CITY OF OROVILLE DESIGN GUIDELINES

Adopted

March 31, 2015

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DISCLAIMER

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CHAPTER1: INTRODUCTION

The Oroville Design Guidelines are a policy document and an implementation tool developed to preserve, protect and promote the public health, safety and general welfare, as allowed by State law.

The purpose of this document is to provide design guidance for private development projects undertaken in the City. The ultimate goal for this document is to promote the improved aesthetic and functional quality of the community as a whole. The document includes separate guidelines for each land use category and applies to all areas of the City, except those locations where area-specific design guidelines have been adopted by the City Council.

The guidelines are statements of policy for the implementation of community-wide goals, which are described in Chapter 2. Graphics are included to illustrate guideline intent. They are not intended to depict the only design solution to a specific guideline. The Design Guidelines contain three preliminary chapters:

- Introduction
- Goals
- Basic Principles

Following the preliminary chapters are several chapters that include guidelines to achieve the goals outlined in Chapter 2. The guidelines are organized by development type, including:

- Industrial and Office
- Commercial
- Residential
- Mixed-Use Development
- Hillside Development

A glossary of key terms appears at the end of the document.

The Design Guidelines are intended to be recommendations about how to implement the goals described in Chapter 2. Projects must be generally consistent with the Guidelines in order to be recommended for project approval. However, alternative design approaches that achieve the goal of the Design Guidelines may also be considered by the review authority.

The Guidelines contained in this document are focused on design. This document is not intended to provide a listing of all City standards or requirements. Applicants should also refer to the Oroville General Plan, the Oroville Zoning Code, the Oroville Municipal Code, the Subdivision Ordinance, the Engineering Design Standards and related documents. Where any conflict arises, the City codes and standards listed above will supercede these Design Guidelines.

CHAPTER 2: GOALS

This chapter provides overall goals for the achievement of good design City-wide. Goals are provided at the beginning of each chapter, with guidelines provided in each chapter to achieve the goals. The guidelines are intended to encourage high-quality building and site design while allowing flexibility for designers.

The goals that follow apply to all areas of development in the City of Oroville.

A. Respect Oroville's Existing Context

1. Encourage a harmonious development pattern that respects, responds to and improves upon the character of the surrounding built and natural environments.

2. Preserve the sense of a small-scale residential community surrounded by rural open space.

3. Encourage development that reinforces Downtown Oroville as the City's commercial and civic center.

4. Encourage development that contributes to the character of Oroville by establishing linkages to community focal points, such as open space, parks, schools and civic buildings.

5. Encourage development that allows for continued views of the surrounding environment, including vistas, hills and scenic corridors or natural features that are unique to Oroville.

B. Contribute to Neighborhood Identity

1. Enhance and improve the visual and design character of the City.

2. Facilitate the development of projects that establish individual identity while complementing the character established within the existing neighborhood and the City.

C. Encourage High-Quality Building Forms

1. New development should utilize high quality architectural design, which incorporates appropriate massing, façade articulation, roof forms and quality building materials.

2. Buildings should be designed to provide attractive and detailed façades on all sides, including those that face streets as well as those that face adjacent development.

D. Strengthen the Pedestrian Realm

1. Encourage landscape and building elements, such as enhanced paving materials, accent lighting, streetscape furniture and adequate sidewalk space, that will contribute to pedestrian environments that are attractive and physically safe.

2. In commercial areas, develop pedestrian amenities that contribute to active and economically vibrant environments.

E. Create Multiple and Varied Public Spaces

1. The spaces between and around buildings should contribute to a larger network of non-vehicular connections between neighborhood and cross-town destinations.

2. Maintain and strengthen high-quality public places.

F. Strategically Locate Parking Reservoirs

1. Decrease the visual prominence of the automobile and related parking facilities.

2. Surface parking lots should be screened in ways that allow buildings and landscaping to be the primary focal elements viewed from streets.

G. Facilitate Multiple Modes of Circulation

1. Enhance the non-vehicular environment by developing streets at a scale that is conducive to pedestrian and bicycle use.

2. Establish and maintain attractive and functional sidewalks to maximize pedestrian access to development projects.

3. Enhance and maintain attractive and functional streetscapes for vehicular traffic.

H. Facilitate the Development of Desirable Places

1. Promote the development of an urban form that integrates and creates a compatible relationship among a variety of uses, including housing, commercial opportunities, industrial uses, employment centers, schools, parks and civic facilities.

2. Encourage designs for building projects and open spaces that capitalize on Oroville's physical and environmental characteristics. Development should create or enhance development of unique places capable of providing opportunities for a wide range of activities.

3. Promote the development of site plans that create attractive, comfortable outdoor spaces.

I. Incorporate the Natural Environment

1. Encourage site and building design that improves energy efficiency by incorporating natural cooling and passive solar heating. This may include extended eaves, window overhangs, awnings and tree placement for natural cooling, and building and window orientation to take advantage of passive solar heating.

2. Encourage alternative modes of transportation through site planning and building orientation that emphasize connections to sidewalks, bike paths and trail networks. Also, encourage attractive pedestrian amenities on-site and comfortable, convenient pedestrian connections between sites to facilitate alternatives to the automobile.

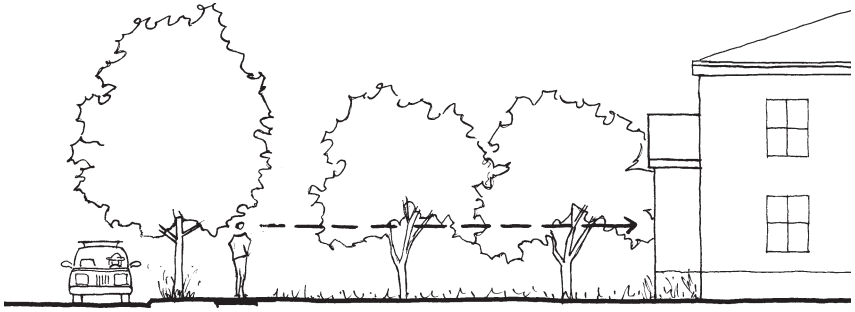
3. Encourage green site design by utilizing existing trees and plants where possible and designing resource-efficient landscapes and gardens.

CHAPTER 3: BASIC PRINCIPLES

This chapter offers a preliminary overview of some basic principles for the design of buildings. It also explains how buildings can better relate to the neighborhood they serve. The principles in this chapter should be considered in the preliminary phases of a project's design. Applicants should refer to other chapters for more detailed design guidelines. The goal inherent in these principles is to produce a built environment that is oriented to people, rather than automobiles.

A. Building Orientation

Entrances to buildings or building complexes shall face onto or be clearly visible from a public street.

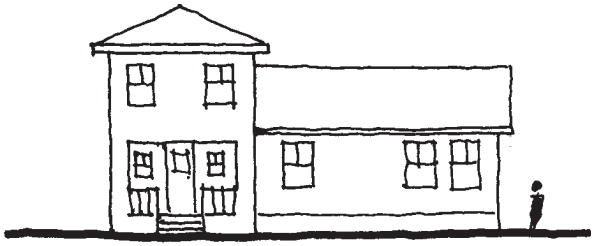


Building entrances should be clearly visible from a public street.

B. Building Massing

The massing, or three-dimensional volumetric form, of larger buildings shall be broken into smaller components that more readily relate to the human scale. Building massing should generally conform to buildings in the surrounding vicinity.

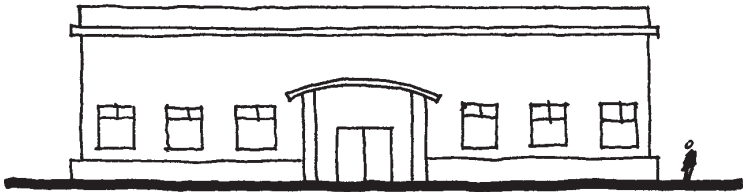
Larger entry volume breaks up smaller mass.



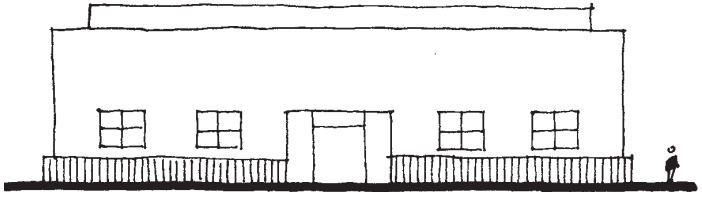
Single-family homes can be designed to incorporate building volumes.

C. Building Components

A building shall have three distinct components that establish a human scale and promote a relationship to people using the building. A building shall have a base, a middle and a top, which can be achieved for any architectural style or building type.



Heavier base and articulated cornice break the façade into smaller components.

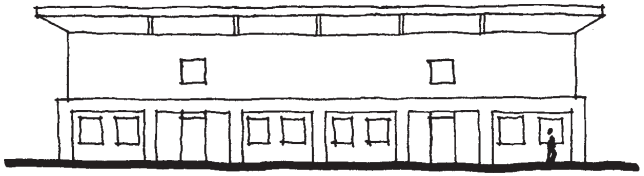


An articulated base of a contrasting material or color divides a tall façade into smaller-scaled pieces.

D. Façade Composition

The design of building façades shall incorporate elements that help to break up long, undifferentiated walls or sides of buildings and facilitate a relationship with the building's users as well as its landscape setting.

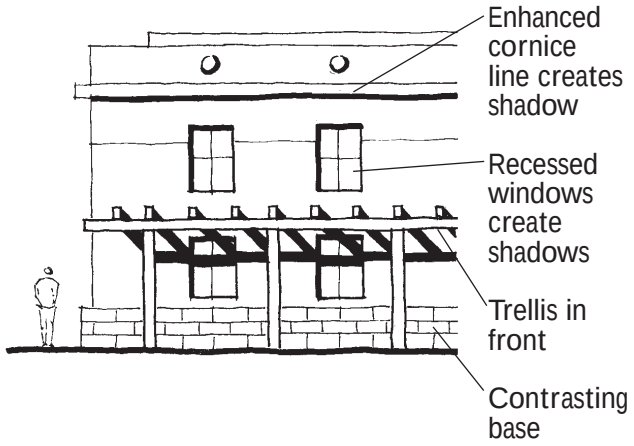
Pilasters and column bases help to break long, linear façades into smaller, scaleable increments.



Ground floor façade and roof design break up the long building wall.

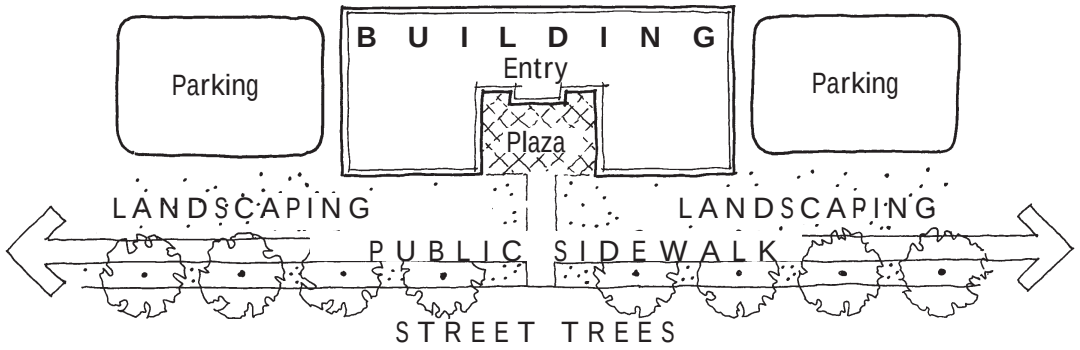
E. Relationship to the Human Form

Building façades that are visible from public streets shall incorporate design features and architectural elements that relate to the scale of the pedestrian. Buildings that utilize smaller-scale elements and usable outdoor spaces, such as plazas or seating areas, will appear less massive, fit more appropriately on their sites and appear more inviting to visitors and residents or building users.



F. Pedestrian Orientation

Site planning, building design and landscaping of projects should implement design solutions that provide amenities, maximize access and optimize the use of new development by pedestrians.



Plazas and forecourts provide transitional space between the public and private realms. Locating parking beside buildings facilitates more immediate pedestrian access to the building.

G. View Preservation

Buildings should be sited to maximize views from public streets of the geographic and topographic features that surround the City.

Building placement maximizes opportunities for views from public streets.

Chapter 4: Industrial and Office

This chapter contains design guidelines for the development and improvement of industrial and office buildings. Please refer to the Oroville Municipal Code and the Oroville Engineering Design Standards for additional requirements. In particular, applicants should discuss specific Zoning Code requirements with the Department of Community Development. While these guidelines are useful for development in any part of the City, development in commercial zoning districts and in the Airport Business Park will be held to higher design standards.

Chapter Sections

A. Goals
B. Site Planning
C. Building Design
D. Landscape Design
E. Signs
F. Lighting

A. Goals

The following goals explain the basic urban design principles implicit in the design guidelines for the City's industrial and office areas:

1. To encourage a harmonious development pattern that respects and responds to the character of the surrounding built and natural environments.

2. To improve the visual and design character of the City's industrial areas and dispel traditional thinking that such uses are inherently unsightly.

3. To establish standards that will enhance property values and attract high-quality industry to the City.

4. To protect the visual character along major entry corridors into the City, especially State Highway 70.

5. To protect the surrounding community from objectionable impacts often associated with industrial uses.

6. To promote design that improves the function of both individual developments and entire districts.

7. To provide development guidelines that will encourage the development of visually cohesive and functionally unified industrial areas, while allowing enough design flexibility to encourage innovative building and site design.

8. To establish an attractive character for industrial and office development.

9. Encourage the installation of public art within the site and/or building design.

B. Site Planning

The guidelines in this section are to assist in the appropriate siting of industrial and office buildings. These guidelines are intended to promote a superior appearance and highly-functional arrangement for buildings and their sites. This section also gives guidance for an appropriate level of screening for all of a building's supporting elements, such as parking, utilities and service areas.

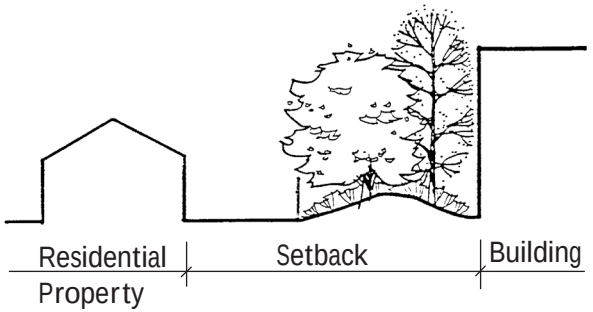
1. Building Setback

Intent: To ensure that an appropriate aesthetic quality exists in the semi-public zones between streets and industrial buildings.

1.1 Setbacks

1.1.1 Building setbacks should be designed to give good spatial definition to the pedestrian realm on public streets.

1.1.2 If the building or parking lot is visible from residential areas, additional landscaping should be used to mitigate potential visual impacts.



Landscaped rear yard setback screens the project from the adjacent residential district.

2. Orientation

Intent: To draw from Oroville's existing environmental, geographic and topographic conditions to create new development that is unique and specific to the city.

2.1 Views

2.1.1 The placement and orientation of the building on the site should preserve view corridors to scenic vistas and hillsides.

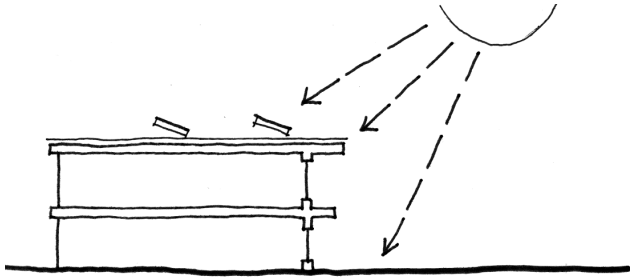
2.2 Existing Landscaping

2.2.1 Existing mature trees on building sites should be preserved, protected, and maintained wherever possible.

Building floorplan has been designed to accommodate existing significant tree.

2.3 Solar Orientation

2.3.1 The placement and orientation of the building on the site should make use of solar orientation principles in order to provide natural daylight and promote lower heating and cooling requirements for the building.



South-facing façades use overhangs to provide shade.

2.4 Access

2.4.1 The placement and orientation of the building on the site should facilitate access to major streets and thoroughfares.

2.5 Neighborhood Context

2.5.1 The placement and orientation of the building on the site should augment the character of neighboring development.

2.6 Site Layout

2.6.1 The placement and orientation of the building on the site should provide visual clues to the development's functional organization, such as the locations of service areas, public parking facilities and primary entrances.

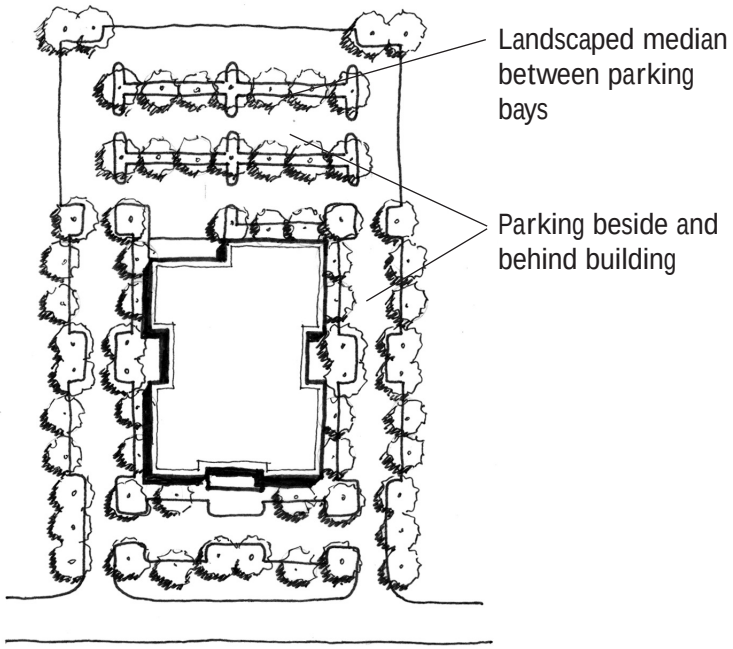
3. Parking

Intent: To minimize the visual impact of large areas of surface parking.

3.1 Location

3.1.1 In order to reduce public views of parking areas, a significant amount of a development's parking area should be located beside or behind the building.

3.1.2 All outdoor parking areas should be divided into smaller units to decrease visual impacts associated with large expanses of pavement and vehicles, and to facilitate safe and efficient pedestrian movement between parking and structures. Methods for dividing parking areas into smaller components include the incorporation of landscaped medians between parking bays when the number of bays exceeds two. These landscaped medians can include pedestrian paths.



3.2 Distribution

3.2.1 All outdoor parking areas should be divided into smaller units to decrease visual impacts associated with large expanses of pavement and vehicles, and to facilitate safe and efficient pedestrian movement between parking and commercial establishments.

3.3 Screening

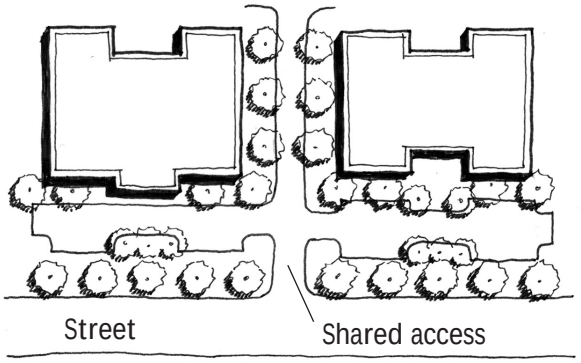
3.3.1 For security purposes, openings should be incorporated into the landscape design to provide clear views into the site.

3.4 Access Drives

3.4.1 Within the site, access drives should provide sufficient length to permit vehicle stacking during hours of peak use without impacting circulation within the parking lot or on the fronting public street.

3.4.2 The number of driveways from parking areas onto the main frontage roadway should be kept to a minimum. Wherever possible, access drives should connect to side streets.

3.4.3 Multiple-lot industrial developments should provide access to individual lots from an internal street system rather than create additional driveways along public street frontages.



3.5 Internal Circulation

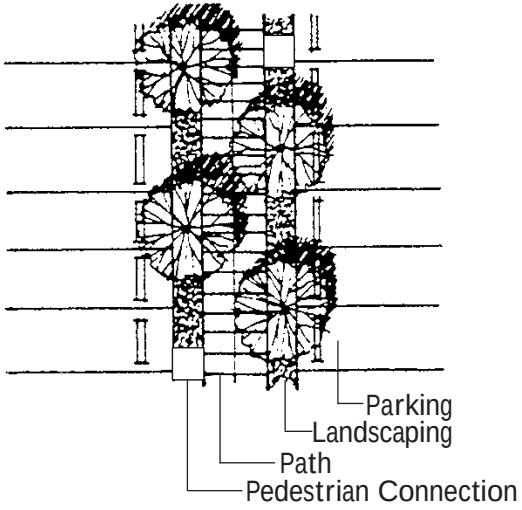
3.5.1 Parking areas should include designated pedestrian access to building entrances.

3.5.2 On-site pathways should be provided for pedestrians and bicyclists. These pathways should be separated from vehicular traffic and should provide connections between building entries and public sidewalks.

3.5.3 Large office development should include at least one separated pedestrian pathway through the parking area to the main entrance.

3.5.4 Secure bicycle parking should be provided adjacent to building entrances. The design and materials should be coordinated with the site and building design.

3.5.5 Trellises and shade structures are encouraged to enhance the aesthetic design of the parking lot and to create a more comfortable pedestrian environment.



4. Service Areas

Intent: To minimize the impact of loading and service areas on the aesthetic character desired for quality development in Oroville's industrial areas.

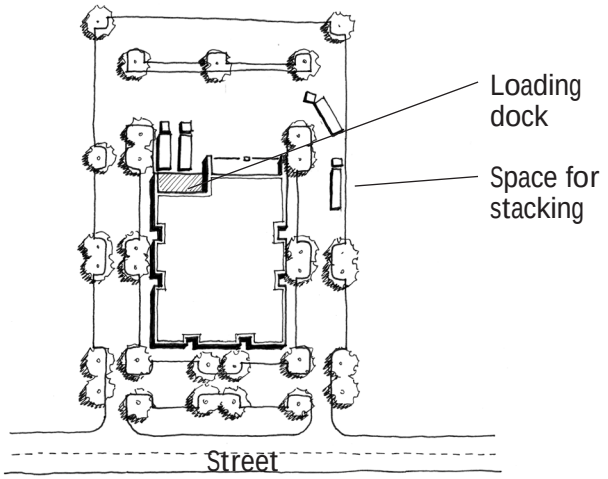
4.1 Location

4.1.1 Loading docks and service areas should be located at the rear of the development wherever possible and should be separated from automobile parking areas.

4.1.2 Screening of loading docks and service areas should be integrated into the design of the building.

4.2 Access

4.2.1 On-site space for stacking vehicles waiting to load or unload should be provided as necessary.



4.3 Trash Enclosures

4.3.1 Trash enclosures should be integrated into the site plan to accommodate truck access, landscape screening and an adequate number of trash bins.

4.3.2 Trash enclosures should be constructed of durable materials, and their color, texture, roof treatment and architectural detailing should be consistent with the overall site and building design.

4.3.3 Trash enclosures should be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage.

4.3.4 Screening of the trash enclosure should be constructed of durable materials. All structural screening should be supplemented with landscaping.

Trash enclosure continues façade design of adjoining building.

C. Building Design

The guidelines in this section give design guidance for the architectural components of industrial and office buildings.

1. Architectural Character

Intent: To ensure that building design provides for development that enhances the character of industrial and commercial areas of the city.

1.1.1 Industrial and office development should include a variety of building types and designs.

1.1.2 All industrial and office development should provide quality architectural design. However, office uses, and industrial uses in the Airport Business Park zoning district, should provide even greater quality and architectural interest in their building design.

Industrial/office building of high-quality design.

2. Massing

Intent: To ensure that buildings with industrial uses, particularly larger structures, are designed to a human scale and achieve variety in the massing of buildings.

2.1 Scale

2.1.1 Buildings should be designed with elements such as:

a) Outdoor patios for passive or active recreation.

b) Awnings, overhangs, trellises.

c) Changes in building massing (e.g. change in wall planes or varying height).

d) Changes in building materials and colors.

e) A defined building façade that delineates the base, middle and top of the building.

2.1.2 Unbroken façades in excess of 100 linear feet, without changes in wall planes, should be avoided.

2.1.3 Changes in the façade plane should be employed to add shade and shadow patterns that will render the façade more interesting and aesthetically pleasing.

Building mass is broken down into various volumes.

2.2 Proportion

2.2.1 Buildings should have a clearly defined base, middle and top.

2.2.2 The base of a building should be defined by appropriately contrasting material or color.

2.2.3 A building should appear heavier at the base than at the top so that it appears to be firmly grounded and not top heavy.

2.2.4 Large buildings should be broken into smaller components that share an architectural relationship and establish a human scale for the building.

3. Façade

Intent: To ensure that all building façades that can be viewed from a residential district or publicly accessible area are articulated to add visual interest, distinctiveness and human scale.

3.1 Rhythm

3.1.1 Façades should incorporate structural or design elements to break wall expanses into smaller parts. Windows, doors and other openings should be incorporated into this rhythm.

3.1.2 Vertical breaks may be structural elements such as columns that define a rhythm, window openings or façade components that are recessed or enhanced.

3.2 Projections

3.2.1 The type, form, material and color of all building projections, including awnings, trellises and canopies, should be consistent with the overall building design.

3.2.2 Awnings should be constructed of a durable material, such as canvas or metal, rather than vinyl.

3.2.3 Building projections, such as awnings and trellises, should avoid running along the entire length of the façade.

Window openings, columns and color scheme define a building rhythm.

Canopy emphasizes building entry and utilizes materials consistent with building design.

4. Architectural Detailing

Intent: To ensure that buildings with large façades incorporate design elements and details that relate to the scale of the human form. These design elements should be faithful to the overall architectural theme of the building.

4.1 Design Details

Building designs should reflect the following guidelines to help break larger buildings into smaller-scaled components:

4.1.1 Enhanced entry elements or entry plazas may break long façades into smaller components.

4.1.2 Upper floor setbacks may break a façade into smaller components and present a less dominant presence on a parcel.

4.1.3 Cornices, parapets and eaves can denote the top of a building and provide greater visual interest on tall façades.

4.1.4 Distinctive window patterns may provide greater visual interest on large façades.

4.1.5 Landscaping components may help to mediate the transition between setback areas and adjacent large façades.

5. Windows and Doors

Intent: To ensure that openings in the façade contribute to the overall design of the building and promote a relationship to the scale of the human form.

5.1 Window Proportion and Detailing

5.1.1 All building windows should have a proportional relationship to one another and should be consistent with the design of the building façade.

5.1.2 Recessed windows are strongly encouraged.

5.1.3 Other means of accenting the windows, such as built-up window trim and sills, should also be considered to create shadows and depth on the façade.

Recessed windows with a proportional relationship to one another, as well as built-up window trim and seals.

5.2 Building Entries

5.2.1 Building entries should be emphasized by changes in building mass, building height, or both.

5.2.2 Building entrances may be further articulated by integrating their design with other architectural features, such as canopies, appropriate to the architectural style of the building.

Prominent features mark a building's main entrance.

5.3 Doors

5.3.1 Doors at building entrances should include windows that permit views into the establishment.

5.3.2 Doors at building entrances that have windows on the façade should match the materials, design and character of the adjacent window framing.

6. Colors and Materials

Intent: To ensure that all colors and materials enhance the overall design of the building and are compatible with the surrounding natural and built environment.

6.1 Colors

6.1.1 Primary colors or other bright colors should generally be used only as accents to complement and enhance the architectural design.

6.1.2 Repetition and overreliance on a single approach to the use of color, such as multiple horizontal stripes or bands, should be avoided.

6.2 Materials

6.2.1 The use of a variety of related or appropriately contrasting materials is encouraged within the design theme of the building. These can include:

- Concrete, smooth or textured
- Concrete masonry unit (CMU) blocks, plain or rusticated
- Exterior plaster stucco

6.2.2 Any accent materials, such as stone, metal, bricks or wood, should be used on all visible façades of the building, not just the front of the building.

Façade with contrasting materials and textures.

7. Roof

Intent: To ensure that form, color and texture of the roof is designed as an integral part of the overall building design.

7.1 Form

7.1.1 Sloping roof forms are encouraged.

7.3.2 Roof cornices, where employed, should be consistent with the overall building design.

7.3.3 Perforations in the parapet to facilitate roof drainage and downspouts should be designed so as to be consistent with the architecture of the building.

Parapet perforation for rainwater downspouts used as architectural feature.

D. Landscape Design

The guidelines in this section give design guidance for the landscaping components of industrial and office projects.

1. Function

Intent: To provide adequate pedestrian amenities and attractive environments between public streets and office and industrial development.

1.1.1 Landscaping should be used to provide an attractive setting for development; soften hard building contours; shade walkways, parking areas and other large expanses of pavement; buffer and merge various uses; mitigate building height; and screen unsightly uses.

1.1.2 Applicants and developers are encouraged to utilize a landscape architect or design professional to achieve appropriate landscaping designs.

2. Layout

Intent: To incorporate appropriate landscape materials that provide an aesthetically pleasing transition between the building and adjacent sidewalks or pedestrian paths.

2.1 General

2.1.1 Landscaping close to the sidewalk should provide shade on the sidewalk, while also allowing views into the site. Denser plant material should be located closer to the building.

2.2 Street Frontages and Setbacks

2.2.1 Landscaping along street frontages should provide a unifying character to the street and enhance the appearance of individual developments. All landscape elements should be coordinated with adjacent properties to provide a consistent visual character.

2.2.2 Planting plans for building setbacks should include a hierarchy of plantings in terms of size and types of plant materials that mark the transition between the horizontal ground plane at the sidewalk or parking area and the tall, vertical façades of buildings. Landscaping close to the sidewalk should allow views into the site while denser plant material should be located closer to the building.

2.2.3 For security purposes, openings should be incorporated into the landscape design to provide clear views into the site.

3. Materials

Intent: To ensure that landscaping materials are appropriate to Oroville's natural setting and provide valuable, attractive amenities.

3.1 Plant Selection

3.1.1 Plant and landscape materials should be selected and sited to reflect both ornamental and functional characteristics. Full-canopy shade trees, greenery and brightly-colored flowering materials should be combined.

3.1.2 Plant species should be generally hardy and not require extensive maintenance.

3.1.3 Species that are native or well-adapted to the climatic conditions in Oroville are preferable, since those will generally require less water and maintenance.

3.1.4 Both seasonal and year-round flowering shrubs and trees should be used where they can be most appreciated—adjacent to walks and recreational areas, or as a frame for building entrances and stairs.

Landscaping with drought-tolerant plants.

3.1.5 Mature sizes of plant materials should be considered when selecting plant species to avoid unnecessary shearing.

3.1.6 Invasive plants should be avoided during selection. Use CAL-IPC's "Don't Plant a Pest" list for the Sierra Foothills region as a reference.

4. Plazas and Outdoor Areas

Intent: To provide outdoor areas for employee and guest amenities that also help to break up the mass and scale of industrial and office buildings.

4.1 Plazas

4.1.1 Publicly-accessible plazas and open spaces should be landscaped and incorporate high-quality paving materials, such as stone, concrete, tile, pavers or brick.

4.1.2 Paving, planting and other landscape materials should be coordinated with the design of the building and site.

4.2 Protected Seating Areas

4.2.1 Benches, tables and shade structures are encouraged to provide a human scale to plazas and other outdoor areas. These features should be made from high-quality, durable materials that are consistent with the architectural theme of the building.

4.2.2 Where practical, outdoor areas should be visible from public streets or trail networks and accessible from the building, street or potential network.

4.2.3 Fences around plazas and outdoor areas should be semi-transparent and reflect the architectural style of the building.

A small, landscaped plaza includes seating areas.

Outdoor seating area is protected by low wall with openings onto the site.

5. Fences, Walls and Berms

Intent: To ensure that fencing contributes in a positive way to the overall design of industrial and office buildings.

5.1 Fence and Wall Design

5.1.1 All screening should be designed as an integral part of the overall building design.

5.1.2 Screening fences located to the sides and rear of properties should include design elements that relate to adjacent fence designs and building architecture.

5.1.3 Adjacent to residential properties, screening fences should maintain a character and scale appropriate to residential neighborhoods; fencing types with heightened design detailing and additional ornamentation are recommended.

5.2 Articulation

5.2.1 Walls and fences that run along at least 60 feet of a street frontage should be articulated to include significant changes in appearance. Means to achieve articulation include:

- Change in wall plane
- Change of material or texture
- Greater mass and height for posts and columns than the remainder of the wall
- Incorporate accent lighting into the wall plane

Unobtrusive fence design contributes to overall building and site design.

Low wall, accompanied by landscaping, facing public street.

E. Signs

The guidelines in this section give design guidance for signs in the industrial and office areas of the City. All signs shall conform to the standards specified in the Zoning Code.

1. Monument Signs

Intent: To enhance the transition between landscaped areas and the base of monument signs.

1.1.1 Monument signs identifying an industrial or office development should be enhanced by appropriate landscaping.

Monument sign with landscaping identifies development complex.

2. Freestanding Signs

Intent: To ensure that freestanding signs use attractive materials that help them relate to buildings on the site.

2.1.1 External illumination is preferred for freestanding signs, although internal illumination may also be used.

2.1.2 Sign materials should incorporate building materials and design features from the building which the sign serves.

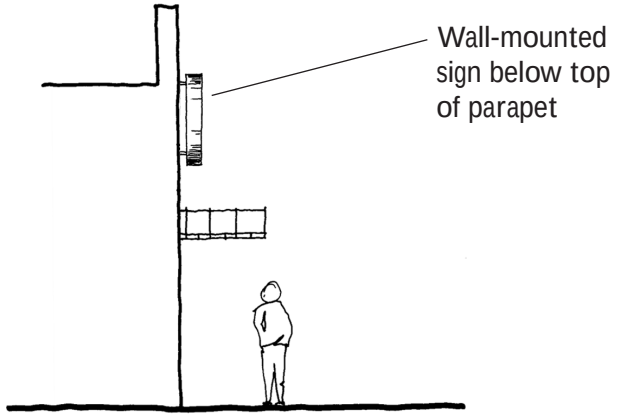
2.1.3 If a freestanding sign is supported by poles, the poles should be encased in decorative columns that create a greater sense of mass and support for the sign.

3. Wall Signs

Intent: To integrate wall signs within architectural features of the building.

3.1.1 Signs should be attached to vertical surfaces of the building or walls associated with the building. The sign should be an integral component of the overall building and site design, including the scale of the sign and the materials and colors employed.

3.1.2 Wall signs should be designed to be attached perpendicularly to allow for better visibility as customers approach the business (see examples on pages 53, 109, and 111).



F. Lighting

The guidelines in this section give design guidance for exterior lighting of developments in the industrial and office areas of the City.

1. Lighting Design

Intent: To integrate decisions about lighting fixtures with other aspects of the site planning process.

1.1.1 Exterior lighting should be considered as an integral part of the architectural and landscape design. Site plans and architectural plans should include the locations of fixtures, their design and the nature of the illumination they will provide.

2. Lighting Fixture Height

Intent: To prevent light fixtures from creating excessive illumination on the site and its surroundings.

2.1.1 Lighting sources should be kept as low to the ground as possible while ensuring safe and functional levels of illumination.

2.1.2 Decorative light fixtures are encouraged on visible parts of the building.

2.1.3 Area lighting should be directed downward or employ control features so as to prevent light from being directed offsite and to avoid lighting of the night sky.

2.1.4 High-intensity lighting fixtures and fixtures with no shielding should be avoided.

Downward directed lighting.

Lighting with cut-off shield.

3. Lighting Levels

Intent: To ensure that lighting choices meet the site's needs while avoiding excessive illumination.

3.1.1 Project lighting should be adequate to meet safety requirements but should also recognize the need for energy conservation.

3.1.2 Lighting should be located so as to support the anticipated use and should not exceed the amount of light actually required by users.

3.1.3 Lighting for pedestrian movement should illuminate changes in grade and path intersections. At pedestrian destination points such as entryways, plazas and courtyards, illumination should typically achieve a lighting level of 1 foot-candle.

3.1.4 In parking areas, illumination should achieve a lighting level of one footcandle on the parking lot surface.

3.1.5 At the boundaries of the project site, illumination levels should be minimized, so as to reduce impacts on surrounding properties.

3.1.6 LED lighting and/or energy-efficient lighting is encouraged.

Bollard lighting for pedestrian path.

4. Service Area Illumination

Intent: To ensure that lighting in service areas is adequate but not excessive.

4.1.1 Lighting of outdoor service, loading or storage areas should be contained within the specific yard space boundaries and enclosure walls. No light spillover should occur outside the service area, and light sources should not be visible from the street or adjacent properties.

Chapter 5: Commercial

This chapter contains design guidelines for commercial development, including retail and service uses. Applicants should discuss specific Zoning Code requirements with the Department of Community Development. Please refer to the Oroville Municipal Code and the Oroville Engineering Design Standards for additional requirements.

Chapter Sections

A. Goals
B. Site Planning
C. Building Design
D. Landscape Design
E. Signs
F. Lighting

A. Goals

The following goals set forth the basic urban design principles implicit in the design guidelines for the City's commercial areas:

1. To enhance the overall character of the City's commercial development.

2. To provide integration between the design character of neighborhood commercial development and surrounding development.

3. To promote a healthy commercial environment that is attractive and convenient for residents and visitors.

4. To enhance the pedestrian shopping environment in all commercial developments.

B. Site Planning

The guidelines in this section are to assist in the appropriate siting of buildings in commercial areas of the City. These guidelines are intended to promote a superior appearance for commercial development and an appropriate level of screening for all of the building's supporting elements, such as parking, utilities and service areas, and to provide for an attractive, pedestrian-friendly environment.

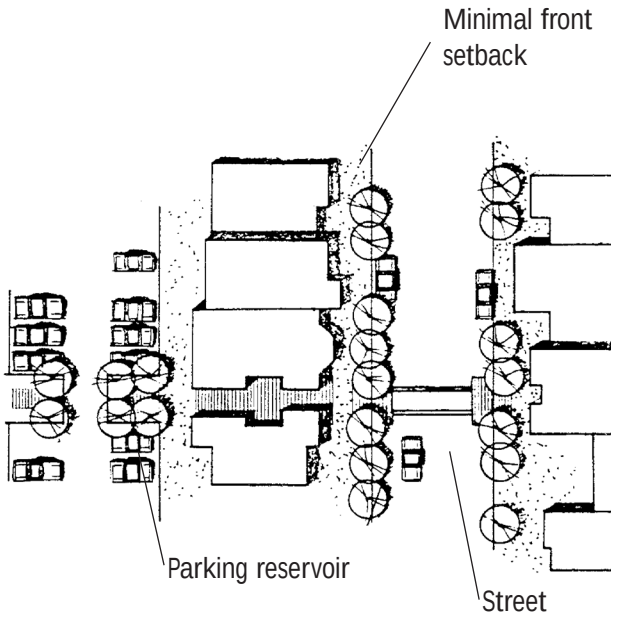
1. Building Siting and Orientation

Intent: To create new development that is unique and specific to Oroville and respects and enhances the existing environmental, geographic and topographic conditions.

1.1 Location and Orientation

1.1.1 Buildings should be sited to reinforce the public street network by incorporating active façades, with windows, doors and other architectural elements giving interest to the building wall along the sidewalk and providing views into and out of the building.

1.1.2 Loading and service entrances should not intrude upon the public view or interfere with pedestrian and vehicular flows within the project.



1.1.3 Buildings should be located as close as possible to the front setback line or immediately behind a public or semi-private space, such as an outdoor seating area for a restaurant.

1.1.4 Building entrances should be located facing the street.

1.1.5 Façades with entrance doors and windows fronting upon the primary street are encouraged.

1.1.6 Setbacks for new development should respect the character of the existing street edge. In neighborhood and community commercial centers, setbacks should reflect the surrounding development and not create gaps or voids in the rhythm of the street's architectural edge due to excessive setbacks.

Active façade with windows and doors along the sidewalk

0 foot front setback

Building entrance facing street and sidewalk

Parking lot and service entrance

1.2 Building Mass

1.2.1 In neighborhood and community commercial centers, the development of a complex of buildings is preferable to a single large structure. The varied massing provides visual interest and human scale. The spaces created between the various buildings provide opportunities for pedestrian plazas, courtyards, and other outdoor gathering areas. Pedestrian spaces should be part of a well-planned circulation system to avoid the creation of unused spaces.

Development with desirable complexity in building mass.

1.3 Corner Sites

1.3.1 Where buildings are located at major or gateway intersections, front on important community spaces or anchor unique corners where sites create acute or obtuse angles, a prominent architectural corner treatment of the building mass, such as a special articulated feature, is encouraged.

Taller building mass enhances the corner of a prominent location.

1.3.2 The street corners of corner sites should be developed with buildings, public plazas or landscaped areas at the corner.

a) Near the corner, the building should either be sited on the property lines or set back to provide a public open space that provides direct access to the building or frames an open space between buildings.

b) Attractively landscaped areas may also be permitted where siting of a building's public open space at a corner is not feasible.

1.3.3 Surface parking should not be provided at the corners of corner sites. Parking should be provided behind the building.

1.3.4 Additional corner treatments may include a rounded or angled facet on the corner, a prominent building entrance and an embedded corner tower.

Street corner designed with public plaza.

1.4 Prominent Visual Features

1.4.1 Significant site features, such as trees, creeks and views of surrounding mountains, should be considered as prime design determinants in planning new commercial centers.

Existing trees were incorporated into parking access alignment.

2. Neighborhood Context

Intent: To ensure that new projects augment the character and design of existing development.

2.1 Location

2.1.1 The location of site uses should be coordinated with adjoining properties to avoid creating nuisances such as noise, light intrusion, invasion of privacy and traffic, particularly when development is adjacent to sensitive uses such as residential development.

2.2 Compatibility

2.2.1 Commercial development should be compatible with surrounding land uses from both a functional and aesthetic standpoint.

2.2.2 Buildings should have heights, massing, setbacks and design character that relate to other nearby buildings. New development should contribute to the visual quality and cohesiveness of its setting but need not imitate or mimic adjacent development.

Massing and detailing reflect the surrounding small scaled neighborhood.

2.3 Adjacent Views

2.3.1 Commercial development should not create unattractive views from neighboring uses by orienting blank building walls towards neighbors. Any visible building walls should incorporate architectural elements to create visual interest.

2.4 Frontages

2.4.1 All visible frontages should be detailed with appropriate architectural features.

2.5 Coordination with Adjacent Properties

2.5.1 Owners of adjoining commercial properties are strongly encouraged to develop shared facilities such as driveways, parking areas, pedestrian plazas and walkways.

3. Pedestrian Orientation

Intent: To provide development features that facilitate greater pedestrian amenities and activity in commercial areas.

3.1 Pedestrian Spaces

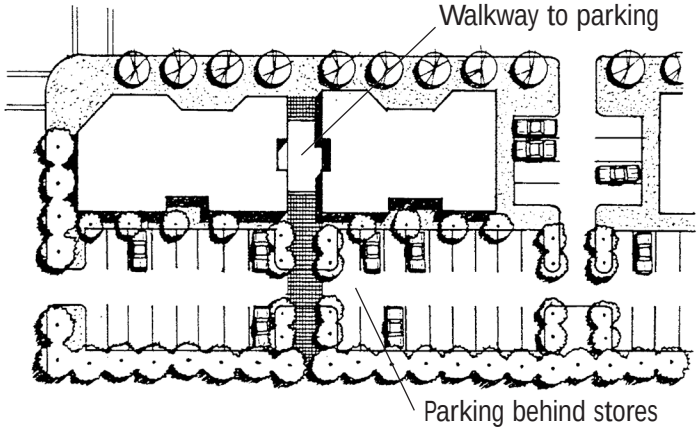
3.1.1 All commercial areas should emphasize pedestrian orientation by creating attractive pedestrian spaces that utilize such features as plazas, interior walkways, ornamental gates, trellises, lighting, plant materials, seating and fountains.

3.1.2 Outdoor pedestrian spaces should be landscaped and include appropriate street furniture and other elements to facilitate pedestrian activity.

Commercial pedestrian area attractively landscaped with benches and trees.

3.2 Pedestrian Connections

3.2.1 Attractive, well-marked pedestrian links between parking and buildings should be provided. The connections should be clearly marked to provide safe access across traffic lanes and landscaped areas. Such walkways should utilize decorative paving at key locations.



3.2.2 All commercial buildings should be publicly accessible via a path or walkway from a public sidewalk.

3.2.3 Parking area design should include provisions for pedestrian access from parking areas to building entrances.

Landscaped shade structure provides attractive pedestrian circulation area.

Landscaped pedestrian walkway from sidewalk to building entrance.

3.2.4 Where walkways cross on-site driveways, special design features should be used to increase safety for the pedestrian. Potential design features include elevated crosswalks (raised to the level of the sidewalk), textured pavement, curb extensions to narrow the travel lane, or low-level lighting such as a bollard light.

3.2.5 Walkways should be shaded and landscaped.

3.2.6 Large commercial development should include at least one separated pedestrian pathway through the parking area to the main entrance.

3.2.7 Paths with durable, all-weather surfaces should be located across medians and other landscaped areas, to provide convenient pedestrian routes and reduce wear on landscaped areas.

3.2.8 Primary circulation paths should avoid excessive steps or level changes in order to reduce potential tripping hazards and facilitate circulation for all potential users.

Tree-lined, elevated pedestrian path separates parking bays.

3.3 Materials

3.3.1 Main pedestrian walkways to and from buildings and parking areas should utilize materials with a flat, even surface, which do not create a tripping hazard.

4. Parking

Intent: To minimize the impact of large areas of surface parking on the aesthetic character desired for quality commercial development in Oroville.

4.1 Location

4.1.1 Parking should be located to the sides and rear of the building. For larger commercial centers, limited parking may be provided between the building and the street.

4.1.2 Site plans should provide bicycle racks that are located close to the buildings and do not impede pedestrian or auto circulation.

4.2 Distribution

4.2.1 All outdoor parking areas should be divided into smaller units to decrease visual impacts associated with large expanses of pavement and vehicles, and to facilitate safe and efficient pedestrian movement between parking and commercial establishments.

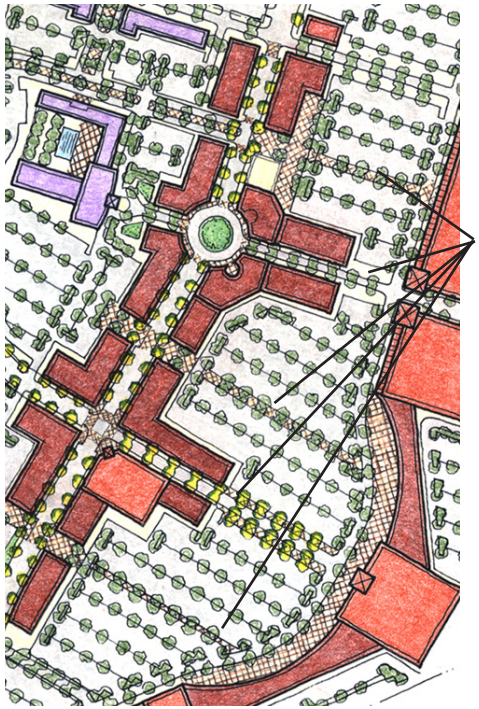
4.3 Screening

4.3.1 For security purposes, openings should be incorporated into the landscape design to provide clear views into the site.

4.4 Access Drives

4.4.1 Access driveways should be sufficient in number to provide safe and efficient movement of traffic to and from a site.

4.4.2 Main entries into sites should be enhanced with decorative paving.



Landscaped pedestrian paths con-nect large format retail to "Main Street" retail and break large parking fields into smaller pieces.

4.5 Internal Circulation

4.5.1 On-site pathways that are separated from vehicular traffic should be provided for pedestrians and bicyclists and should provide connections between building entries and public sidewalks.

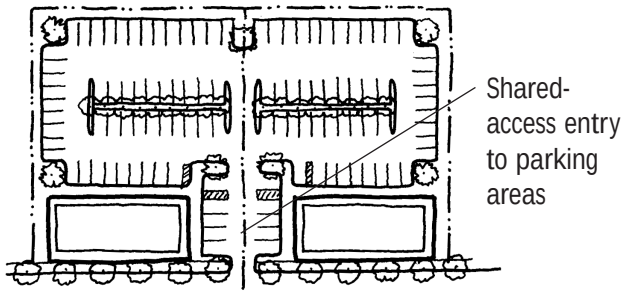
4.5.2 Large commercial development should include at least one separated pedestrian pathway through the parking area to the main entrance.

4.4.3 Shared parking areas and access driveways for contiguous development are encouraged in order to minimize the number of curb cuts, thus limiting possible conflicts between pedestrians and automobiles and between vehicles entering and leaving the parking area and normal street traffic.

4.4.4 Whenever possible, access should be provided from side streets to limit the number of driveways along main thoroughfares.

4.4.5 Access on corner lot driveways should be located as far as possible from intersections.

4.4.6 Within the site, access drives should provide sufficient length to permit vehicle stacking during hours of peak use without impacting circulation within the parking lot or on the fronting public street.



5. Refuse Areas

Intent: To minimize the impact of service areas on the aesthetic character desired for quality development in Oroville's commercial areas.

5.1 Trash Enclosures

5.1.1 Trash enclosures should be integrated into the site plan to accommodate truck access, landscape screening and an adequate number of trash bins.

5.1.2 Trash enclosures should be constructed of durable materials, and their color, texture, roof treatment and architectural detailing should be consistent with the overall site and building design.

5.1.3 Trash enclosures should be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage.

5.1.4 Screening of the trash enclosure should be constructed of durable materials. All structural screening should be supplemented with landscaping.

5.1.5 Where new food uses will be permitted, trash enclosure design should include large wash areas and larger capacity oil-water separators, so future food tenants can be accommodated in the center while complying with Health Department requirements.

Trash enclosure of high-quality, durable materials.

C. Building Design

The standards and guidelines in this section give design guidance for the architectural components of commercial buildings.

1. Massing

Intent: To ensure that buildings, particularly large structures, are designed with elements that relate to a human scale and are appropriately proportioned.

1.1 Scale

1.1.1 Large building volumes should be broken into a number of smaller components to decrease the building's apparent mass and volume, and thus reduce its visual impact.

1.1.2 Changes in vertical mass should be used in an architecturally appropriate way to add interest and reduce the appearance of building height and bulk.

1.1.3 Buildings should have a clearly defined base, middle and top.

1.1.4 The base of a building should be defined by appropriately contrasting material or color.

1.1.5 A building should appear heavier at the base than at the top so that it appears to be firmly grounded and not top heavy.

Variation in building mass reduces appearance of height and bulk.

Upper floor setback and varied roof massing break down large building volume.

1.2 Horizontal Massing

1.2.1 Buildings should be architecturally subdivided into horizontal increments at both the ground floor and at upper stories.

1.3 Storefronts

1.3.1 Larger commercial developments should break up storefronts through the use of various materials and colors.

1.4 Multiple-Tenant Spaces

1.4.1 Where multiple-tenant spaces are incorporated into a building, individual tenant spaces should be indicated by the horizontal articulation of the building. This can be achieved with the following:

- Placing a column, pier or pilaster between building bays.
- Applying vertical slot or recess between building bays.
- Providing variation in plane along the building wall.
- Varying the building wall by recessing the storefront entrance or creating a niche for landscaping or a pedestrian area.

Individual tenants operate from separate bays of the same building.

2. Façade

Intent: To ensure that all visible building façades are articulated to add visual interest, distinctiveness and human scale.

2.1 Articulation

2.1.1 Main building entries should be accented with strong architectural definition.

2.1.2 Buildings should have a clearly defined base and roof edge so that the façade has a distinct base, middle and top at a scale that relates to an individual person.

2.1.3 Building façades should be varied and articulated to add visual variety, distinctiveness and human scale.

2.1.4 Façades without openings should be avoided.

2.1.5 Articulation should add three dimensional interest to the façade and not rely on "false" detailing.

2.1.6 All detailing of the building façades should be integral to the architectural design and not tacked onto the surface. Detailing should be horizontally or vertically integrated or aligned.

2.1.7 Projecting elements such as awnings, trellises and overhangs are effective means of integrating the architectural edge with the adjoining pedestrian areas, adding three-dimensional interest to the façades and enhancing the sense of entry into the building.

Canopies and recessed window bays help define the top and base of the building.

Pedestrian arcade and seating areas are integrated into the design of the building.

2.2 Entrances

2.2.1 Doors at storefronts should include views into the tenant spaces.

2.2.2 Entries to ground floor retail areas should occur from main streets and should incorporate architectural treatments that provide visual emphasis, such as columns, a recessed entry, a projecting element or a change in roofline.

2.2.3 Entrances to upper-story uses should be indicated by architectural accents or changes in the articulation of the building, such as a projecting element.

2.3 Doors

2.3.1 Doors at storefronts with windows should match the materials, design and character of the display window framing.

Upper floor entrance marked by greater building mass.

2.4 Windows

2.4.1 All windows on a building should be related in design.

2.4.2 Buildings should include vertically proportioned façade openings with windows that have a greater height than width. Where glazed horizontal openings are used, they should generally be divided with multiple groups of vertical windows.

2.4.3 Windows on the upper floors should be smaller in size than storefront windows on the first floor and should encompass a smaller proportion of façade surface area.

2.4.4 Windows should maintain consistency in shape and location across the façade and be coordinated with façades of adjacent buildings.

2.4.5 Storefront, transom and display windows, or glass doors, should encompass a minimum of 50 percent of the front of a building façade length. No false fronts or windows should be included.

2.4.6 Window frames should be substantial, not flush against the walls. Plaster reveals and wainscoting should be used to create the appearance of deep-set doors and windows. Window reveals should be a minimum of 4 inches.

2.4.7 For land uses with unique requirements that preclude the addition of windows, such as theaters or parking structures, exterior walls should be designed to provide architectural relief or should be screened by landscaping and pedestrian amenities, such as trellises, benches or shade structures.

Window pattern uses consistent sizes and proportions throughout street frontages.

2.5 Awnings

2.5.1 While the use of awnings is encouraged, their design should be coordinated to avoid a visually cluttered streetscape.

2.5.2 The type of awning used and its form, materials and color should be consistent with the design character of the building to which it is attached.

2.5.3 The height of all awnings above the sidewalk should be consistent, with a minimum clearance of 8 feet provided between the bottom of the valence and the sidewalk.

2.5.4 Awnings should be located between, rather than across, significant vertical features that indicate the integral composition of the façade.

2.5.5 Canopies over building entries should be incorporated into the design of the building, including colors and material detailing.

2.5.6 Awnings on multi-tenant buildings should be the same style.

2.5.7 Awning design should be consistent with the character and design of the building.

2.5.8 The use of fabric awnings is encouraged. The use of vinyl and plastic awnings is discouraged.

2.5.9 If used, lighting for awnings should be from fixtures located above the building, designed and placed to enhance the appearance of the building

2.5.10 Awning color(s) should be compatible with the overall building color scheme.

Different awning types along street frontage are unified with consistent height.

2.6 Materials

2.6.1 A variety of building materials and combinations of materials should be utilized within an architectural theme.

2.6.2 The number of different materials used on the exterior of a structure should be limited to an appropriate and varied palette of materials.

2.6.3 Genuine materials should be utilized rather than simulated materials. Where simulated materials are used, they should be used in keeping with the character and properties of the material being simulated.

2.6.4 Use of accent materials, such as metal or wood, should be used on all façades of the building, not just the front of the building.

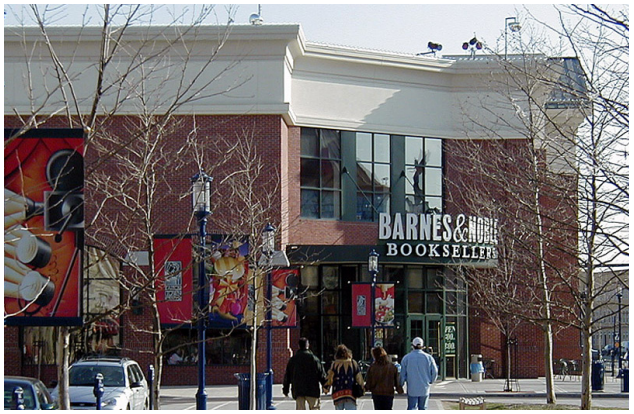
2.6.5 Consistent architectural materials should be used throughout the site to establish an integrated design theme.

A harmonious color and material palette provides strong architectural quality.

2.7 Color

2.7.1 Primary colors and other bright colors can be used as accents to enliven the architecture, but should be used sparingly. Use accent colors to enhance visual interest.

2.7.2 Color should be used to enhance architectural elements.



Subtle overall exterior building color with different color enhancing roof line.

3. Roof

Intent: To ensure the form, color and texture of the roof is designed as an integral part of the overall building design.

3.1 Form

3.1.1 The form, color and texture of the roof should be an integral component of the building design.

3.1.2 Roofs should be compatible with the design character of the building.

3.1.3 The roof shape should reflect the configuration of the building's mass and volume, and should be consistent in its character from all vantage points.

3.1.4 Sloping roof forms are encouraged.

Shaped parapet with edge definition reflects overall building design.

3.2 Roof Lines

3.2.1 All buildings should provide cornice or parapet detailing in order to delineate a strong roofline along the primary façades.

3.2.2 Cornices and horizontal bands of traditional, durable materials, such as wood trim rather than foam trim, are encouraged.

3.3 Detailing

3.3.1 False fronts, applied mansard forms and other artificial rooflines that are not an integral component of the architectural design should be avoided.

3.3.2 Roofs should be proportionate to the building mass and incorporate cornices, eaves and overhangs.

3.3.3 Flat or shallow-pitched roofs should be ornamented with shaped parapets or cornice treatments that terminate the top of the parapet wall.

Flat roof with overhang that terminates the top of the wall.

3.4 Materials

3.4.1 High-quality, durable materials should be used, with a color and texture that complement the building architecture.

3.4.2 Flat or shallow pitched roofs should be ornamented with shaped parapets or cornice treatments.

3.5 Rooftop Equipment

3.5.1 Wherever possible, rooftop mechanical equipment, including vents and ducts, should be integrated into the roof design and consolidated to a minimal number of locations.

4. Architectural Detailing

Intent: To ensure that buildings with large façades incorporate design elements and details that relate to the scale of the human form.

4.1 Scale

4.1.1 Design details that can be used to create building elements that break larger floorplate buildings into smaller-scaled components include:

- Enhanced entry elements or entry plazas
- Atriums and interior courts
- Upper floor setbacks
- Dynamic building and roof forms
- Cornices, parapets and eaves
- Awnings, balconies, trellises
- Distinctive window patterns
- Accent lighting
- Landscaping components

4.2 Pedestrian Elements

4.2.1 Design elements that create pedestrian interest, such as doors, windows, trellises, benches or other similar elements, should be included at least every 40 to 60 feet along a building façade.

D. Landscape Design

The guidelines in this section give design guidance for the landscaping components of projects in the commercial areas of the City.

1. Function

Intent: To provide adequate pedestrian amenities and attractive environments between public streets and commercial development.

1.1 Function

1.1.1 Landscaping should be used to provide an attractive setting for development; soften hard building contours; shade walkways, parking areas and other large expanses of pavement; buffer and connect various uses; mitigate building height; and screen unsightly uses.

Landscaping softens hard building contours.

2. Layout

Intent: To incorporate appropriate landscape materials that provide an aesthetically pleasing transition between the building and adjacent sidewalks or pedestrian paths.

2.1 General

2.1.1 Planting plans for building setbacks should include a hierarchy of plantings in terms of size and types of plant materials that mark the transition between the horizontal ground plane at the sidewalk or parking area and the tall, vertical façades of buildings.

2.1.2 Applicants and developers are encouraged to utilize a landscape architect or design professional to achieve appropriate landscaping designs.

2.1.3 Landscaping close to the sidewalk should provide shade on the sidewalk, while also allowing views into the site. Denser plant material should be located closer to the building.

2.1.4 Landscaping should enhance the built environment and contribute to the spatial organization of the site.

Landscaping near sidewalk provides shade but also views into the site.

2.2 Parking Buffer

2.2.1 For security purposes, openings should be incorporated into the landscape design to provide clear views into the site.

3. Materials

Intent: To ensure that the landscaping materials are of an appropriate age and size that enables the materials to be fully functioning site amenities.

3.1 Plant Selection

3.1.1 Plant and landscape materials should be selected and sited to reflect both ornamental and functional characteristics. Full-canopy shade trees, greenery and brightly colored flowering materials should be combined to create an attractive setting.

3.1.2 Plant species should be generally hardy and not require extensive maintenance.

3.1.3 Species which are native or well-adapted to the climatic conditions in Oroville are preferable, since those will generally require less water and maintenance.

3.1.4 Both seasonal and year-round flowering shrubs and trees should be used where they can be most appreciated—adjacent to walks and recreational areas, or as a frame for building entrances and stairs.

3.1.5 Groundcover should consist predominantly of plant materials.

3.1.6 Invasive plants should be avoided during selection. Use CAL-IPC's "Don't Plant a Pest" list for the Sierra Foothills region as a reference.

Landscaping with drought-tolerant plants.

3.2 Plant Size and Scale

3.2.1 The scale and nature of landscape materials should be appropriate to the site and structure.

3.2.2 Large structures and large open sites should be complemented with large scale material (i.e. plants, rocks, timbers, walls, fences, etc.).

3.2.3 Mature sizes of plant materials should be considered when selecting plant species to avoid unnecessary shearing.

3.2.4 Larger, more mature plant materials should be used in areas of particular importance, such as entries, to achieve an immediate effect.

3.2.5 Ground cover should be spaced to provide complete coverage within 2 years of planting.

4. Plazas and Open Space

Intent: To ensure that outdoor areas for employees and commercial patrons are aesthetically pleasing and promote greater activity in commercial areas.

4.1 Plazas and Protected Seating Areas

4.1.1 Publicly-accessible plazas and open spaces are encouraged to be provided as part of commercial projects.

4.1.2 Plazas and open spaces should be landscaped and incorporate high quality paving materials, such as bricks, stone, concrete or tile.

4.1.3 Outdoor pedestrian spaces should include appropriate outdoor furniture, such as seating, walls, trash receptacles, bike racks and other elements.

4.1.4 Paving, planting and other landscape materials should be coordinated with the design of the building, lighting and site.

4.1.5 Pedestrian amenities such as plazas, courtyards and other open spaces should be provided for spaces between buildings.

4.1.6 When adjacent to a street, outdoor areas should be buffered with architectural features and planting.

4.1.7 When adjacent to a major street, a fountain should be considered in order to mask traffic noise.

4.1.8 Where practical, outdoor areas should be visible from public streets or trail networks and accessible from the building as well as the street or potential network.

4.1.9 Outdoor furniture should be coordinated with the theme of the building.

4.1.10 Ample landscaping with fountains and well-shaded seating areas are highly encouraged, as is the use of varied paving materials.

Publicly accessible outdoor seating area with furniture that is coordinated with architectural character of buildings.

Protected outdoor seating area accessible from public street.

5. Fences and Walls

Intent: To ensure that fencing contributes to the overall design of commercial buildings and development.

5.1 Fence and Wall Design

5.1.1 All screening should be designed as an integral part of the overall building design.

5.1.2 Screening fences located to the sides and rear of properties should include design elements that relate to adjacent fence designs and building architecture.

5.1.3 Adjacent to residential properties, screening fences should maintain a character and scale appropriate to residential neighborhoods; fencing types with heightened design detailing and additional ornamentation are recommended.

5.2 Articulation

5.2.1 Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically. Walls over 3 feet in height should include design elements such as textured concrete block, interlocking "diamond" blocks, formed concrete with reveals or similar materials. Landscape materials should also be used to provide surface relief.

A screening fence uses architectural detailing that is compatible with a nearby building.

E. Signs

This section provides guidelines for all signs in the commercial zoning areas of the City. All signs shall conform to the standards specified in the Zoning Code.

1. Architectural Context and Placement

Intent: To ensure that signs are an integral component of the design of a project.

1.1 Context

1.1.1 Structural supports for projecting signs should be designed so that their visual appearance is minimized, and/or coordinated with the overall architecture and color scheme of the building. They should not appear to be "tacked on" without regard for the alignments, proportions, colors and forms of their adjacent buildings and signs.

1.1.2 Sign fonts should be selected to provide both visual clarity and artistic expression.

1.1.3 Signs attached to a building should be designed as integral components of the building and not obscure or conceal architectural elements.

1.1.4 Standardized or corporate signs that do not conform to the color or architectural detailing of the building should be avoided.

Projecting sign.

1.2 Placement

1.2.1 Signs should generally be symmetrically located within a space that is defined by the building's architectural features, such as its massing or its trim.

Symmetrically located, architecturally integrated wall sign.

2. Sign Design

Intent: To ensure that signs are designed and constructed to make a positive contribution to the overall character of the commercial project.

2.1 Wall or Window Signs

2.1.1 Painted signs and letters should present a neat and well-aligned appearance. The services of a skilled professional sign painter are strongly recommended.

2.1.2 Externally illuminated or halo lit signs are encouraged and where used should have an opaque face.

Back-lit letters appear in silhouette on building façade.

2.1.3 Window signs should not be placed in a manner which obscures primary views into and out from the storefront.

2.1.4 Where individual letters are used, letters should be three dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut-out from the sign panel.

2.1.5 For signs identifying hours of operation, menus, newspaper reviews and other customer information, it is recommended that these be framed, board-mounted or plastic laminated for a finished appearance.

2.1.6 Wall signs should be designed to be attached perpendicularly to allow for better visibility customers approach the business (see examples on pages 53, 109, and 111).

Well-designed window sign.

2.2 Awning and Canopy-Mounted Signs

2.2.1 Any signs on awnings should be painted directly onto the awning material.

2.2.2 Awnings. Lettering and graphics on awnings may occur on the sloped front, sides or fascia of the awning.

2.2.3 Canopies. Individual three-dimensional letters are recommended. Individual letters may be mounted within the vertical fascia of the canopy or attached to the canopy above the fascia.

2.2.4 Under-Awning Signs. Signs made of high quality materials may be utilized.

Individual three dimensional letter sign mounted on awning structure.

2.3 Freestanding and Monument Signs

2.3.1 Exterior materials, finishes and colors should be the same or similar to those of the building or structures on site. High quality, durable materials should be used, as these elements will be more visible to the public than most building components.

2.3.2 Freestanding signs should be supported by solid structures to avoid a temporary or fragile appearance.

2.3.3 Monument signs should be composed of quality accent materials, such as stone, brick or wood, that relate to the materials of the building they serve.

2.4 Attention-Getting Signs and Materials

2.4.1 Wind-controlled signs are discouraged.

2.4.2 Attention-getting materials, such as streamers, strings of flags, banners and animated or electronic signs, are discouraged.

F. Lighting

This section contains guidelines for exterior lighting in the commercial areas of the City.

1. Lighting Design

Intent: To integrate decisions about lighting fixtures with other aspects of the site planning process.

1.1.1 Exterior lighting should be designed as an integral part of the building and landscape design.

1.1.2 Illumination levels should be provided to address security concerns, especially for parking lots, pedestrian paths, outdoor gathering spaces, at building entries and any other pedestrian accessible areas.

1.1.3 Decorative lighting fixtures, such as gooseneck lighting, are strongly encouraged.

1.1.4 Lighting should be designed to include cut-offs to minimize the negative effects of lighting of the sky.

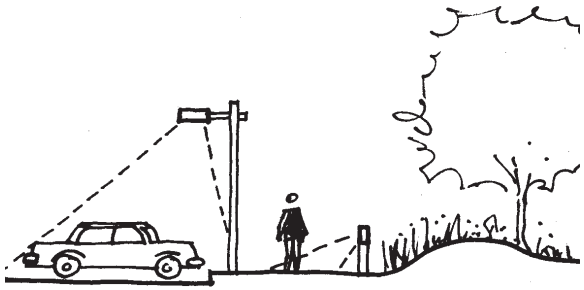
Exterior lighting enhances architectural design.

2. Lighting Fixture Hight

Intent: To prevent light fixtures from creating excessive illumination on the site and its surroundings.

2.1.1 Lighting sources should be kept as low to the ground as possible while ensuring safe and functional levels of illumination.

2.1.2 Area lighting should be directed downward or employ control features so as to avoid light being directed offsite, as well as to avoid lighting of the night sky.



Lighting directed downward.

Downward directed lighting.

3. Lighting Levels

Intent: To ensure that lighting choices meet the site's needs while avoiding excessive illumination.

3.1.1 Lighting should be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses.

3.1.2 In general, the location of lighting should respond to the anticipated use and not exceed the amount of illumination required by users.

3.1.3 Illumination over an entire area or use of overly bright lighting is strongly discouraged.

3.1.4 Lighting for pedestrian safety should illuminate changes in grade, path intersections and other areas along paths which, if left unlit, would cause the user to feel insecure. The recommended minimum level of illumination along pedestrian paths between destinations is 0.5 foot-candles. At pedestrian destination points such as entryways, plazas and courtyards, lighting levels should typically achieve illumination of 1 foot-candle.

3.1.5 The placement of light standards, whether for street lights or garden lights, should not interfere with pedestrian movement.

3.1.6 LED lighting and/or energy-efficient lighting is encouraged.

Lighting with cut-off shield.

4 Parking Area Illumination

Intent: To ensure that lighting in parking areas is adequate but not excessive.

4.1.1 Illumination should be concentrated along the pedestrian paths leading to parking areas and in the specific areas where cars are parked.

4.1.2 Illumination should achieve a lighting level of 1 foot-candle on the parking lot surface.

Bollard lighting for pedestrian path.

Chapter 6: Residential

This chapter contains the design guidelines for development in residential zoning districts. Applicants should discuss specific Zoning Code requirements with the Department of Community Development. Please refer to the Oroville Municipal Code and the Oroville Engineering Design Standards for additional requirements.

Chapter Sections

A. Goals
B. Site Planning
C. Building Design
D. Landscape Design
E. Accessory Structures
F. Lighting

A. Goals

The following goal statements set forth the basic design intent implicit in the guidelines for the City's residential areas:

1. Guide the development of housing in order to create a stronger sense of community.

2. Preserve the sense of a small-scale residential community surrounded by rural open space.

3. Provide high quality housing for all sectors of the housing market.

4. Decrease the visual prominence of the automobile and related facilities, such as streets and parking areas, in residential neighborhoods.

5. Encourage greater variety in housing types, development styles, site planning and density mixes in order to provide more diversity and visual interest in the City's residential development, while preserving the City's predominantly single-family residential character.

6. Encourage the development of neighborhoods that provide a high quality living environment and generate civic pride.

7. Encourage a harmonious development pattern that respects and responds to the character of the surrounding built and natural environments.

B. Site Planning

The guidelines in this section are to assist in the appropriate siting of buildings in the residential areas of the City. These guidelines are intended to promote a superior appearance for both single-family and multiple-family residential development.

1. Building Siting and Orientation

Intent: To create residential devlopment that responds to the existing environmental, geographic and topographic conditions in Oroville.

1.1 Natural Site Features

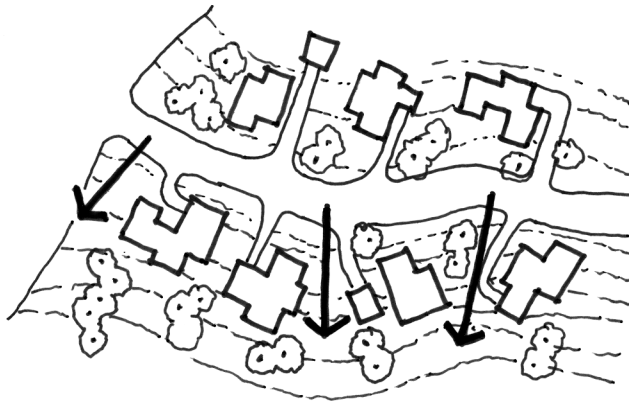
1.1.1 Residential layout should preserve existing natural site features such as topography, views and vegetation to enhance the character of the development. Public views of such features should be preserved and incorporated into development proposals.

1.2 Topography

1.2.1 Sites that have some topographical features should not be graded flat, but should take advantage of the topographic variation.

1.2.2 In hillside or sloping areas, street and building placement should follow contours rather than being placed at right angles to the prevailing slope.

1.2.3 On sloping sites, staggering placement of units along opposite sides of the street, rather than siting lots directly opposite one another, can provide better preservation of views.



Staggering the placement of residential units can provide opportunities for better views from public streets.

2. Neighborhood Identity

Intent: To ensure that residential development reinforces a strong community-oriented identity in Oroville's neighborhoods.

2.1 Neighborhood Context

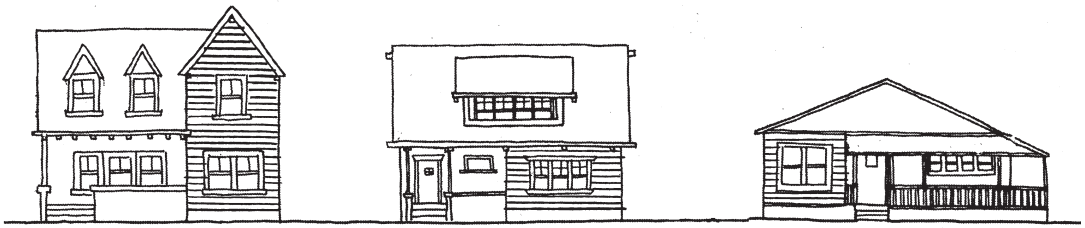
2.1.1 New residential development should provide variety in the City's residential development character.

2.1.2 New development should not be so different in character that it is visually incompatible with existing development. Elements that can contribute to the creation of a distinct image include the architecture, street layout and design, landscaping, integration of open space and entry treatment.

2.1.3 New neighborhoods should not try to separate themselves with entry features, but should try to blend seamlessly into the existing "fabric" of the City.

2.1.4 In areas that possess strong existing character, the building design should respect the predominant characteristics of neighborhood development, such as height, massing, setbacks, materials and architectural style.

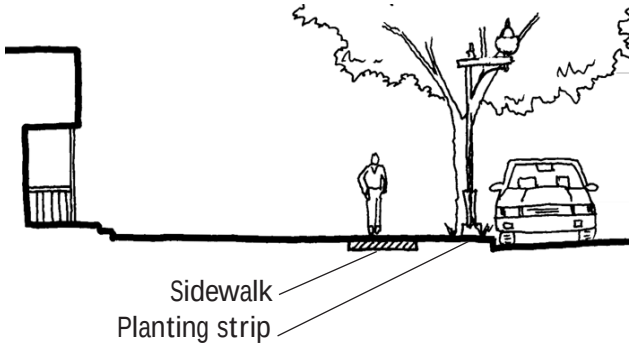
A strong architectural identity can help to create identifiable neighborhoods.



The repeated use of a specific architectural element, such as horizontal wood siding, can create a thematic component that helps to identify a neighborhood.

2.2 Sidewalk Design

2.2.1 Planting strips between the sidewalk and the back of the curb are strongly encouraged.



3. Open Space

Intent: To ensure that community outdoor components of residential development are aesthetically pleasing and promote outdoor activity.

3.1 General Open Space Guidelines

The guidelines in this section apply to all residential development.

3.1.1 Neighborhood open space should be located to maximize its visual and functional benefits.

3.1.2 Common open space areas should be sited to take advantage of any views out from the site and help preserve views to significant architectural and landscape features within the site.

3.1.3 Neighborhood open space should also tie into citywide open space systems, inluding parks as well as bicycle and pedestrian pathways.

3.1.4 Open space areas should be used to visually unify a development, link development clusters and provide enhanced pedestrian circulation within the development.

3.2 Multi-Family Open Space Guidelines

The guidelines in this section apply specifically to multi-family residential development.

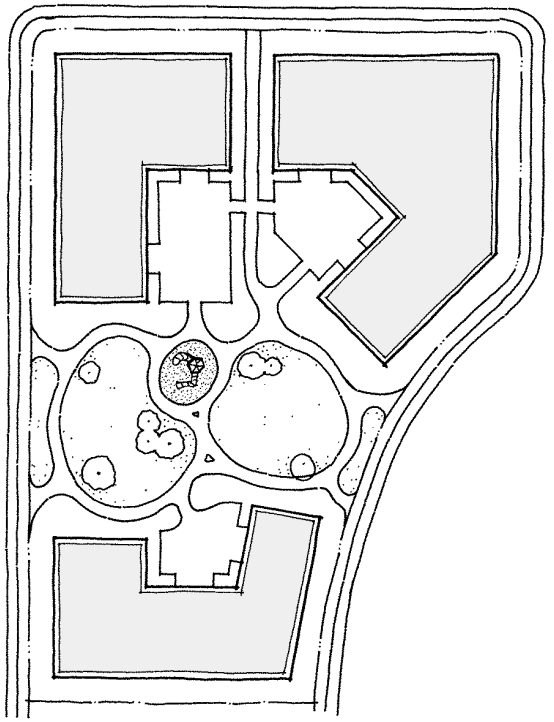
3.2.1 In multi-family residential developments, common open space areas should be readily accessible from all buildings, with as many units as possible sited adjacent to the common open space areas.

3.2.2 In addition to the common open space areas, projects are encouraged to provide each unit with usable private open space. These private spaces should be directly accessible from the unit and large enough to permit outdoor living activities.

3.2.3 The location of all open space areas should take into account climatic factors such as sun orientation and prevailing winds.

Common open space area providing space for human interaction and play.

Common open space functioning as an extension of private open space areas for all units.



Buildings should define street edge and provide enclosure for semi-private common open space.

4. Views and Visual Access

Intent: To ensure that views that are unique and specific to Oroville are preserved from the public areas of residential development.

4.1 Views

4.1.1 Views to the hillsides around the city, as well as views to Table Mountain, are an important visual resource that should be incorporated into the design of a project.

4.1.2 Views from streets and public areas within the project should be considered a community resource and should be preserved and enhanced through sensitive site design.

4.1.3 Buildings and landscaping should not block public views.

Street allows view to distant hills.

4.2 Visual Access

4.2.1 Residential development adjacent to designated open space areas should maintain visual access to the open space from public streets and not create a wall of development backing up to the open space areas. Siting techniques to accomplish this include:

- Single-loaded streets with units facing open space areas.
- Creation of breaks in the development pattern through to open space.
- Siting of cul-de-sacs adjacent to linear open space.

Single-loaded street allows access to open space areas.

5. Setbacks for Single-Family Development

Intent: To employ residential setbacks that enhance residential neighborhoods in Oroville.

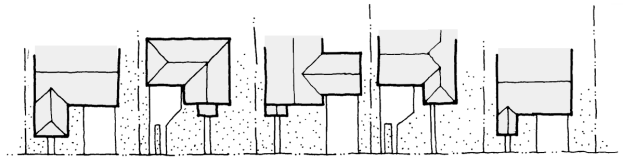
5.1 Setbacks

The guidelines in this section apply specifically to single-family residential development.

5.1.1 Front yard setbacks should be varied from unit to unit to avoid long repetitious development patterns.

5.1.2 Variations in side yard setbacks can also be used to break up long, linear patterns.

5.1.3 Overly large front setbacks are discouraged.



Variations in front and side yard setbacks break up long linear patterns.

5.2 Small-Lot Development

The guidelines in this section apply specifically to small-lot single-family residential development, for which lots are typically less than 4,500 square feet.

5.2.1 Building entries should be located on the front façade and directly access a sidewalk.

5.2.2 Since setbacks are typically reduced in small-lot subdivisions, additional care should be taken to break up the bulk and massing of the homes.

5.2.3 To facilitate development of small-lot single-family homes, implementation of rear alleys should be considered for accessing garages, off-street parking, utilities and trash facilities.

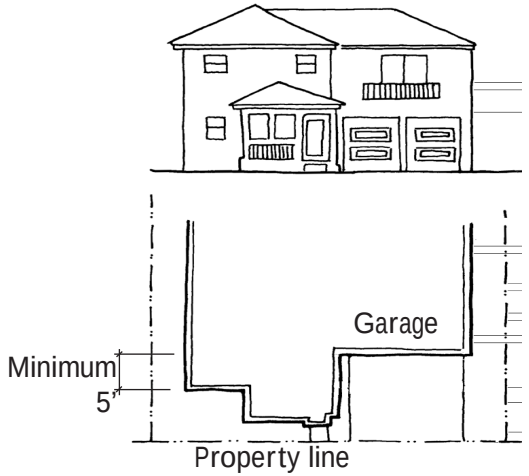
Small-lot development with minimum setback from front property line and direct pedestrian access from sidewalk.

6. Parking Guidelines

Intent: To ensure that parking areas do not dominate the views of residential development from public streets and sidewalks.

6.1 Single-Family Parking

6.1.1 Garages should be set back a minimum of 5 feet from the primary front façade of the residence.



6.1.2 Design that minimizes views of garages is encouraged and should utilize side and rear entry garages as well as detached garages.

Garage is set back from front façade to emphasize front entry to residence.

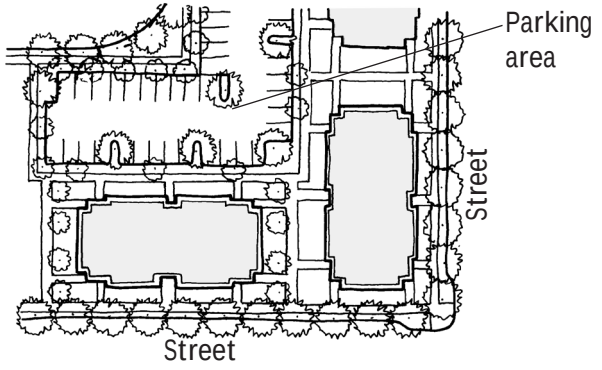
6.2 Multiple-Family Parking

The guidelines in this section apply specifically to multi-family residential development.

6.2.1 Whenever possible, parking lots should be located behind residential structures, rather than along the primary frontage, to minimize visual impact to the street.

6.2.2 Where individual garages are incorporated into projects, common driveways, private streets or alley-loaded access is encouraged. The design of these structures should relate to the primary building.

6.2.3 Within the site, access drives should provide sufficient length to permit vehicle stacking during hours of peak use, without impacting circulation within the parking lot or on the fronting public street.



Parking is behind residential buildings.

C. Building Design

The standards and guidelines in this section give design guidance for the architectural components of single-family and multiple-family residential buildings.

1. Massing and Scale

Intent: To encourage residential development that is scaled to the pedestrian.

1.1 General Massing and Scale Guidelines

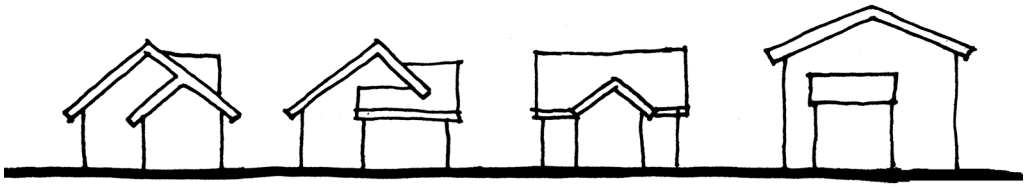
The guidelines in this section apply to all residential development.

1.1.1 Open space areas between buildings should be scaled to the size of the buildings so that the height of buildings does not overwhelm the adjacent space.

1.1.2 Building massing should be varied by employing a variety of techniques, such as recessed porches, bay windows, dormers and varying planes or setbacks. As appropriate to the style of the house, the roof forms should be varied.

1.1.3 Façade components should correspond to the scale of the human form. This is accomplished by visually breaking up façades into smaller components with elements such as windows, wall insets, balconies, ledges and trim and by stepping back upper stories.

Outdoor space and entry porch are integral components of the residence.



Variation in roof forms contributes to a more visually rich neighborhood.

1.1.4 Façade components should be in proportion to related components, such as the proportion of a column to its base and the width of a column to its height.

1.2 Massing and Scale Standards and Guidelines for Multi-Family Development

The guidelines in this section apply specifically to multi-family residential development.

1.2.1 The massing of larger residential buildings should be broken down to convey a sense of "home," and give individuality to each unit that lies within it.

1.2.2 Building massing should be subdivided into portions or segments compatible with the adjacent residential scale.

1.2.3 Façades of long buildings should be architecturally subdivided into shorter segments.

1.2.4 Building design should resemble the scale of single-family residential architecture to the degree possible.

1.2.5 Building massing should be legible as individual residences or small groups of units and called out using one or more of the following methods:

- Separate building volumes or façade protrusions
- Window bays or balconies
- Porches and entrance vestibules
- Individual roof volumes and other roof articulation

Variation in roofline and building volume breaks down the building mass.

2. Architectural Style

Intent: To ensure that residential design contributes to the overall architectural character of Oroville.

2.1.1 Building design is not limited to any particular style. However, it should generally have an architectural style that is not wholly different from surrounding residential development.

2.1.2 Building elevations should not be replicated across the street from each other or on adjacent parcels.

3. Façade

Intent: To ensure that residential development relates to the human scale, facilitates opportunities for pedestrian activity on adjoining public streets and contributes to a community-oriented character for residential neighborhoods.

3.1.1 Façades should be designed so as to include entries, porches and other architectural elements that relate to the human scale.

3.1.2 Residential entries should be located on the front façade and should directly access the sidewalk or street.

3.1.3 Rain gutters should be designed so as to be of a scale and material that is compatible with the roof and eaves.

3.1.4 If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.

Roof gable ends express individual residential units.

3.1.5 Additional architectural features, such as architectural trim with substantial depth and detail, window boxes, brackets, overhangs, trellises and lattice, should be used to enhance the visual interest of building façades.

4. Windows and Doors

Intent: To ensure that openings in the façade contribute to the overall design of the building and promote a relationship to the human scale.

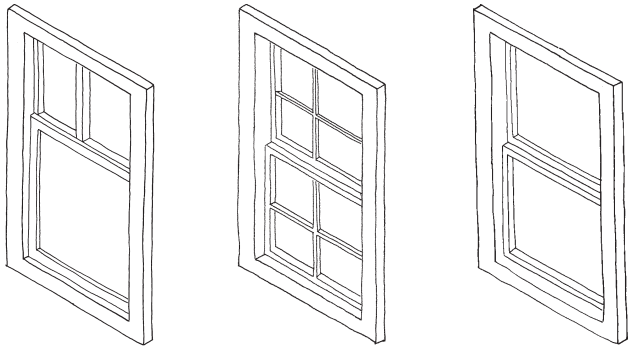
4.1.1 All windows within a building and across a façade should be related in design, operating type, proportions and trim.

4.1.2 Windows should be used as architectural elements that add relief to the façade and wall surface.

4.1.3 Windows should be vertically oriented, in order to relate to the human form, unless horizontal windows are appropriate to the style, or are necessary in the particular application.

4.1.4 For attached units, doors should vary from unit to unit, where possible, to further distinguish the individual identity of each residence.

4.1.5 Unless appropriate to an architectural style, windows should not be flush with walls. Glass should be inset from the exterior wall and/or frame surface to add relief to the wall surface.



Vertically-oriented windows reinforce the human form.

5. Porches and Balconies

Intent: To ensure that residential buildings provide transitional spaces between private and public areas.

5.1 General Guidelines for Porches and Balconies

The guidelines in this section apply to all residential development.

5.1.1 Front porches are encouraged to facilitate activity in front yards and to provide a semi-public transition zone between the street and the residence.

5.1.2 Porches should be of a sufficient size to provide functional outdoor space.

Porch as semi-public transition space.

5.2 Porch and Balcony Guidelines for Multi-Family Residential Development

The guidelines in this section apply specifically to multi-family residential development.

5.2.1 Upper-story units should have balconies or decks sufficient to accommodate 2 chairs and a small table.

5.2.2 Larger balconies are encouraged to provide greater usable open space.

6. Materials

Intent: To ensure that an appropriate range of building materials is used that enhances the quality of residential development.

6.1 General Standards and Guidelines for Materials

The standards and guidelines in this section apply to all residential development.

6.1.1 A variety of materials should be used to emphasize a differentiation between the various components of the building.

6.1.2 Gaps between applied materials and the base of the building should not be visible.

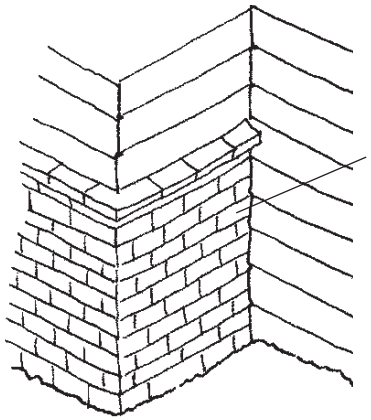
6.1.3 Simulated finishes, such as artificial stone, should be of a high quality that successfully mimics the natural material.

6.1.4 The combination of materials on a building façade should be appropriate to its style and design.

6.1.5 Materials and detailing should be used on all sides of the building, not just on the front façade.

6.1.6 If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.

6.1.7 Accent materials may be used to add interest and variety at a more intimate scale, such as along architectural elements such as cornices, or on portions of buildings or walls.



Materials should not be simple veneers but should return around a façade.

Stone used to accent the building's columns and base.

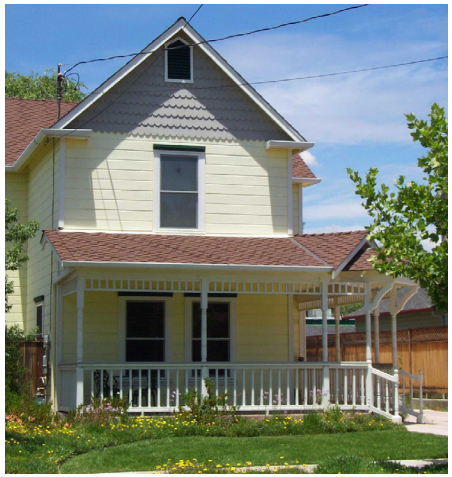
7. Colors

Intent: To ensure that residential building colors are compatible with the surrounding built and natural environments.

7.1.1 Exterior building colors should draw from the colors that are typically found in Oroville's natural environment.

7.1.2 Accent colors should be used to enhance details such as trim.

7.1.3 Primary colors should be limited to accent or trim colors.



All exterior building colors should be subtle and compatible with the surrounding neighborhood.

8. Roof Design

Intent: To ensure that the design of roofs correlates to the building design as well as climatic conditions specific to Oroville.

8.1 Roof Form

8.1.1 The form, color and texture of the roof should be an integral part of the building design and compatible with both the natural and built settings.

8.1.2 Roofline variations may be used to demarkate primary building entrances.

Roof designed as an integral part of the building.

8.1.3 Flat roofs are generally discouraged unless part of a distinct architectural style.
8.1.4 Eaves should be of a depth that creates shadows on residential façades.
8.1.5 Roof overhangs are encouraged to create shade in hot summer months.

8.2 Roof Materials

8.2.1 Roof materials should relate to the design and architectural style of the building.
8.2.2 Tile roofs should be detailed in a way that is consistent with an appropriate use of the material.
8.2.3 Roofing materials that are light-colored, such as white gravel, or brightly colored or reflective, such as metal, are generally discouraged.

Roof tiles are appropriate for some architectural styles.

D. Landscape Design

The standards and guidelines in this section give design guidance for the landscaping components of single-family and multiple-family residential projects in the City.

1. General Landscape Design Guidelines

Intent: To ensure development plans include landscape elements that contribute positively to the character of residential neighborhoods.

The guidelines in this section apply to all residential development.

1.1 Function

1.1.1 Landscaping should be an integral part of the overall site design, rather than used to camouflage unusable spaces or poor architectural design.

1.1.2 Landscape improvements should be utilized to better integrate a development with its setting by:

- Enhancing pedestrian scale of the building
- Screening views of unsightly elements, such as utility boxes and backflow devices
- Creating an attractive aesthetic environment
- Creating usable pedestrian areas
- Reducing energy consumption
- Defining specific areas and enhancing architectural features

Landscaping integrates site design with existing trees to provide screening and shade.

1.2 Existing Landscape Elements

1.2.1 Where feasible, significant existing landscape elements should be preserved and incorporated into development and landscape plans.

1.2.2 Elements such as mature trees, tree groupings, creeks and rock outcroppings should be considered in the design of a project.

1.2.3 Landscape plans should show how the design integrates existing vegetation and site features.

Significant existing landscape elements should be preserved.

1.3 Plant Species

1.3.1 A well-coordinated palette of plant species should be employed.

1.3.2 Native plant materials and other plant species that are well adapted to local climatic conditions are preferable.

1.3.3 Invasive plants should be avoided during selection. Use CAL-IPC's "Don't Plant a Pest" list for the Sierra Foothills region as a reference.

1.3.4 Large-scale buildings should be complemented by large-scale landscape materials, such as plants, rocks, timbers, walls, and fences.

1.4 Plant Size and Scale

1.4.1 Larger, more mature plant materials are encouraged to ensure that some immediate effect on the project's appearance will be attained within 2 years of planting.

1.4.2 Mature sizes of plant materials should be considered during selection to avoid unnecessary shearing.

2. Front Yard Landscape Design

Intent: To ensure development plans include front-yard landscape elements that contribute to the character of residential neighborhoods.

2.1 Front Yard Guidelines for Single-Family Residential Development

The guidelines in this section apply specifically to single-family residential development.

2.1.1 Landscaping should be installed with the initial construction of the residence.

2.1.2 The landscaping around a street-facing entry area should use planting materials to soften the transition between the entry area and the front setback.

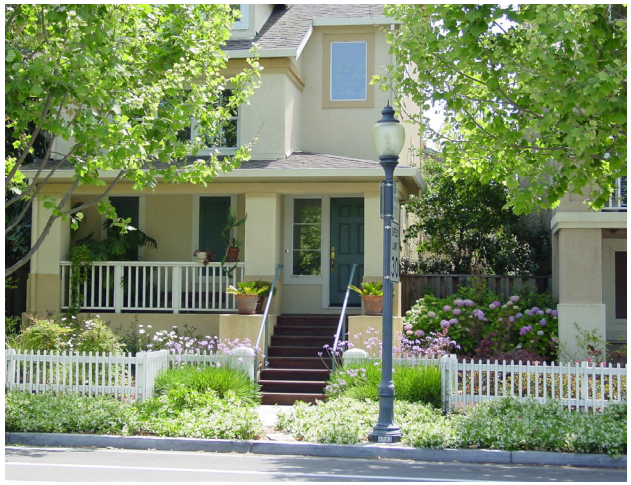
2.1.3 A sidewalk extending from the front door to the public sidewalk is highly encouraged.

2.1.4 Permeable materials are encouraged in hardscape areas.

2.1.5 Use of turf should be minimized to increase water efficiency.

2.1.6 The total area of hardscape areas should be kept to a minimum.

2.1.7 If decorative rocks and boulders are used, they should be integrated with planting.



An entry area with a landscaping treatment that softens the transition between the building and the front setback.

3. Parking Area Landscaping

Intent: To provide parking areas that do not detract from the residential environment.

The guidelines in this section apply specifically to multi-family residential development.

3.1 General

3.1.1 All parking areas should provide interior landscaping for shade purposes and aesthetic enhancement.

3.1.2 Curbed planter areas should be provided at the end of each parking aisle to protect parked vehicles from the turning movements of other vehicles.

3.1.3 Views of parking areas from public streets should be buffered by landscaping, earth berms or some combination of the two in order to reduce the visual impact of large parking areas.

3.1.4 For security reasons, openings should be incorporated into the landscaping in order to permit clear views into the site.

Landscaped parking area for multi-family residential development.

E. Accessory Structures

This section provides standards and guidelines for the cohesive design of all accessory structures in the residential areas of the City.

1. Design Character

Intent: To ensure that the architecture of accessory structures is appropriate to a residential setting.

1.1.1 The design of accessory structures, such as carports, detached garages and sheds, should draw upon the architectural character of the primary residence.

1.1.2 The design of mailboxes and mailbox enclosures should draw from other architectural elements, colors and materials found in surrounding buildings.

2. Mechanical Equipment, Trash Enclosures and Utilities

Intent: To minimize the impact of mechanical equipment, trash enclosures and utilities on the aesthetic character desired for quality development in Oroville's residential areas.

2.1 General

2.1.1 Mechanical equipment, trash enclosures and utilities should be provided with architectural enclosures or fencing, sited in unobtrusive locations, and screened by landscaping.

2.2 Refuse Areas

2.2.1 Trash enclosures should be integrated into the site plan to minimize enclosure visibility and accommodate truck access.

2.2.2 Trash enclosures should be located away from public view.

2.2.3 Landscaping should be provided around trash enclosures to soften views wherever feasible.

2.2.4 Trash enclosures should be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage.

2.2.5 Screening of the trash enclosure should be integrated into the overall site and building design. Screening should be constructed of durable materials. All structural screening should be supplemented with landscaping.

2.2.6 Roofs of enclosures should be designed to complement the project buildings' roof style and colors.

Trash enclosure of high-quality, durable materials.

3. Fences and Walls

Intent: To ensure that fencing contributes to the overall design of residential buildings and development.

3.1.1 High-quality wood or masonry fences should be provided along all side and rear property lines.

3.1.2 Fences that entirely enclose the front yard, including driveways, are discouraged.

3.1.3 Fences constructed of predominantly natural materials, such as wood and stone, are preferred; however, the use of masonry and textured or color-tinted concrete is acceptable.

3.1.4 All fences, walls and other related features should be accompanied by landscaping to better integrate the structure within the site and to reduce its visual impact.

3.1.5 Where preservation of views is a goal, fences with an open structure should be used so as to permit views through to such community amenities.

3.1.6 Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically.

Low wooden fence with open structure enhances overall site and building design.

F. Lighting

This section contains the standards and guidelines for exterior lighting in the residential areas of the City. The intention for these guidelines is to ensure that the design of fixtures and the light provided contributes to the character of development and does not impact adjacent development.

1. Design

Intent: To integrate decisions about lighting fixtures with other aspects of the site planning process.

1.1.1 Exterior lighting should be designed as an integral part of the building and landscape design.

1.1.2 Site plans and architectural plans should include the location of fixtures, their design and the nature and level of the illumination they will provide.

1.1.3 Illumination levels should be provided to address security concerns, especially for parking lots, pedestrian paths, outdoor gathering spaces, at building entries and any other pedestrian accessible areas.

1.1.4 Decorative light fixtures, such as gooseneck lighting, are strongly encouraged.

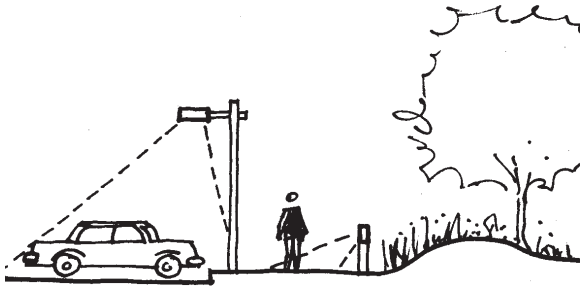
1.1.5 Lighting should generally be designed to include cut-offs to minimize the lighting of the sky.

2. Lighting Height

Intent: To prevent light fixtures from creating excessive illumination on the site and its surroundings.

2.1.1 Lighting sources should be kept as low to the ground as possible while ensuring safe and functional levels of illumination.

2.1.2 Area lighting should be directed downward or employ control features so as to avoid light being directed offsite as well as to avoid lighting of the night sky.



Lighting directed downward.

3. Lighting Levels

Intent: To ensure that lighting choices meet the site's needs while avoiding excessive illumination.

3.1.1 The light source for externally-illuminated signs should be positioned so that light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.

3.1.2 Lighting should be located so as to minimize the impact of lighting upon adjacent buildings and properties, especially residential uses.

3.1.3 In general, the location of lighting should respond to the anticipated use and not exceed the amount of illumination required by users.

3.1.4 Illumination over an entire area or the use of overly bright lighting is strongly discouraged. The use of a number of smaller lights is preferable to larger, more intense lights.

3.1.5 Lighting for pedestrian movement should illuminate changes in grade, path intersections and other areas along paths which, if left unlit, would create a perception that the area is not secure. The recommended minimum level of illumination along pedestrian paths between destinations is 0.5 foot-candles. At pedestrian destination points such as entryways, plazas and courtyards, lighting levels should typically achieve illumination of 1 foot-candle.

3.1.6 The placement of light standards, whether for street lights or garden lights, should not interfere with pedestrian movement.

4. Parking Area Illumination

Intent: To ensure that lighting in parking areas is adequate but not excessive.

4.1.1 Illumination should be concentrated along the pedestrian paths leading to parking areas and in the specific areas where cars are parked.

4.1.2 Illumination should achieve a lighting level of 1 foot-candle on the parking lot surface.