required Roof Design elements as itemized in Section 5.2.B.
- ☐ iii. All projects shall provide at least one of the required Walls & Window Design elements as itemized in Section 5.2.C.
- ☐ iv. All projects shall provide at least one of the required Materials & Color elements as itemized in Section 5.2.D.
- ☐ v. All projects shall provide at least two of the required Decorative Accents & Detail elements as itemized in Section 5.2.E.

6.1 STYLE DESCRIPTION

A interpretation of traditional Mediterranean architectural style based on precedents found in the Spanish Revival style joined by rural Italian elements. This style harkens to the Mediterranean variants found throughout California, with rustic elements that speak to City of Temecula's rural context. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the use of stone and stucco, light earth tones, and red tiled roofs. Classical elements such as columns and arches and decorative iron work add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically-oriented recessed windows.



6.2 MULTI-FAMILY RESIDENTIAL DESIGN ELEMENTS

A. FORM & MASSING

Required Elements

- ☐ i. Asymmetrical arrangement of windows and design elements along primary elevation
- ☐ ii. Porches, porticoes and/or Juliet balconies
- ☐ iii. Recessed entries

B. ROOF DESIGNS

Required Elements

- ☐ i. Flat or low to moderate-pitched roof (maximum 6:12 slope)
- ☐ ii. Red-toned clay tiles
- ☐ iii. Variation of roof planes
- ☐ iv. Overhanging eaves (minimum 12 inches along primary elevation)

C. WALLS & WINDOW DESIGNS

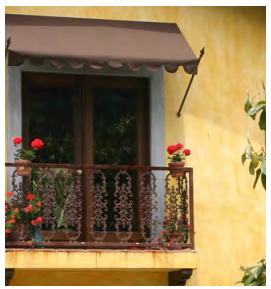
Required Elements

- ☐ i. Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- ☐ ii. Casement or double-hung sash with flat or arched lintels
- ☐ iii. Walls shall be composed of predominantly flat surfaces
- ☐ iv. Windows shall be recessed 3 to 12 inches from outer wall
- ☐ v. Divided lite windows

Optional Elements (Choose at least 1)

- ☐ vi. Pedimented or framed windows
- ☐ vii. Paired decorative wood shutters





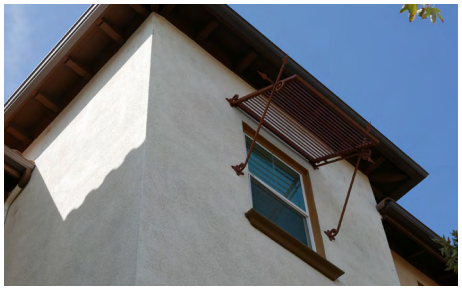
D. MATERIALS & COLORS

Required Elements

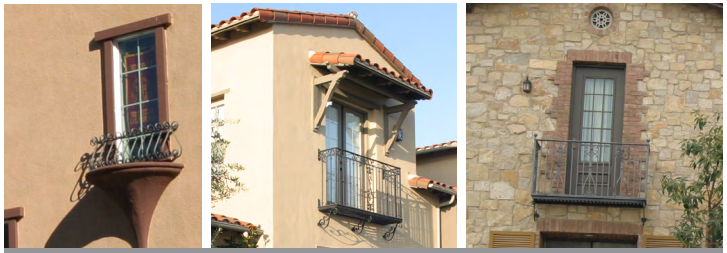
- ☐ i. Incorporate rough-hewn stone as accent feature
- ☐ ii. Flat stucco walls in light earth tones



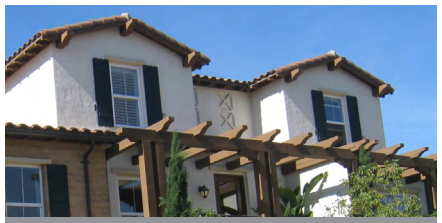




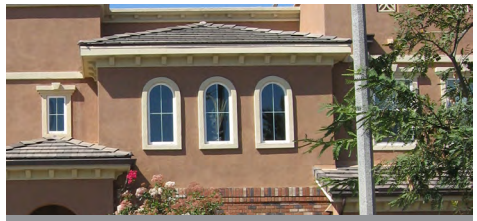
E. DECORATIVE ACCENTS & DETAILS (CHOOSE 5 OR MORE) ☐



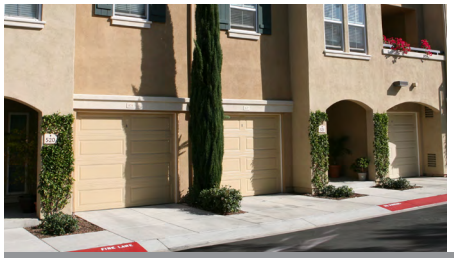
SHALLOW JULIET BALCONIES



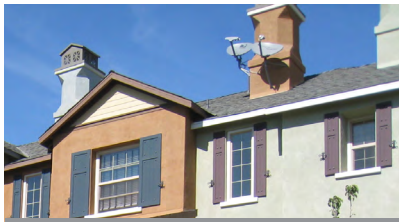
RAFTER EXTENSIONS AND BRACKETS



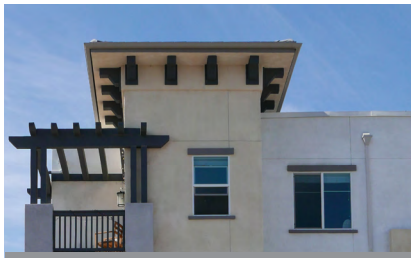
STONE OR STUCCO WINDOW / DOOR TRIM



RECTANGULAR OR ARCHED DOOR LIGHT /DARK WOOD



STUCCO OR STONE CHIMNEYS



DEEP OVERHANGS

ARCADE OR PORCH AT ENTRY

USE OF BRICK, STONE OR WOOD COLUMNS

DECORATIVE IRONWORK (WINDOW GRILLES, RAILINGS, LIGHT FIXTURES, DECORATIVE PLANTERS)

6.3 MIXED-USE DESIGN ELEMENTS

MIXED-USE ELEMENTS

Required Elements

- ☐ i. Arches above doors and windows
- ☐ ii. Use of brick, stone or wood columns

Optional Elements
(Choose at least 1)

- ☐ iii. Facade most commonly symmetrical
- ☐ iv. Smooth stucco with simple stone window and door surrounds is considered

6.4 DUPLEX AND TRIPLEX DESIGN ELEMENTS

DUPLEX AND TRIPLEX ELEMENTS

Required Elements

- ☐ i. All design elements shall be consistent with Tuscan standards
- ☐ ii. Driveway access shall be shared by all units
- ☐ iii. A common shared walkway / pedestrian pathway shall be provided to access front doors to all units
- ☐ iv. If pedestrian access and driveway access is provided via the same pathway, decorative paving materials shall be employed in lieu of poured concrete or asphalt paving
- ☐ v. All units shall have private outdoor space measuring a minimum of 8 feet x 6 feet; said outdoor space may be provided via an at-grade patio, courtyard, yard, or an upper-level terrace
- ☐ vi. Garden walls shall be used to delinate private outdoor space provided to individual units, if said outdoor space is provided at-grade

6.5 SINGLE FAMILY DESIGN ELEMENTS

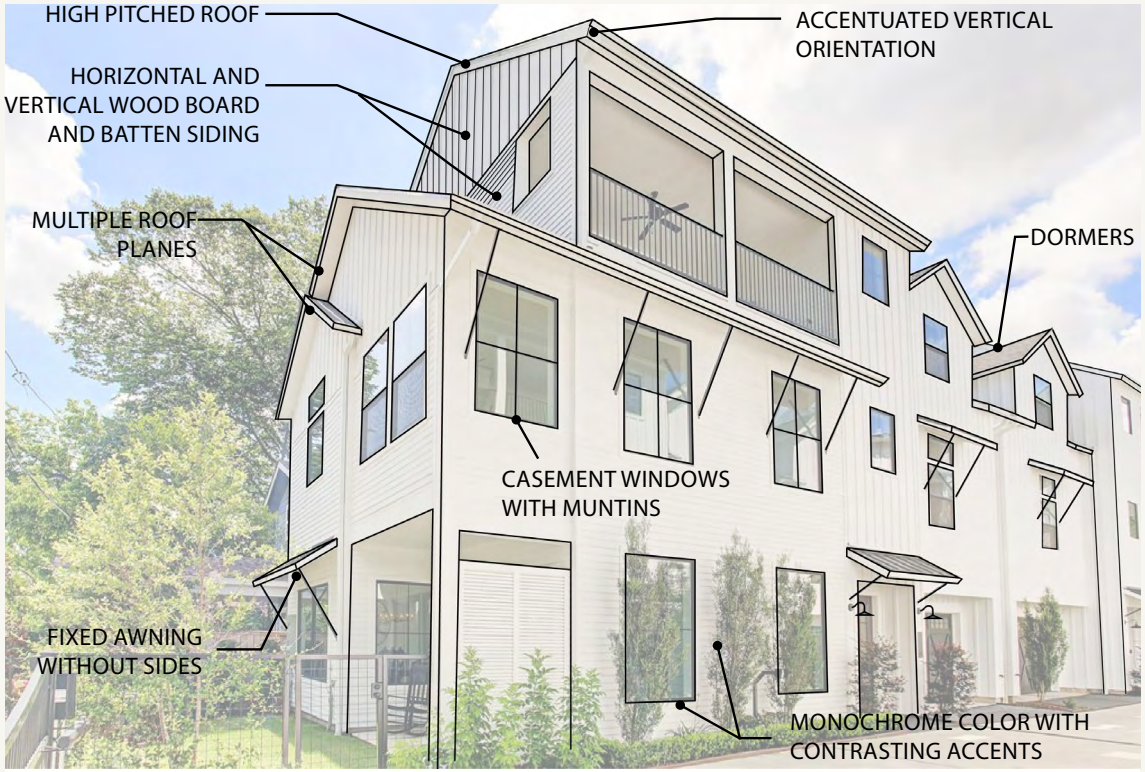
SINGLE FAMILY ELEMENTS

Required Elements

- ☐ i. All projects shall provide at least one of the required Form & Massing elements as itemized in 6.2.A.
- ☐ ii. All projects shall provide at least two of the required Roof Design elements as itemized in Section 6.2.B.
- ☐ iii. All projects shall provide at least one of the required Walls & Window Design elements as itemized in Section 6.2.C.
- ☐ iv. All projects shall provide at least one of the required Materials & Color elements as itemized in Section 6.2.D.
- ☐ v. All projects shall provide at least two of the required Decorative Accents & Detail elements as itemized in Section 6.2.E.

7.1 STYLE DESCRIPTION

American Rural is a interpretation of traditional rural residential forms and materials. This style reflects City of Temecula's agricultural and ranching history and regional context. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents and sparse or simple ornamentation. Roofs are typically medium to high-pitched. Minimal detailing often includes awnings, porches and wall-mounted gooseneck lights.



7.2 MULTI-FAMILY RESIDENTIAL DESIGN ELEMENTS

A. FORM & MASSING

Required Elements

- ☐ i. The façades emphasize verticality
- ☐ ii. Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers
- ☐ iii. Multiple gable and shed roof planes
- ☐ iv. Covered porches and awnings to break up volumes between lower and upper floors






B. ROOF DESIGNS

Required Elements

- ☐ i. Medium to high-pitched (minimum 6:12 slope)
- ☐ ii. Front and/or side facing gables
- ☐ iii. Variation in heights and/or planes
- ☐ iv. Asphalt shingle, metal roofs or synthetic slate shingles






C. WALLS & WINDOW DESIGNS

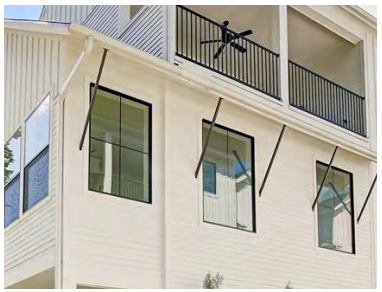
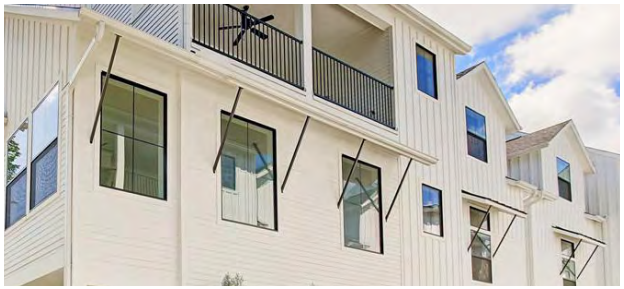
Required Elements

- ☐ i. Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- ☐ ii. Siding materials include wood, engineer wood, vinyl, steel, fiber cement
- ☐ iii. Minimal molding around window and door openings
- ☐ iv. Double hung or casement windows with muntins

Optional Elements (Choose at least 1)

- ☐ v. Horizontal or vertical siding
- ☐ vi. Contrast color of window sash with color of the body of the building

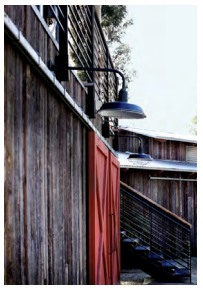



D. MATERIALS & COLORS

Required Elements

- ☐ i. Unadorned materials: metal, wood, masonry
- ☐ ii. Neutral or muted colors shall be predominant
- ☐ iii. Monochrome accents of doors, windows or architectural features
- ☐ iv. Stucco prohibited

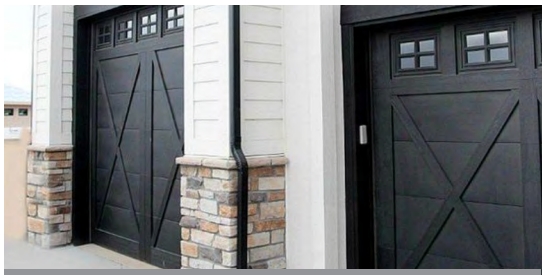





E. DECORATIVE ACCENTS & DETAILS (CHOOSE 5 OR MORE) ☐

WIDE FRONT PORCH OR BALCONY WITH SIMPLE COLUMNS

IRON-INSPIRED BARN-STYLE LIGHTING



CARRIAGE -STYLE GARAGE DOORS

METAL AWNING WITHOUT SIDES

PORCHES WITH ARCHITECTURALLY COMPATIBLE CEILING FANS

DARK SHUTTERS AND WINDOW SASHES

SHED DORMERS

SIMPLE GABLE BRACKETS, VENTS AND TRIM

SANS SERIF FONT HOUSE NUMBERS

7.3 MIXED-USE DESIGN ELEMENTS

MIXED-USE ELEMENTS

Required Elements

- ☐ i. Windows and doors shall be expressed with large openings with a minimum size of 6 feet x 6 feet.
- ☐ ii. Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- ☐ iii. Utilize siding in a vertical (board and batten) or horizontal pattern to give texture and variation to exterior walls
- ☐ iv. Doors and Windows shall be framed with wood trim
- ☐ v. Wall-mounted gooseneck lights

Optional Elements
(Choose at least 2)

- ☐ vi. Utilize weathered or unfinished materials to communicate authenticity
- ☐ vii. Awnings and trims that contrast with primary facade color are encouraged
- ☐ viii. Awnings and trellises utilized to mitigate glare and heat

7.4 DUPLEX AND TRIPLEX DESIGN ELEMENTS

DUPLEX AND TRIPLEX ELEMENTS

Required Elements

- ☐ i. All design elements shall be consistent with American Rural standards
- ☐ ii. Driveway access shall be shared by all units
- ☐ iii. A common shared walkway / pedestrian pathway shall be provided to access front doors to all units
- ☐ iv. If pedestrian access and driveway access is provided via the same pathway, decorative paving materials shall be employed in lieu of poured concrete or asphalt paving
- ☐ v. All units shall have private outdoor space measuring a minimum of 8 feet x 6 feet; said outdoor space may be provided via an at-grade patio, courtyard, yard, a raised front porch, or an upper-level terrace, including a roof terrace
- ☐ vi. Garden walls shall be used to delinate private outdoor space provided to individual units, if said outdoor space is provided at-grade

7.5 SINGLE FAMILY DESIGN ELEMENTS

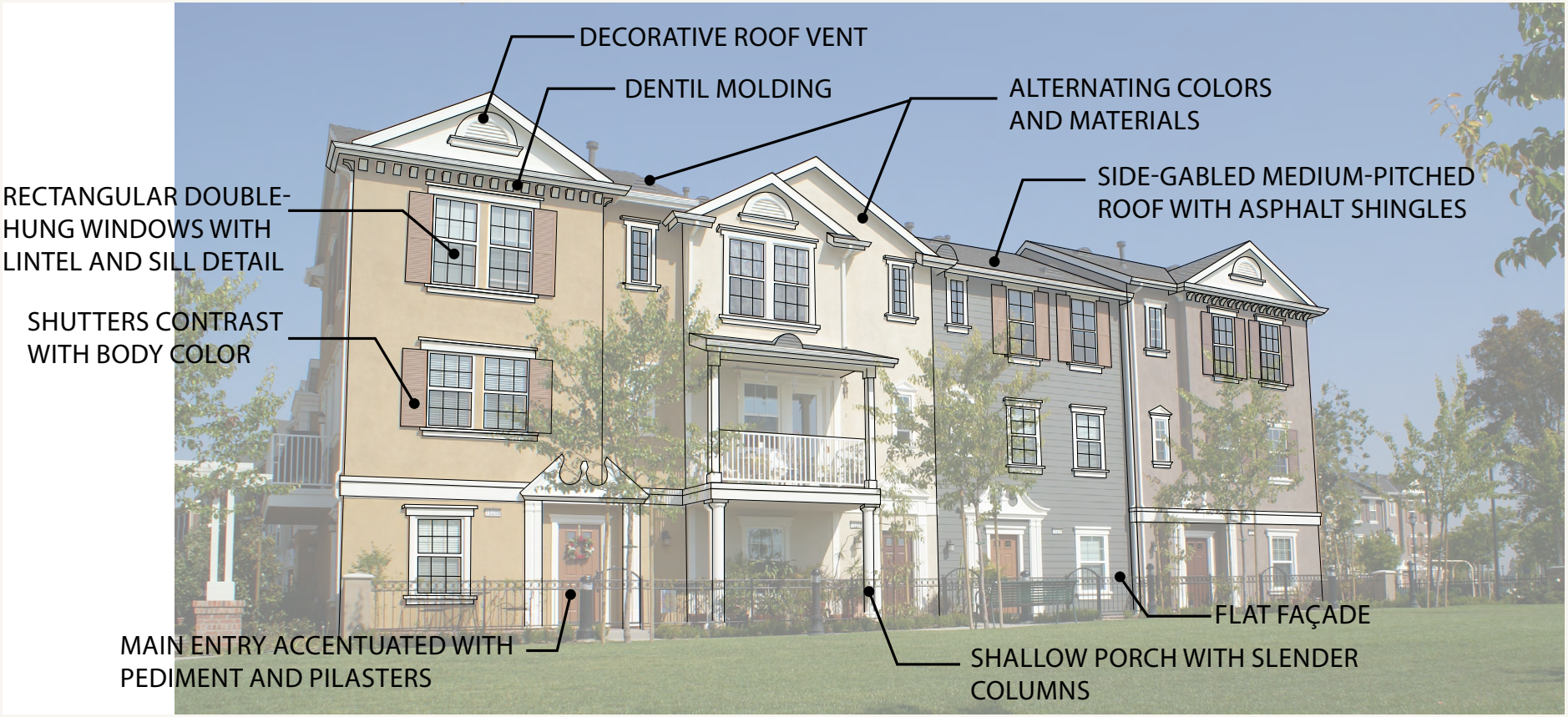
SINGLE FAMILY ELEMENTS

Required Elements

- ☐ i. All projects shall provide at least one of the required Form & Massing elements as itemized in 7.2.A.
- ☐ ii. All projects shall provide at least two of the required Roof Design elements as itemized in Section 7.2.B.
- ☐ iii. All projects shall provide at least one of the required Walls & Window Design elements as itemized in Section 7.2.C.
- ☐ iv. All projects shall provide at least one of the required Materials & Color elements as itemized in Section 7.2.D.
- ☐ v. All projects shall provide at least two of the required Decorative Accents & Detail elements as itemized in Section 7.2.E.

8.1 STYLE DESCRIPTION

The East Coast Traditional styles of multi-family housing incorporate elements of American domestic architecture dating back to the early English and Dutch houses built in the first century of colonial settlement. These precedents have been interpreted and re-interpreted during successive waves of residential design and development over the past 140 years, and presently incorporate an eclectic mixture of elements. Common characteristics of new East Coast Traditional buildings include materials such as wood and brick; front entrances accentuated with pediments and pilasters; windows with double-hung sashes and articulated lintels and sills; and porches supported by thin columns.



8.2 MULTI-FAMILY RESIDENTIAL DESIGN ELEMENTS

A. FORM & MASSING

Required Elements

- ☐ i. Accentuated front entrance
- ☐ ii. Flat facades
- ☐ iii. Porches and shallow projections allowed
- ☐ iv. Side-gabled and front-gabled roof forms









B. ROOF DESIGNS

Required Elements

- ☐ i. Medium to High-pitched roof (minimum 6:12 slope)
- ☐ ii. Asphalt shingles or synthetic slate shingles

C. WALLS & WINDOW DESIGNS

Required Elements

- ☐ i. Rectangular windows oriented vertically
- ☐ ii. Windows detailed with arched or flat lintels and sills
- ☐ iii. Double-hung sashes with muntins

Optional Elements
(Choose at least 1)

- ☐ iv. Dormer Windows
- ☐ v. Shutters (sized to match adjoining window openings)
- ☐ vi. Bay or pop-out window assemblies

D. MATERIALS & COLORS

Required Elements

- ☐ i. Brick cladding, wood, engineer wood, or vinyl siding cladding
- ☐ ii. Attached townhomes shall alternate color and cladding from one unit to the next
- ☐ iii. Off-white and earth tones, muted colors
- ☐ iv. Asphalt shingles
- ☐ v. Stucco prohibited

Optional Elements

- ☐ vi. When shutters are utilized, their color shall contrast with the body of the building

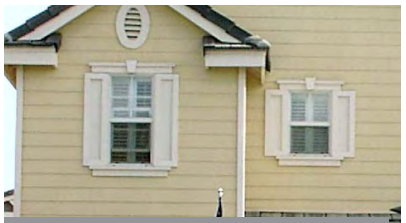






E. DECORATIVE ACCENTS & DETAILS (CHOOSE 5 OR MORE) ☐

PORCH WITH SLENDER COLUMNS



PANELED SHUTTERS

ARCHED WINDOW WITH A KEYSTONE DETAIL

CORNICE RETURNS ON THE GABLE ENDS

PEDIMENTED ENTRY PORCH

DECORATIVE ATTIC VENTS

ENTRY DOOR MAY HAVE PILASTERS OR A CROWN

FRONT DOOR WITH SIDELIGHTS AND ARCHED TRANSOM

DENTAL MOLDINGS ALONG THE EAVES

8.3 MIXED-USE DESIGN ELEMENTS

MIXED-USE ELEMENTS

Required Elements

- ☐ i. Utilize wooden trim around windows and doors
- ☐ ii. Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- ☐ iii. Entrance shall be expressed with large openings with a minimum size of 6 feet x 6 feet

Optional Elements
(Choose at least 2)

- ☐ iv. Awnings and trims that contrast with primary facade color are encouraged
- ☐ v. Awnings and trellises utilized to mitigate glare and heat
- ☐ vi. Wall-mounted gooseneck lights

8.4 DUPLEX AND TRIPLEX DESIGN ELEMENTS

DUPLEX AND TRIPLEX ELEMENTS

Required Elements

- [ ] i. All design elements shall be consistent with East Coast Traditional standards
- [ ] ii. Driveway access shall be shared by all units
- [ ] iii. A common shared walkway / pedestrian pathway shall be provided to access front doors to all units
- [ ] iv. If pedestrian access and driveway access is provided via the same pathway, decorative paving materials shall be employed in lieu of poured concrete or asphalt paving
- [ ] v. All units shall have private outdoor space measuring a minimum of 8 feet x 6 feet; said outdoor space may be provided via an at-grade patio, courtyard, yard, a raised front porch, or an upper-level terrace
- [ ] vi. Garden walls shall be used to delinate private outdoor space provided to individual units, if said outdoor space is provided at-grade

8.5 SINGLE FAMILY DESIGN ELEMENTS

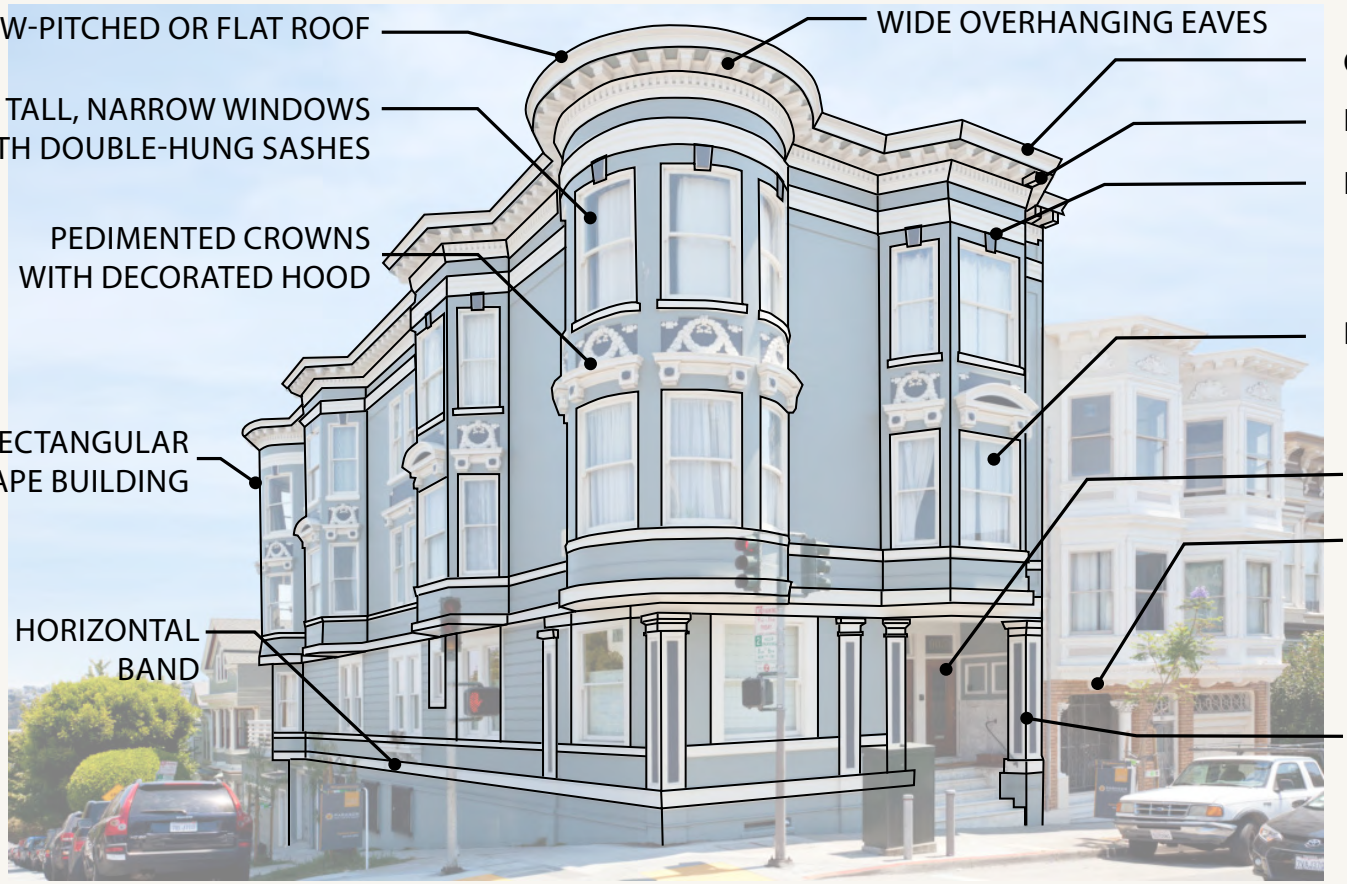
SINGLE FAMILY ELEMENTS

Required Elements

- ☐ i. All projects shall provide at least one of the required Form & Massing elements as itemized in 8.2.A.
- ☐ ii. All projects shall provide at least two of the required Roof Design elements as itemized in Section 8.2.B.
- ☐ iii. All projects shall provide at least one of the required Walls & Window Design elements as itemized in Section 8.2.C.
- ☐ iv. All projects shall provide at least one of the required Materials & Color elements as itemized in Section 8.2.D.
- ☐ v. All projects shall provide at least two of the required Decorative Accents & Detail elements as itemized in Section 8.2.E.

9.1 STYLE DESCRIPTION

The Italianate style originated in England during the early 19th century as a part of the Picturesque movement, a reaction to the more formal classical ideals that were expressed through art and architecture at the time. Italianate architecture is based upon the characteristics of informal Italian farmhouses. The style migrated to the United States during the 1830s and remained popular here through the 1870s. In California, the Italianate style is synonymous with the state's early mansions and was typically applied in less formal fashion than in eastern and midwestern states.



9.2 MULTI-FAMILY RESIDENTIAL DESIGN ELEMENTS

A. FORM & MASSING

Required Elements

☐ i. Blocky with no curved walls and in both asymmetrical arrangements as well as simple, symmetrical layouts

Optional Elements
(Choose at least 1)

☐ ii. Urban rowhouses or mixed-use buildings typically feature symmetrical elevations

☐ iii. All types frequently include a square-shaped cupola or tower

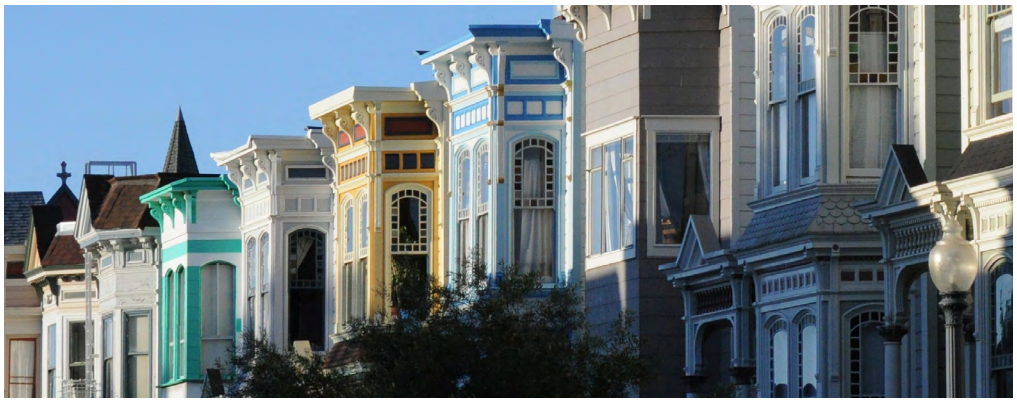
B. ROOF DESIGNS

Required Elements

- ☐ i. Shallow roof-pitch (no more than 4:12)
- ☐ ii. Large overhanging eaves and cornices supported by corbels are a defining feature of Italianate architecture

Optional Elements (Choose at least 1)

- ☐ iii. Simple hipped roofs
- ☐ iv. Mansard roof forms and center-gable forms (at steep roof pitches) are acceptable as accents



C. WALLS & WINDOW DESIGNS

Required Elements

- ☐ i. Windows shall be tall, narrow and double-hung
- ☐ ii. Some windows shall be paired together or grouped in threes

Optional Elements (Choose at least 2)

- ☐ iii. Window adornments, of one or more of the following types: 1. The hooded version (curved windows); 2. The bracketed with entablature (rectangular windows); 3. Framed with trim molding (either curved or rectangular)
- ☐ iv. Bay window forms (especially in rowhouse types)
- ☐ v. Faux "quoins" at exterior corners are acceptable

D. MATERIALS & COLORS

Required Elements

- ☐ i. Exterior walls are brick or shiplap wood siding
- ☐ ii. Decorative details are painted wood

Optional Element

- ☐ iii. Bright and expressive paint colors are acceptable options

E. DECORATIVE ACCENTS & DETAILS (CHOOSE 5 OR MORE) ☐

DOUBLE BRACKETED CORNICE

STONE STAIRS

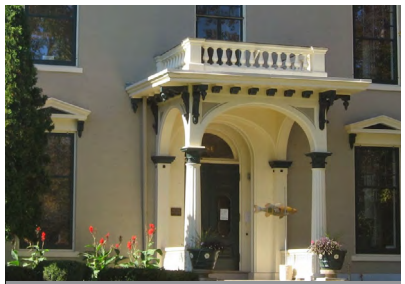
PEDIMENTED WINDOWS

ACCENTED WINDOW SHUTTERS

WIDE WINDOW TRIM WITH A KEYSTONE

TRANSOM ABOVE DOOR

IMPOSING CORNICE LINE DOMINATED BY STRONG, DECORATIVE BRACKETS



PORCH TOPPED WITH BALUSTRADED BALCONIES

SQUARE TOWER OR CUPOLA ABOVE THE ROOFLINE

9.3 MIXED-USE DESIGN ELEMENTS

MIXED-USE ELEMENTS

Required Elements

- ☐ i. Storefront windows are in-line with the wall plane above
- ☐ ii. First floor storefront is differentiated from upper floors by a strong entablature
- ☐ iii. Tall narrow storefront windows, featuring a transom
- ☐ iv. Narrow pilaster columns are located between storefront windows

9.4 DUPLEX AND TRIPLEX DESIGN ELEMENTS

DUPLEX AND TRIPLEX ELEMENTS

Required Elements

- ☐ i. All design elements shall be consistent with Italianate standards
- ☐ ii. Driveway access shall be shared by all units
- ☐ iii. A common shared walkway / pedestrian pathway shall be provided to access front doors to all units
- ☐ iv. If pedestrian access and driveway access is provided via the same pathway, decorative paving materials shall be employed in lieu of poured concrete or asphalt paving
- ☐ v. All units shall have private outdoor space measuring a minimum of 8 feet x 6 feet; said outdoor space may be provided via an at-grade patio, courtyard, yard, a raised front porch, or an upper-level terrace
- ☐ vi. Garden walls shall be used to delineate private outdoor space provided to individual units, if said outdoor space is provided at-grade

9.5 SINGLE FAMILY DESIGN ELEMENTS

SINGLE FAMILY ELEMENTS

Required Elements

- ☐ i. All projects shall provide at least one of the required Form & Massing elements as itemized in 9.2.A.
- ☐ ii. All projects shall provide at least two of the required Roof Design elements as itemized in Section 9.2.B.
- ☐ iii. All projects shall provide at least one of the required Walls & Window Design elements as itemized in Section 9.2.C.
- ☐ iv. All projects shall provide at least one of the required Materials & Color elements as itemized in Section 9.2.D.
- ☐ v. All projects shall provide at least two of the required Decorative Accents & Detail elements as itemized in Section 9.2.E.

Arcade

Articulation

Awning

Definitions "A."

Arcade. A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.

Articulation. The small parts or portions of a building form that are expressed (materials, color, texture, pattern, modulation, etc.) and come together to define the structure.

Attached. Joined to or by a wall, especially by sharing a wall with another building; not freestanding.

Awning. A roof-like structure, often made of canvas or plastic, that serves as a shelter, as over a storefront, window, door, or deck.

Definitions "B."

Balcony. A platform that projects from the wall of a building and is surrounded by a railing, balustrade, or parapet.

Balustrade. A row of decorated uprights (known as balusters) supporting a rail along the top.

Balustrade

Brackets

Canopy

Battered. Those forms that slope from a true vertical plane from bottom to top, as in the outside surface of a wall.

Board and Batten. A form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.

Brackets. A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.

Buffer. A term often applied to landscaped areas separating incompatible land uses. Can also mean an area of a "transitional" land use that lies between two incompatible land uses.

Definitions "C."

Canopy. A protective roof-like covering, often of canvas, mounted on a frame over a walkway or door or niche; often referred to as an awning.

Coping (Cap). A flat cover of stone or brick that protects the top of a wall.

Cornice

Cornice. The projection at the top of a wall or part of a roof which projects over the side wall.

Corrugated Panels. Panels shaped into folds of parallel and alternating ridges and valleys, either to provide additional strength, or to vary the surface pattern.

Courtyard. An extent of open ground partially or completely enclosed by walls or buildings.

Cupola

Cupola. A small dome or tower, placed on the roof level. A cupola is used to ventilate and provide natural light for the structure underneath it.

Curb Cut. The elimination of a street curb to enable increased access to crosswalks/sidewalks, entry driveways or parking lots.

Definitions "D."

Dentil

Decorative Attic/Gable Vents. A non-venting louver mounted in the top of the gable.

Dentil. A band of small, square, tooth-like blocks forming part of the characteristic ornamentation of the Ionic, Corinthian, and Doric orders.

Detached. Standing apart from others; separate or disconnected.

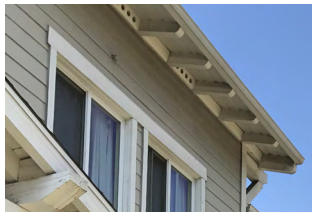
Dormer

Detail. An element of a building such as trim, moldings, other ornamentation or decorative features.

Divided Lite. Individual panes of glass held in place by wood or synthetic material to create a pattern.

Dormer. A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable, or containing a ventilating louver.

Downspout. A vertical pipe used to conduct water from a roof drain or gutter to the ground or cistern.



Eave

Definitions "E."

Eave. The projecting lower edge of a roof.

Eclectic. Selecting or employing individual elements from a variety of sources, systems, or styles.

Elevation. An orthographic view of the vertical features of a building (front, rear, side, interior elevation).

Entablature

Entablature. A horizontal structural element frequently supported by columns or pilasters. It consists of three horizontal layers: the architrave, the cornice and the frieze.

Façade

Gable Roof

Hip Roof

Definitions "F."

Façade. The entire exterior side of a building; especially the architectural front, sometimes distinguished from the other sides by elaboration of architectural or ornamental details.

Faux. A simulation or false representation of something else, as in faux wood or stone. Fenestration. The stylistic arrangement of windows in a building.

Focal Point. A building, object, or natural element in a street-scene that stands out and serves as a point of focus, catching and holding the viewer's attention.

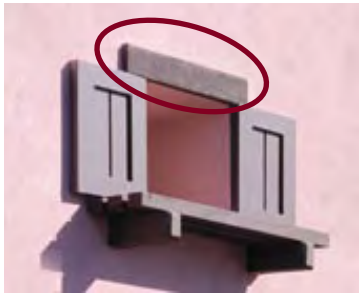
Front-Gabled Roof. A gabled-roof that faces the road or main entrance.

Definitions "G."

Gable Roof. A ridge roof that slopes up from only two walls. A gable is the vertical triangular portion of the end of a building from the eaves to the ridge of the roof.

Gooseneck Lights. A type of light fixture in which a lamp or lightbulb is attached to a flexible, adjustable shaft to allow the user to position the light source without moving the fixture or item to be illuminated.

Kicker



Lintel

Mansard Roof

Definitions "H."

Hipped (Hip Roof). A roof that is sloped on all four sides.

Definitions "I."

Definitions "J."

Definitions "K."

Knee Brace. A diagonal corner member for bracing the angle between two jointed members; being joined to each other partway along its path serves to stiffen and strengthen the joint.

Kicker. A piece of wood that is attached to a formwork member to take the thrust of another member.

Definitions "L."

Lintel. A horizontal supporting crosspiece over an opening.

Definitions "M."

Maintenance. The work of keeping something in proper condition; upkeep.

Mansard. A hip roof, each face of which has a steeper lower part and a shallower upper part.

Mixed-Use

Mullion and Muntin

Porch

Mixed-Use. A project allows for horizontal and/or vertical combination of residential and non-residential buildings in a given area.

Mullion. The vertical member separating adjacent windowpanes.

Muntin. Wood or metal strips separating panels in a window.

Definitions "N."

Definitions "O."

Overhanging Eaves. The projecting overhang at the lower edge of a roof that sheds rainwater.

Definitions "P."

Parapet. A retaining wall at the edge of a roof, porch, or terrace.

Parking. To put or leave (a vehicle) for a time in a certain location.

Pediment. The triangular space at the end of a gabled roof, usually low in height compared with the use of its base.

Pier. A vertical, non-circular masonry support, more massive than a column.

Pilaster. A rectangular column with a capital and base, set into a wall as an ornamental motif.

Rafter Tails

Pitch. To set at a specified downward slant, i.e. pitch the roof at a steep angle.

Porch. A covered platform, usually having a separate roof, at an entrance to a building. An open or enclosed gallery or room attached to the outside of a building; a veranda.

Portico. A structure consisting of a roof supported by columns or piers, usually attached to a building as a porch.

Proportion. The relationship of size, quantity, or degree between two or more things or parts of something.

Definitions "Q."

Definitions "R."

Rafter Tails. The portion of the rafter that hangs over the wall.

Rooflines. Various forms to a roof, such as pitch, ridge, hip, etc., often at different angles.

Definitions "S."

Scale. The proportion of one object to another. "Pedestrian" or "human"

Shed Roof

Shutter

Sill

scale incorporates building and landscape elements that are modest in size. "Monumental" scale incorporates large or grand building elements.

Setback.

1) The recessing of the upper part of the façade due to the smaller area of the upper floors; 2) The distance a building is recessed from the property line, curb of the street, or the edge of the sidewalk.

Shed Roof. A roof shape having only one sloping pane.

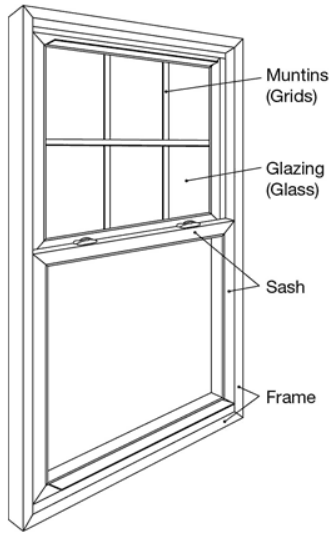
Shutter. A movable cover for a window used for protection from weather and intruders.

Sidewalk. A paved walkway along the side of a street.

Sill. The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.

Streetscape. The overall appearance of a street or grouping of streets in an area and/or the relationship of buildings to the surrounding sidewalk and streets.

Trellis



Window Sash

Stucco. A durable finish for exterior walls, usually composed of cement, sand, and lime and applied while wet. A fine plaster for interior wall ornamentation, such as moldings.

Definitions "T."

Townhome. An urban building without side yards, containing one residence on one or more floors.

Trellis. A system of horizontal joists supported on posts, often designed to support growing plants.

Trim. Any visible woodwork or moldings that cover or protect joints, edges, or ends of another material. Examples: baseboards, cornices, door trim, and window trim. (Figure G-56)

Definitions "U."

Definitions "V."

Definitions "W."

Window Sash. The movable part of a window made up of the vertical and horizontal frame that holds the glass.

Window Types.

- Awning - Top hinged.
- Bay - Extends beyond the exterior face of the wall.
- Bow - Projected window with a curved surface often in the glass itself.
- Casement - Side hinged.
- Combination – The integration of two or more styles into one unit.
- Double Hung - Two sash, vertical sliding.
- Hopper - Bottom hinged.
- Horizontal sliding - Two or more sashes designed to slide over one another.
- Jalousie - Glass slats (Venetian blind principle) with hand crank to open.
- Oriel - Windows that project from an upper story, supported by a bracket.
- Picture Window - Fixed sash.

Definitions "X."

Definitions "Y."

Definitions "Z."