Chapter 7: Mixed-Use Development

This chapter contains guidelines for new and renovated mixed-use development in areas where this land use is permitted. Generally, developers are encouraged to implement a vertically mixed-use typology, such as multi-family residential use above a retail use. However, some general guidelines are also provided for the design of parcels on which the mix of uses is developed horizontally, such as an apartment complex adjacent to a retail center. 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

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A. Goals

The following goal statements set forth the basic design intent implicit in the design guidelines formulated for mixed-use development:

1. To facilitate the development of a mixture of neighborhood-serving businesses and residences.

2. To provide opportunities for residential uses that can capitalize on ready access to commercial and retail establishments.

3. To provide for flexibility in the design and development of residential subdivisions.

4. To encourage a variety of housing types.

B. Site Planning

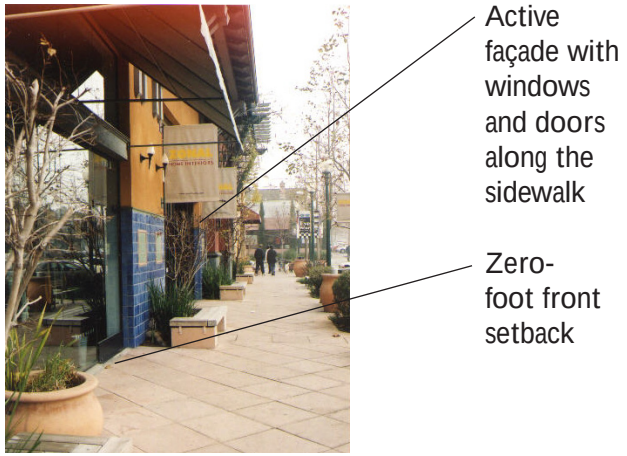
1. Building Siting and Orientation

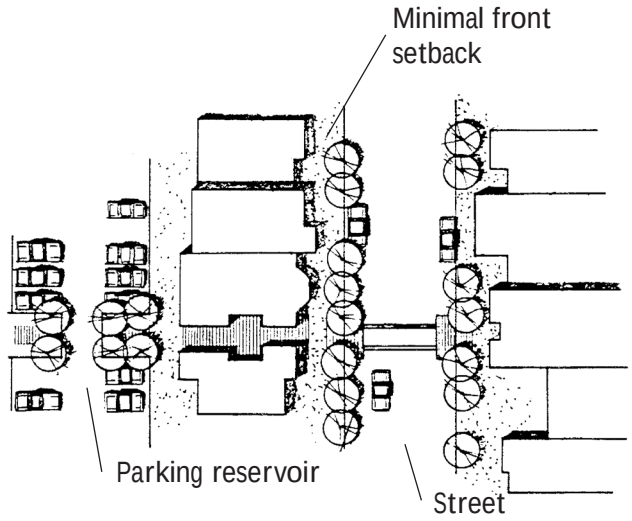
Intent: To employ the existing environmental, geographic and topographic conditions to create new development that mixes commercial and residential uses in a manner that is appropriate for Oroville.

1.1 Location and Orientation

1.1.1 Where feasible, buildings should be located adjacent to the street at the front setback line or immediately behind a public or semi-public space, such as an outdoor seating area for a restaurant.

1.1.2 Retail uses with entrance doors and windows should front onto the street at the ground-floor level.





1.1.3 The development should not have excessive setbacks that create gaps or voids in the rhythm of the street's architectural edge.

1.1.4 All visible frontages should be detailed with architectural elements.

Restaurant seating at the edge of the sidewalk.

1.2 Building Mass

1.2.1 In mixed-use centers, the development of a complex of buildings is preferable to a single large structure, because the varied massing provides visual interest and human scale. Additionally, the spaces created between the various buildings provide opportunities for pedestrian plazas, courtyards and other outdoor gathering areas.

Uniform building frontages define street edge.

1.3 Corner Sites

1.3.1 The street-facing corners of corner sites should be developed with buildings, public plazas or open space areas.

a) The building should either be sited on the corner property lines or set back from the corner to provide a public open space that provides direct internal access.

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

1.3.2 Surface parking should not be provided at the corners of corner sites. Required parking should be provided behind the building.

1.3.3 Buildings located on corners should include special architectural features, such as a tower element or a sign, that help to anchor the intersection.

1.3.4 A modest articulation of the building mass should be provided at corner sites.

1.3.5 Additional corner treatments may include a rounded or angled facet on the corner, location of the building entrance at the corner or an embedded corner tower.

Corner building with small plaza and seating area.

1.4 Loading and Service Entrances

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

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 and traffic impacts, 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 be compatible with the height, massing, setback, and design character of surrounding uses. New development should contribute to the visual quality and cohesiveness of its setting but need not imitate or mimic adjacent development.

2.3 Adjacent Views

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

Street frontages with extensive architectural detailing.

2.4 Coordination with Adjacent Properties

2.4.1 Owners of adjoining 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 mixed-use development projects.

3.1 Pedestrian Spaces

3.1.1 Mixed-use development should emphasize pedestrian orientation by utilizing features such as plazas, interior walkways, ornamental gates, trellises, lighting, plant materials, seating, fountains and other similar elements.

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

Pedestrian area is attractively landscaped with trees and benches.

Outdoor pedestrian space provides informal seating area.

3.2 Pedestrian Connections

3.2.1 Attractive, well-marked pedestrian links between parking and buildings should be provided. The connections should be designed as safe, clearly-marked and attractive pedestrian walkways across traffic lanes, landscaped areas and parking lots.

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

3.2.3 Where pedestrian paths or walkways cross parking areas or driveways, the paths should utilize decorative paving to define the pedestrian space.

3.2.4 Where walkways cross traffic lanes, special design features should be used to increase safety for the pedestrian. Potential design features include: raised or textured pavement, curb extensions to narrow the travel lane or low-level lighting, such as a bollard light.

3.2.5 Pedestrian connections should also be provided between buildings and adjoining commercial and residential sites.

3.2.6 Walkways should be shaded and landscaped.

3.2.7 Pedestrian connections should include design cues to help demarcate the transition between public and private spaces. Design cues may include a change in colors, materials, landscaping or the dimensions of the space.

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

Landscaped shade structure provides comfortable pedestrian circulation area.

3.3 Materials

3.3.1 Main pedestrian walkways that connect buildings and parking areas should use materials that create a flat, even surface, and do not create a tripping hazard, particularly for strollers and wheelchairs.

4. Parking

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

4.1 Location

4.1.1 Parking areas should not create a separation between adjacent land uses and buildings.

4.1.2 Building siting and parking design should maximize opportunities for pedestrian and vehicular circulation between adjacent sites, such as joint access easements and common driveways.

4.1.3 Parking areas should be located on the sides or rear of projects with pedestrian connections between the parking areas of the project.

4.1.4 Parking should be integrated within the project and visually de-emphasized.

Buildings are placed at the perimeter of the block with parking behind.

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 mixed-use development.

4.3 Screening

4.3.1 Surface parking areas facing a public street should be buffered by landscaping.

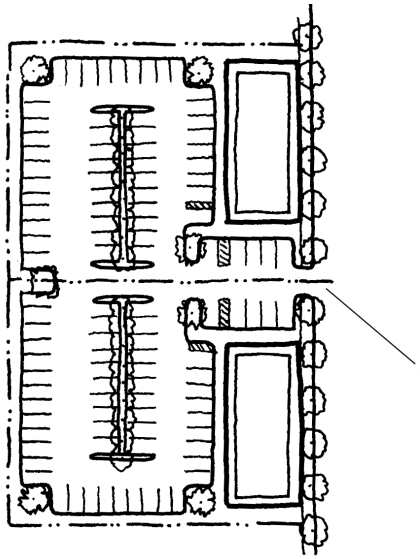
4.3.2 For security purposes, openings should be incorporated into the landscape design to provide clear views into the site.

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.

4.4.3 Building siting and parking design should maximize opportunities for shared parking, access entries and driveways in order to minimize the number of curb cuts. This will limit possible conflicts between pedestrians and vehicles entering and leaving the parking area.



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

4.4.5 Driveway access on corner lots should be located as far as possible from intersections.

4.5 Internal Circulation

4.5.1 On-site pathways that are separated from vehicular traffic should be provided for pedestrians and bicyclists. The pathways 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.

4.5.3 Primary circulation paths should avoid excessive steps or level changes in order to reduce potential tripping hazards and facilitate circulation for all potential users, including strollers and wheelchairs.

Opening between streetfront buildings accesses shared parking area behind the buildings.

5. Service and Refuse Areas

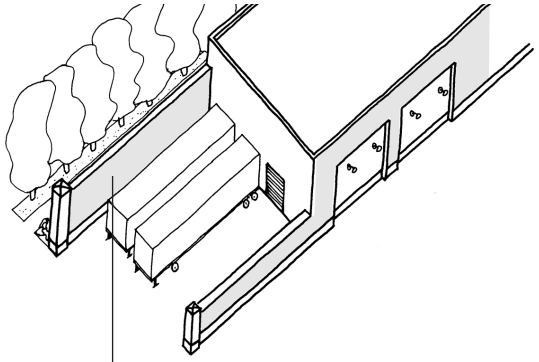
Intent: To minimize the impact of service areas and site-related infrastructure on the aesthetic character of mixed-use development in Oroville.

5.1 Service Areas

5.1.1 Lighting of outdoor service, loading and storage areas should be the minimum necessary for security purposes and should be designed and directed so as not to create glare or lighting impacts at the street or on surrounding properties.

5.1.2 Service areas, garbage receptacles, utility meters and mechanical and electrical equipment should be screened from public view and located for convenient access by service vehicles.

5.1.3 Screening of these areas should be integrated into the overall building and landscape design.



Decorative wall separates loading dock from sidewalk and tree-lined street.

5.2 Refuse Areas

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

5.2.2 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.

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

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

5.2.5 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.

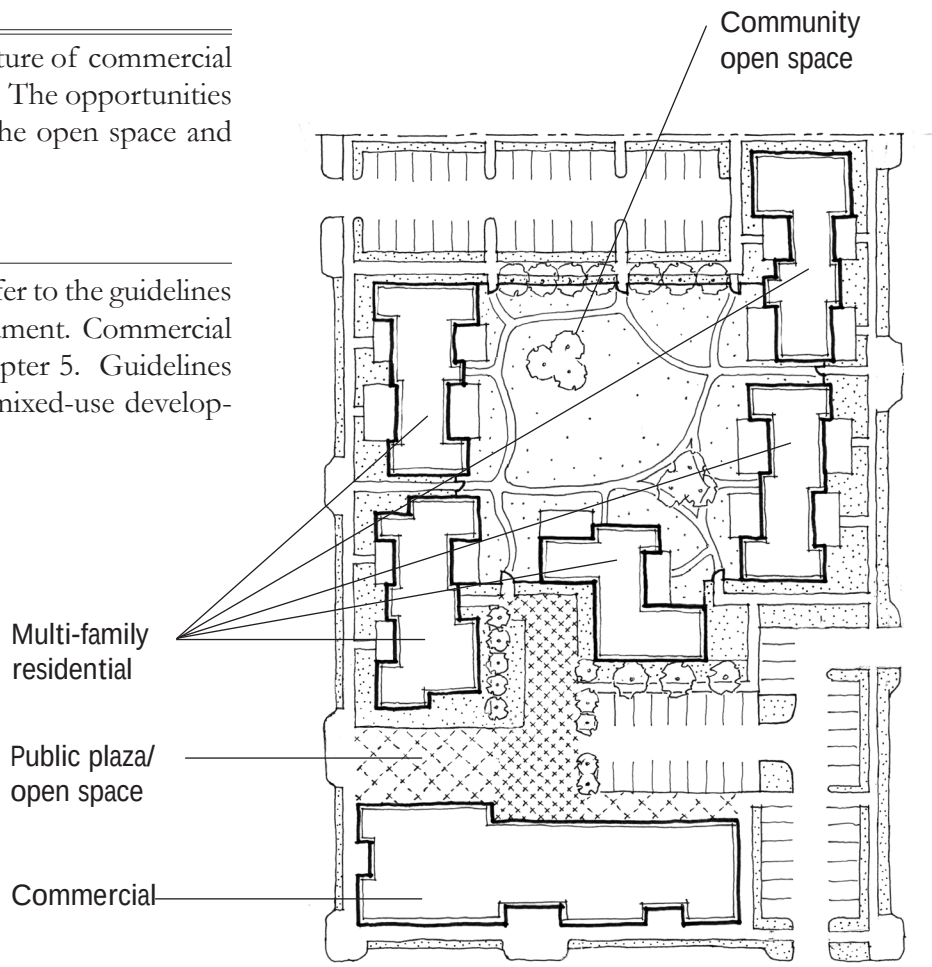
Trash enclosure of high-quality, durable materials.

6. Horizontal Mixed-Use

This section includes design guidance for development that proposes a mixture of commercial and residential land uses that are adjacent to each other on the same parcel. The opportunities for interplay between these uses will primarily be in the relationship of the open space and parking components of the adjoining uses.

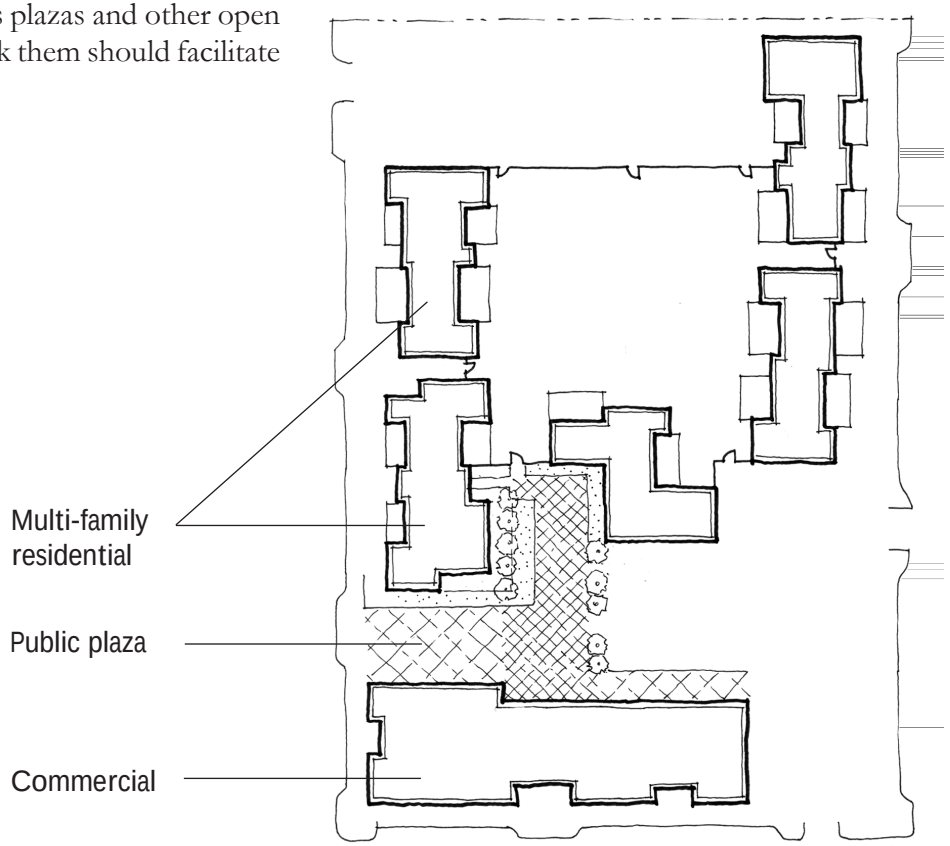
6.1 Site Development

Residential components of horizontally mixed-use developments should refer to the guidelines for multi-family residential development, contained in Chapter 6 of this document. Commercial components of horizontally mixed-use developments should refer to Chapter 5. Guidelines for the design of open space areas and parking facilities in horizontally mixed-use development follow.



6.2 Open Space

Projects should develop a comprehensive open space network that uses plazas and other open space elements to connect uses. Open space areas and the paths that link them should facilitate the integration of adjacent land uses on the site.

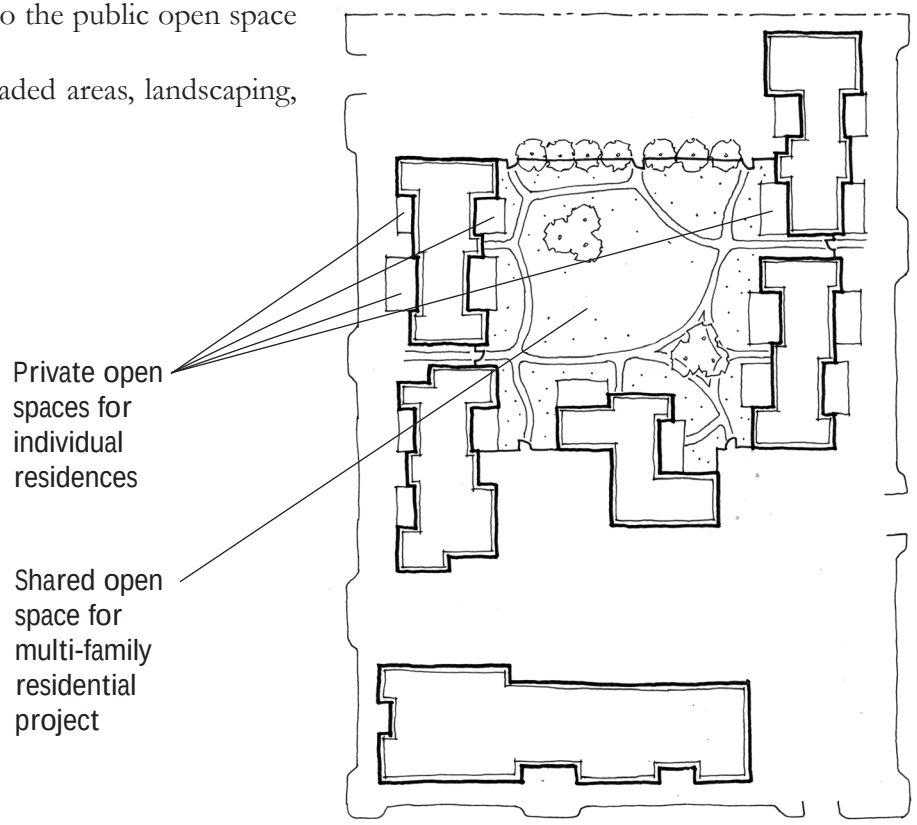


Plaza opens to street and bridges the commercial and residential uses

6.2.1 Plazas and building forecourts should be developed so as to maximize circulation opportunities between adjacent uses.

6.2.2 Usable open space for residents should be configured and designed so as to ensure privacy for residential uses, while also providing linkages to the public open space components of the project.

6.2.3 Seating areas should be provided, coordinated with shaded areas, landscaping, lighting and views to focal points.

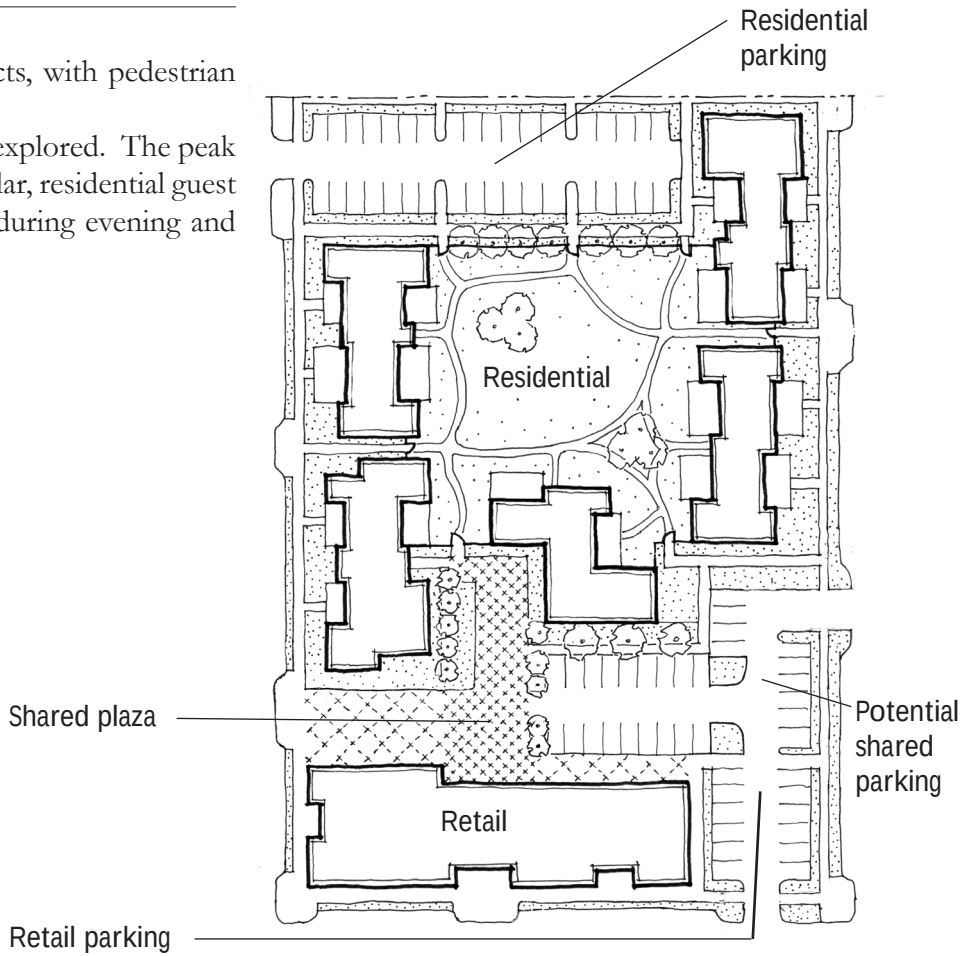


6.3 Parking

6.3.1 Parking areas should not separate the adjacent land uses.

6.3.2 Parking areas should be located on the periphery of projects, with pedestrian connections to buildings.

6.3.3 Opportunities for shared use of parking facilities should be explored. The peak parking demand times will differ for the various land uses. In particular, residential guest parking can take advantage of surplus commercial parking spaces during evening and overnight periods.



C. Building Design

This section applies to the design of buildings that include a vertical mix of uses and to commercial buildings in a horizontally mixed-use project. For residential buildings in horizontally mixed-use projects, please refer to the residential guidelines in Chapter 6.

1. Building Organization

Intent: To ensure that mixed-use development includes an appropriate combination of land uses and architectural characteristics.

1.1.1 Vertically mixed-use buildings should be designed with commercial storefronts on the ground floor and residential uses above.

1.1.2 A ground floor retail use should have a minimum floor-to-ceiling height of 12 feet.

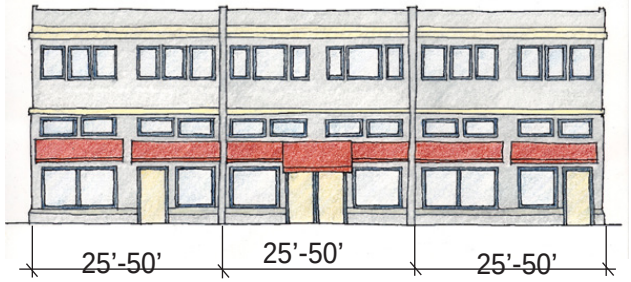
Retail use on the ground floor with residential use above.

2. Building Rhythm

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

2.1 Articulation

Buildings should be articulated to reflect a small-scale street frontage rhythm, with building bay widths of approximately 25 to 50 feet.



Building frontage rhythm.

2.2 Multiple-Tenant Spaces

2.2.1 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 pedestrian area.

Individual tenants operate from separate structural bays of the building.

3. Façade

Intent: To ensure that all building façades that can be viewed from a public street are articulated to add visual interest, distinctiveness and human scale.

3.1 Articulation

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

3.1.2 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.

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

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

3.1.4 Façades without openings should be avoided.

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

3.1.6 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.

3.1.7 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 hang over ground-floor storefronts.

3.2 Scale of Detailing

3.2.1 Building façades should have elements that relate to the scale of a person.

3.2.2 All façades should emphasize three-dimensional detailing, such as cornices, window moldings and reveals, to cast shadows and create visual interest on the façade.

Windows and awnings delineate ground-floor storefront.

3.3 Entries to Ground Floor Areas

3.3.1 Entries to ground-floor retail areas should occur from main streets, and should be accented with features such as moldings, lighting, overhangs or awnings.

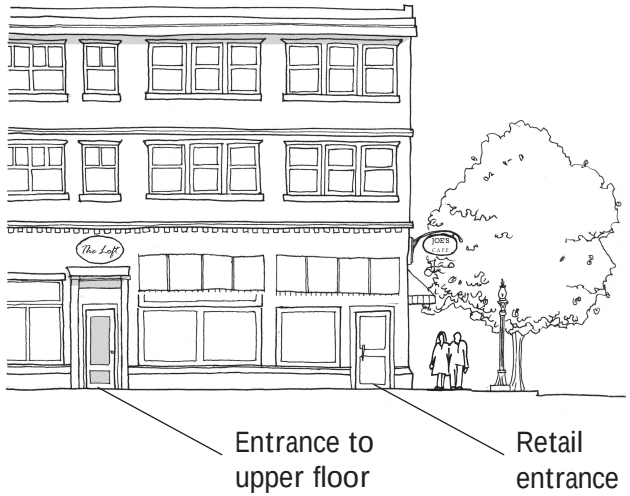
3.3.2 Building entries should be recessed into entry bays to create transitional spaces between the street and buildings.

Restaurant entry on ground floor of corner building.

3.4 Entries to Upper Levels

3.4.1 Entrances to dwelling units, offices or other upper-story uses should be clearly distinguishable in form and location from retail entrances.

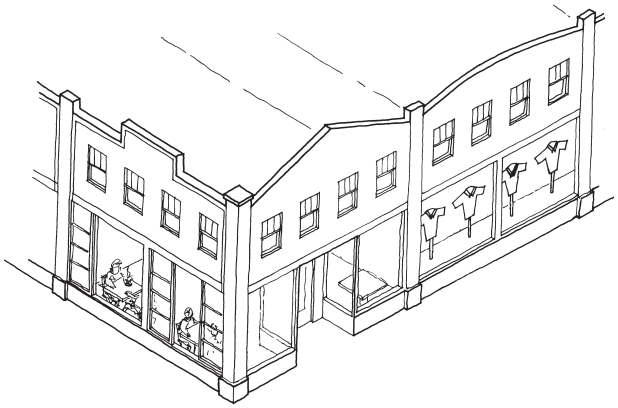
3.4.2 Doorways should be recessed for privacy but should be clearly expressed by awnings, high-quality materials or other architectural treatments.



7: MIXED-USE

3.5 Doors

3.5.1 Doors at storefronts should include windows that permit views into the establishment.



Storefront doors are similar to the windows.

3.6 Windows

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

3.6.2 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.

Windows with a vertical orientation.

3.6.3 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.

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

3.6.5 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.

3.6.6 Window frames should be substantial, not flush against the walls. Plaster reveals

Ground-floor windows are larger than those for the upper floor residential uses.

and wainscoting should be used to create the appearance of deep-set doors and windows. Window reveals should be a minimum of 4 inches.

3.6.7 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.

3.7 Awnings and Canopies

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

3.7.2 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.

3.7.3 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.

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

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

Awnings fit to the horizontal components of the ground floor building structure.

3.7.6 Awnings on multi-tenant buildings should be the same style.
3.7.7 Awning design should be consistent with the character and design of the building.
3.7.8 The use of fabric awnings is encouraged. The use of vinyl and plastic awnings is discouraged.
3.7.9 If used, lighting for awnings should be from fixtures located above the building, designed and placed to enhance the appearance of the building
3.7.10 Awning color(s) should be compatible with the overall building color scheme.

Awnings cantilever out from the façade.

3.8 Building Materials

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

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

3.8.3 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.

3.8.4 Materials should be harmonious with adjacent buildings.

3.8.5 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.

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

Tile base at streetfront cafe.

3.9 Color

3.9.1 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.

3.9.2 Color should be used to enhance architectural elements.

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

4. Roof

Intent: To ensure that the design of roofs contributes to the overall building design.

4.1 Form

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

4.1.2 Roofs should be compatible with the architectural style of the building.

4.1.3 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.

4.1.4 Sloping roof forms are encouraged.

4.2 Roof Lines

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

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

Intricate parapet outlines on a mixed-use street.

4.3 Detailing

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

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

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

4.4 Materials

4.4.1 Reflective roofing materials should not be used on roof surfaces that are visible from either ground level or elevated viewpoints, such as freeways.

Cornice detailing is an integral component of the overall façade design.

D. Landscape Design

The guidelines in this section give design guidance for the landscaping components of mixed-use development.

1. Coverage

Intent: To provide adequate landscaping materials that enhance the appearance of mixed-use projects.

1.1.1 Developers are strongly encouraged to provide more than the minimum required landscaping, particularly in publicly-viewed areas, in order to create a more attractive environment for residents, employees and the general public.

2. Function

Intent: To provide adequate pedestrian amenities and attractive environments between public streets and mixed-use development.

2.1.1 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.

Landscaping along a walkway between retail and parking.

3. Layout

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

3.1 General

3.1.1 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.

3.1.2 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.

3.1.3 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.

3.2 Parking Buffer

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

4. 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.

4.1 Plant Selection

4.1.1 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.

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

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

4.1.4 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.

4.1.5 Groundcover should consist predominantly of plant materials.

4.1.6 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.

4.2 Plant Size and Scale

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

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

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

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

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

5. Plazas and Open Space

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

5.1 Plazas and Protected Seating Areas

5.1.1 Publicly-accessible plazas and open spaces are encouraged to be provided as part of mixed-use developments.

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

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

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

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

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

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

5.1.8 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.

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

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

Small outdoor area adjacent to retail uses.

Benches and fountain in semi-private seating area.

6. Fences and Walls

Intent: To ensure that fencing contributes to the overall design of mixed-use development.

6.1 Fence and Wall Design

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

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

6.1.3 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.

6.2 Articulation

6.2.1 The length of screening fences and walls adjacent to public rights of way should be minimized to the maximum extent feasible.

6.2.2 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.

Landscaping is provided around screening fence.

7. Undeveloped Areas

Intent: To ensure that vacant parcels do not detract from the overall goal of attractive and visually distinctive industrial development areas.

7.1.1 All undeveloped portions of each occupied parcel should be maintained as landscaped areas wherever practical.

7.1.2 For phased developments, landscaping should be installed along the entire street frontage during the first phase.

7.1.3 Undeveloped areas should be maintained and irrigated and should not be used for any kind of storage.

E. Signs

This section provides guidelines for all signs in the mixed-use 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.

Service entrance clearly signed with materials consistent with other building components.

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.

Business sign spans storefront over entry.

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.

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 as customers approach the business (see examples on pages 53, 109, and 111).

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.

Business signing applied to awning valance.

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.

Freestanding tenant sign is compatible with building architecture.

F. Lighting

This section contains guidelines for exterior lighting in mixed-use development.

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.

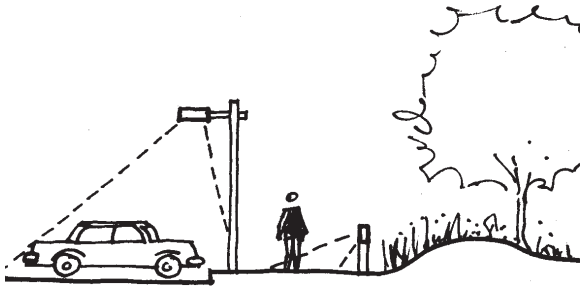
Exterior lighting enhances architectural design.

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 8: Foothill/Hillside Development

This chapter contains design guidelines for all projects that are subject to the Oroville Zoning Code's requirements for foothill and hillside development. 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.

Chapter Sections

A. Goals
B. Site Planning
C. Building Design
D. Landscape Design
E. Views

A. Goals

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

1. To protect the natural character of hillside areas, especially their unique topography.

2. To establish an attractive character for hillside development.

3. To encourage the preservation of viewsheds to and from the hillside.

B. Site Planning

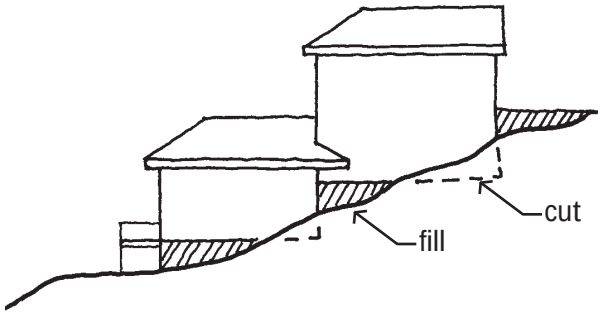
The guidelines in this section are intended to assist in the appropriate siting of hillside buildings. These guidelines are intended to protect the natural topography of hillsides in Oroville.

1. Topography

Intent: To ensure that, to the extent possible, the natural contours of Oroville's hillsides are preserved and integrated into new developments.

1.1 Siting

1.1.1 Siting and design of structures should conform to the natural contours of the site and mitigate the need for extensive cutting, filling or terracing.

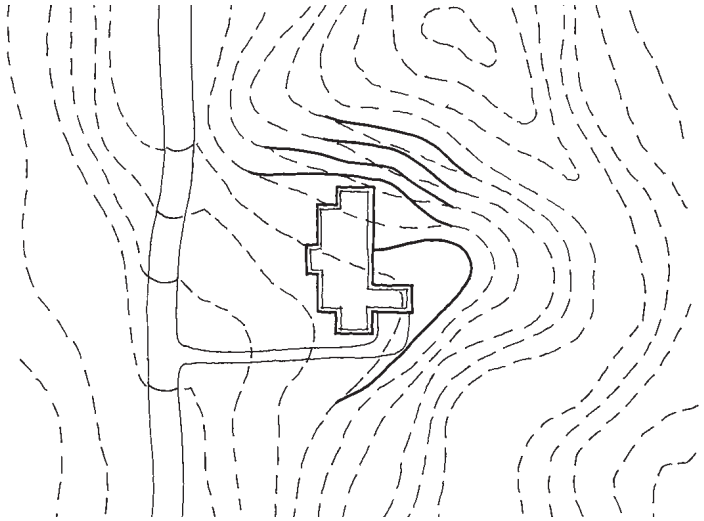


A building set into the hillside with minimal cuts and fills.

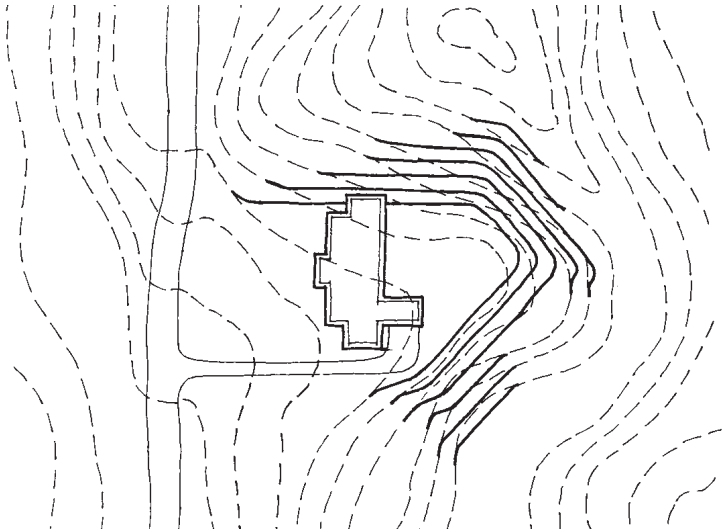
1.2 Grading

1.2.1 Where grading is necessary, contour grading that emulates the topography of the existing slope should be utilized.

1.2.2 The site should not be shaped into terraced building pads, nor should a flat site be created on a parcel that has existing topography.



Preferred. The building's site has been graded to relate to the existing shape of the hillside.



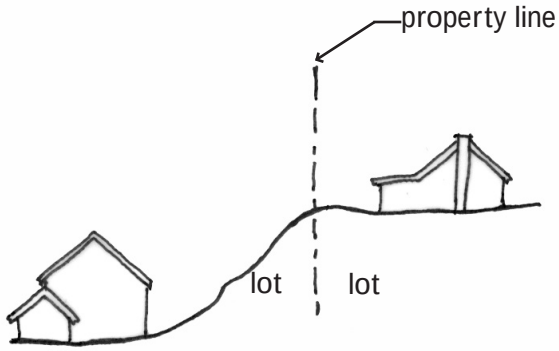
Discouraged. The building's site has been graded to create large, flat pads that do not relate to the existing landscape.

2. Lot Line Location

Intent: To ensure that property owners maintain hillside areas under their ownership.

2.1 Lot Line Location

2.1.1 If possible, parcel boundaries should be placed at slope peaks to help ensure that the existing topography is not neglected.



The property line has been placed so that both landowners can see their entire property.

C. Building Design

The guidelines in this section give design guidance for the architectural components of hillside buildings.

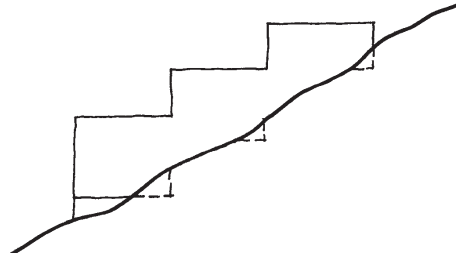
1. Massing

Intent: To ensure that buildings are designed with elements that relate to and take advantage of hillside topography.

1.1 Step Building

1.1.1 Buildings should be broken up into a collection of volumes that step up or down a hillside, unless appropriate for a particular style.

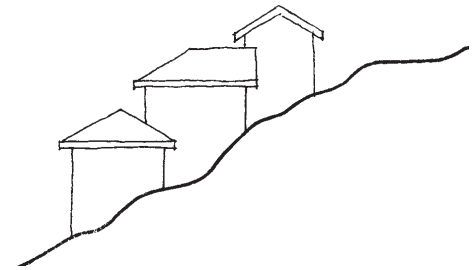
1.1.2 Buildings should avoid excessive cantilevers, unless they are integrated into the architectural design and topographic conditions.



Using minimal cuts into the slope, a building is able to step up the hillside.

1.2 Roof Forms

1.2.1 Roof forms, such as gabled or hipped roofs, should generally parallel the slope.



The roof line generally conforms to the existing slope of the hillside.

1.3 Decks

1.3.1 Overhanging or cantilevered decks require special design consideration. Excessive cantilevering should be avoided, unless it is integrated into the architectural design and topographical conditions.

2. Retaining Walls

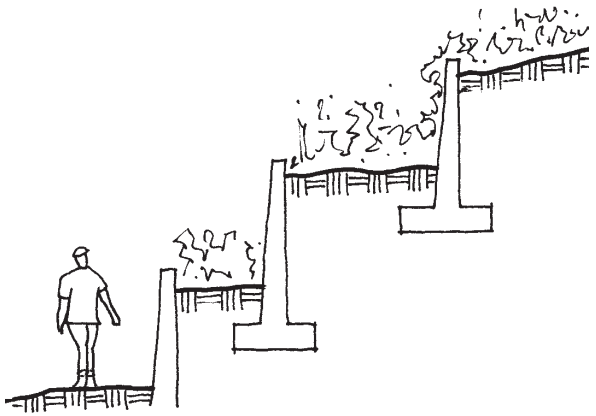
Intent: To ensure that appropriate scale, location and materials are used for retaining walls to reflect the natural hillside conditions and permit safe development, while relating to the human scale.

2.1 Height

2.1.1 Retaining walls should not be higher than 6 feet.

2.2 Placement

2.2.1 Terraced retaining walls should be horizontally separated by a minimum distance of 5 feet, and the area between retaining walls should be landscaped.



Retaining wall with landscaping in terraces.

2.3 Materials

2.3.1 The exposed face of a retaining wall should be constructed of natural materials, such as stone or wood, so as to be in harmony with the predominant color and character of the adjacent landscape. If wood is utilized, appropriate structural materials such as CMU block or metal should be used in contact with the soil.

3. Building Massing and Façades

Intent: To ensure that building massing and façades provide visual interest and respond to the hillside environment.

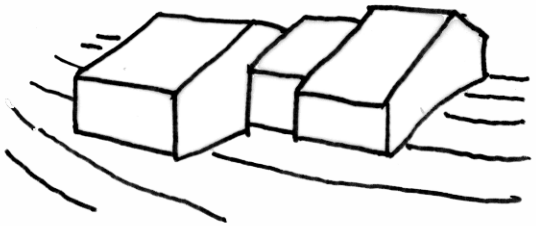
3.1 Massing

3.1.1 Building massing should break up large forms to reduce visual bulk.

3.2 Articulation of Façade

3.2.1 Building façades should include a variety of horizontal planes to supply visual interest and avoid excessive bulk.

3.2.2 Façade surfaces that face viewshed areas should be minimized by utilizing single story elements, varying setbacks, roof pitches and landscaping areas.



A building's mass should be broken up into smaller pieces to avoid an excessively bulky appearance.

4. Colors and Materials

Intent: To ensure that building materials relate to natural hillside features.

4.1 Colors

4.1.1 Medium to dark earth tones, which are less reflective than lighter colors, should be used for building façades located in view-sensitive areas.

4.2 Materials

4.2.1 Surfaces should be composed of rough textures, such as stucco, wood or natural brick, to reflect the landscaping and existing vegetation in the area.

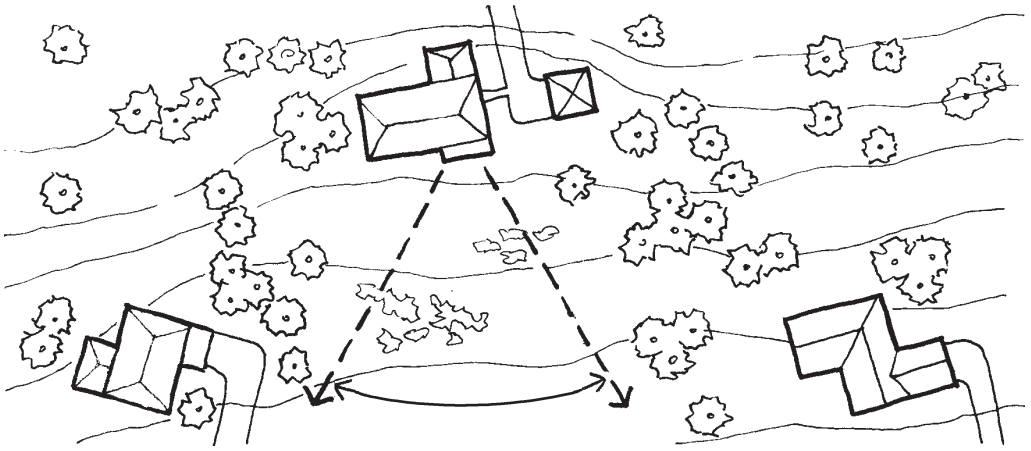
D. Landscape Design

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

1. Landscape Plan

Intent: To incorporate landscaping within a site in such a way as to preserve views and create privacy for neighbors.

1.1.1 A landscape plan should maximize views from the property and create visual buffer zones between the property and neighboring parcels.



Landscaping includes small vegetation where necessary to preserve views and trees to create a buffer from adjacent properties.

2. Natural Site Features

Intent: To ensure that existing landscape features are integrated into the site plan.

2.1 Existing Landscaping Elements

2.1.1 Where grading has occurred, slopes should be replanted with non-invasive species.

2.1.2 Where slopes are retained, existing vegetation should be preserved.

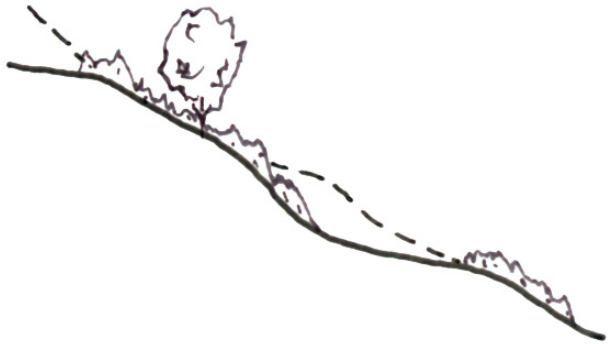
2.1.3 Clustered development should be utilized in oak woodland areas to help ensure the preservation of this unique habitat.

2.2 Plant Species

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

2.2.2 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.

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



Native vegetation is retained on preserved slopes, and graded slopes are restored with native species.

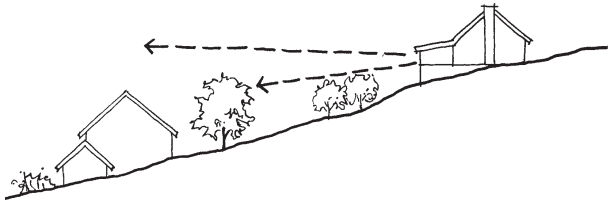
F. Views

The guidelines in this section provide guidance for the preservation of views in hillside areas.

1. Views from Site

Intent: To ensure that buildings are placed in the best possible locations for taking advantage of hillside views.

1.1.1 Where feasible, buildings should be sited so as to maximize the view potential from the site while also maximizing the distance from buildings on adjacent properties.



Buildings and trees located so that views from property are preserved, while views of neighboring houses are maximized.

2. Views from Neighboring Properties

Intent: To allow neighboring properties to enjoy hillside views where possible.

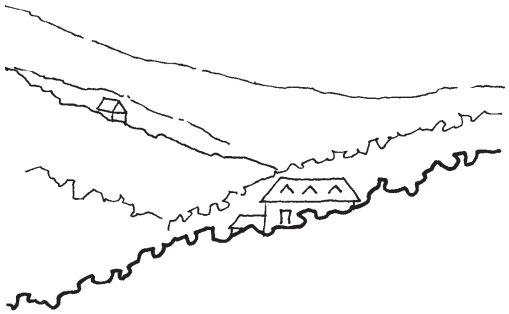
2.1.1 Where feasible, buildings and trees should be designed and sited so as to minimize the obstruction of key views from adjacent properties.

3. Ridgeline Protection

Intent: To fit buildings within the existing topography, rather than as highly visible insertions into the landscape.

3.1.1 Buildings should not be sited on ridgelines or hilltops.

3.1.2 The rooflines of buildings on hillsides should be below the height of the existing tree canopy.



Building silhouettes that are below the existing tree canopy and surrounding ridgelines.

Chapter 9: Low Impact Development and Resource Efficient Design

This chapter contains design guidelines for low impact development (LID) practices and resource efficient construction methods. These guidelines pertain to all development types, including Industrial and Office, Commercial, Residential, Mixed-Use, and Foothill/Hillside Development. Please refer to the Oroville Municipal Code and the Oroville Engineering Design Standards for additional requirements. In particular, applicants should discuss specific development requirements with the Department of Community Development.

Chapter Sections

A. Goals
B. Site & Landscape Design
C. Building Design

A. Goals

The following goals identify the basic urban design principles implicit in the guidelines for the City's LID and resource efficient design:

1. To reduce the negative environmental effects of buildings and their construction by minimizing energy consumption, conserving water, and using recycled or sustainable building materials.

2. To comply with State and local LID and Resource Efficiency objectives.

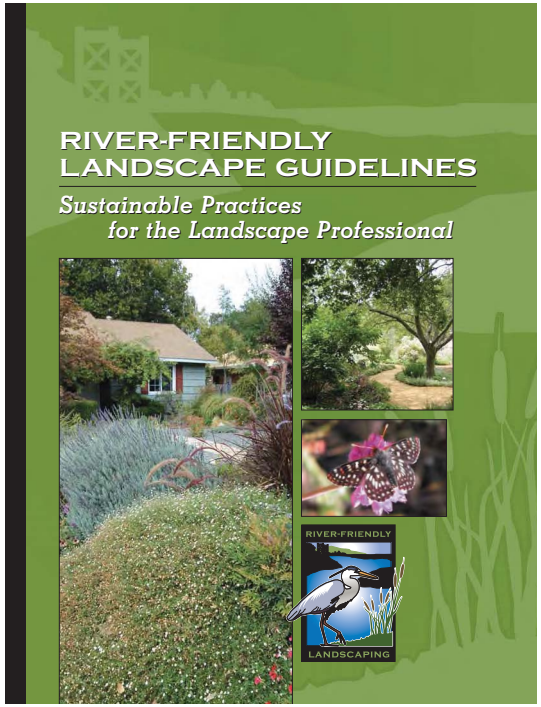
3. To promote environmentally-friendly construction practices and attract "green" employers to the City of Oroville.

B. Site & Landscape Design

The guidelines in this section are intended to give design direction for LID and resource efficient practices for all projects.

1. Green Standards

Intent: To ensure all development meets local and State sustainability objectives. New non-residential buildings with an area greater than 1,000 square feet or cost greater than $200,000, and residential additions or alterations that increase the conditioned area, volume, or size, must comply with California Green Building Standards Code (CALGreen). The guidelines below noting CALGreen are required for applicable projects and encouraged for all other projects.



1.1 River-Friendly Landscaping Practices

1.1.1 Where feasible, all projects should employ River-Friendly Landscaping practices to conserve water, reduce yard waste, improve air quality, and prevent pollution of the Feather River.

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

1.2 Parking

1.2.1 For all non-residential development, short-term bicycle parking should be provided for 5 percent of the anticipated visitor traffic with a minimum of one two-bike-capacity rack. For public schools and community colleges, short-term parking should be provided for 5 percent of the student population with a minimum of one two-bike-capacity rack. Long term bicycle parking should be provided for 5 percent of employees with a minimum of one two-bike-capacity rack, as per the Non-Residential CALGreen Code.

1.2.2 For all non-residential development, 8 percent of parking stalls should be designated for "Clean Air Vehicles" (low emitting, fuel efficient, and carpool/van pool vehicles), as per the Non-Residential CALGreen Code.

Bike parking.

2. Habitat Fostering Landscapes

Intent: To ensure that all development includes landscaping that provides a diverse habitat for a variety of species. For additional information, please refer to the Landscape Design portion (Section D) of Chapters 4-8 in this document.

2.1 Turf

2.1.1 Minimize turf in planting areas to reduce water use, chemical fertilizers, greenwaste, the fuel required for mowing and associated emissions from maintenance equipment.

2.1.2 Replace turf with groundcovers and "no-mow" turf varieties that have low water requirements.

No mow turf alternative, Cryer Park, City of Oakland.

2.2 Trees

2.2.1 Maximize the planting of large shade trees for greenhouse gas reduction, heat island effect reduction, ambient temperature reduction, and stormwater mitigation, and to increase habitat and property value.

2.2.2 Provide adequate soil volumes to grow healthy trees by utilizing properly sized planting areas, structural soil, or suspended pavement systems.

2.2.3 Consult with the Parks and Trees Supervisor to ensure that the appropriate tree species are planted to avoid damage to infrastructure features (e.g. curb, gutter, sidewalk, pavement and overhead wires).

2.2.4 When planting trees in the public right-of-way, consult with utility providers to ensure that no underground utilities are present that may be damaged by tree roots.

Large stature trees.

2.3 Compost and Sheet Mulch

2.3.1 Compost and natural fertilizers should be utilized for lawn and plant maintenance instead of synthetic chemicals.

2.3.2 Sheet mulch (a layer of paper or cardboard underneath the mulch) should be utilized to enhance weed suppression and build soil health. Avoid synthetic weed barrier fabric.

Sheet mulching using recycled cardboard, City of Hercules.

2.4 Integrated Pest Management

2.4.1 Native plants should be installed to attract beneficial species, such as bees, butterflies, and hummingbirds. Native plantings will not only serve as food for bird populations, but will additionally provide integrated pest management (IPM) and ecosystem services.

2.4.2 IPM should be utilized during project construction and maintenance, focusing on mechanical, cultural, physical, and biological pest controls and utilizing the least toxic pesticide as a last resort. In particular, strive to avoid using Neonicotinoids (insecticides that are widely used in farms, homes, schools and urban landscapes), which have been shown to negatively affect honey and bumble bee colonies.

3. Water Use

Intent: To ensure that all projects conserve water in the landscape. New or rehabilitated projects with landscape area equal to or greater than 2,500 square feet or homeowner provided projects with a landscape area equal to or greater than 5,000 square feet must comply with the California Water Efficient Landscape Ordinance (CAL WELO). The following guidelines are required for applicable projects and encouraged for other projects. See full text of the CAL WELO for exemptions. During periods of drought emergencies, the City may be required to go above and beyond the measures listed below to conserve water.

3.1 Irrigation

3.1.1 The landscaping and irrigation design must comply with the State's water budget calculations.

3.1.2 A dedicated landscape water meter must be installed for projects with an irrigation area greater than 5,000 square feet, and is recommended for projects smaller than 5,000 square feet.

3.1.3 A weather-based or soil moisture-based controller, with a rain sensing shutoff device, should be installed for all irrigation systems.

Water efficient bubbler irrigation, 25th Street Minipark, City of Oakland.

3.1.4 A low volume irrigation system (i.e. drip, inline drip and bubblers) should be installed in mulched planting areas, on slopes greater than 25 percent, and in narrow or irregularly shaped areas that are less than 8 feet wide in any direction to prevent overspray.

3.1.5 A low volume irrigation system (i.e. drip, in-line drip and bubblers) should be installed in areas within 24-inches of a non-permeable surface, unless the planting area is adjacent to permeable paving or non-permeable paving that drains directly into the landscape.

3.1.6 Each irrigation valve should be designated for hydrozones with similar site, slope, sun exposure, and soil conditions, and plant materials that have comparable water requirements.

3.1.7 Where possible, utilize recycled water for irrigation; plumbing should be clearly marked with purple pipe for easy identification.

3.1.8 Utilizing graywater for irrigation is strongly encouraged. Washing machine systems do not require a permit, as long as they comply with the California Plumbing Code (Section 108.4.1).

Water overspray in a narrow strip of lawn, City of Hercules.

3.2 Mulch

3.2.1 A minimum 2-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, or direct seeding applications. A 3-inch layer of mulch is recommended, where feasible.

Recycled mulch.

4. Resource Efficient Materials

Intent: To promote the use of resource efficient materials in landscape design. For additional information on efficient lighting design, please refer to the Lighting portion (Section F) of Chapters 4-7 in this document.

4.1 Construction and Demolition Debris

4.1.1 All City public works and public construction projects are subject to the Construction and Demolition (C&D) Debris Recycling Ordinance (Oroville Municipal Code, Ordinance 1721, Chapter 11D), and must submit a waste management plan. Both residential and non-residential projects must recycle, salvage, or reuse a minimum of 65 percent of nonhazardous construction and demolition waste.

4.2 Environmentally-Friendly Materials

4.2.1 Where feasible, all projects shall utilize environmentally-friendly materials, such as salvaged items, materials made from recycled content, or FSC-certified wood for decking, fencing, and outdoor furnishings.

4.2.2 When it is practical, all projects shall utilize high density polyethylene (HDPE) instead of polyvinyl chloride (PVC) for irrigation piping and site furnishings because it is more resilient and flexible, chlorine-free, manufactured with fewer additives, and easier to recycle.

4.2.3 Avoid to the extent possible pressure-treated wood because of the toxins used in the treatment. Alternative products, such as the heartwood of decay-resistant wood and wood-plastic composite lumber, are recommended.

Salvaged brick signage and planter, Claremont Library, City of Berkeley.

4.3 Compost and Mulch

4.3.1 All projects should utilize local recycled compost generated from post-consumer green waste and/or food waste to the extent possible.

4.3.2 All projects should utilize local recycled mulch generated from urban organic materials, not including lumber industry by-products, to the extent possible.

4.4 Locally-Sourced Materials

4.4.1 Stone and hardscape materials should be sourced locally, ideally within 500 miles of the project site.

4.5 Light-Colored Paving

4.5.1 Light colored paving, with an albedo of greater than or equal to .30 or a solar reflective index (SRI) of 29 percent or greater, should be used to reduce the heat island effect.

Light-colored paving reduces heat island effect, Dona Spring Animal Shelter, City of Berkeley.

5. Stormwater Management

Intent: To encourage projects to manage stormwater effectively through LID practices.

5.1 Site Planning

5.1.1 The site's natural drainage patterns should be preserved or replicated to the extent possible.

5.1.2 During site planning, avoid excessive grading and disturbance of existing vegetation and soils to the extent possible.

5.1.3 Development should be concentrated and located on portions of the site with less permeable soils to preserve areas that can promote infiltration.

5.1.4 Limit a project's overall impervious coverage (i.e. paving and roof area). Projects that create or replace 5,000 square feet or more of impervious surface must treat stormwater, as per the NPDES General Permit for Small Municipal Separate Storm Sewer Systems MS4. Refer to the full regulation text for exempt projects and treatment requirements.

Preserve areas for infiltration.

5.2 Design Elements

5.2.1 Provide energy dissipation at all points of concentrated flow, such as at downspouts and curb cuts. Energy dissipation may include cobbles, splash blocks, flow spreaders or pop up emitters.

5.2.2 Employ small-scale design solutions that direct smaller quantities of runoff into landscaped areas. Spreading out and sinking in stormwater will lower cost impacts. For example, reduce the size of paved areas by breaking them up with planting areas that will capture water.

5.2.3 Where it is practical, permeable materials should be utilized in hardscape areas.

5.2.4 Consider circulation in the design of elements for stormwater management. For example, strategically locate paving or provide pedestrian "bridges" over rain gardens, particularly in parking lots, to reduce the foot traffic through them.

5.2.5 Detain and retain runoff throughout the site, where feasible.

Permeable pavers reduce runoff under a bike rack.

5.3 Amending Soils

5.3.1 Increase the water absorbing capacity of on-site soils by amending soils with compost, compost tea or non-synthetic fertilizers.

Pedestrian "bridge" over rain garden, City of Fremont.

C. Building Design

The guidelines in this section give LID and resource efficient design guidance for architectural components.

1. Green Standards

Intent: To ensure all building projects meet local and State sustainability objectives. New non-residential buildings with an area greater than 1,000 square feet or cost greater than $200,000, and residential additions or alterations that increase the conditioned area, volume, or size, must comply with the CALGreen Code. The guidelines below noting the CALGreen Code are required for applicable projects and encouraged for all other projects.

1.1 Recycling

1.1.1 Non-residential development shall identify readily accessible areas, which serve the entire building and meet local ordinances, for recycling paper, cardboard, glass, plastic, and metals, as per the Non-Residential CALGreen Code.

1.2 Green Building Rating Systems

1.2.1 Large construction projects are encouraged to comply with Leadership in Energy & Environmental Design (LEED) and Build It Green (BIG) approaches, and smaller projects are encouraged to reference the GreenPoint Rated checklist provided by BIG.

Covered recycling bins.

2. Water Use

Intent: To provide design guidance for constructing buildings that conserve water.

2.1 Water-Conserving Fixtures and Devices

2.1.1 Install water conserving plumbing fixtures and fittings, as per the Residential and Non-Residential CALGreen Code.

2.1.2 For non-residential buildings in excess of 50,000 square feet, install separate submeters for each individual tenant that consumes more than 100 gallons per day, as per the Non-Residential CALGreen Code.

2.2 Harvesting Rainwater

2.2.1 Where possible, utilize rainwater for toilet flushing. Other systems designed to collect and treat rainwater for potable uses need to be inspected and permitted on a case-by-case basis. Indoor plumbing using harvested rainwater should comply with the California Plumbing Code.

2.3 Graywater Use

2.3.1 Where possible, reuse graywater for non-potable purposes. Indoor plumping using graywater should comply with the California Plumbing Code.

3. Resource Efficient Materials

Intent: To promote the use of resource efficient materials in architectural design. For additional information on efficient lighting design, please refer to the Lighting portion (Section F) of Chapters 4-7 in this document.

3.1 Construction and Demolition Debris

3.1.1 Residential additions of 100 square feet or more, tenant improvements of 500 square feet or more, new structures of 500 square feet or more, demolition of 100 square feet or more, and all City projects and public construction projects are subject to the Construction and Demolition (C&D) Debris Recycling Ordinance (Oroville Municipal Code, Ordinance 1721, Chapter 11D). Such projects must submit a waste management plan. Both residential and non-residential projects must recycle, salvage, or reuse a minimum of 65 percent of nonhazardous construction and demolition waste.

Light-colored roofing reduces heat island effect, Shattuck Avenue, City of Berkeley.

3.2 Environmentally-Friendly Materials

3.2.1 Paints, stains, coatings, adhesives, sealants, caulks, and carpets shall be compliant with Volatile Organic Compound (VOC) limits, as per the CALGreen Code.

3.2.2 Where feasible, utilize salvaged materials from existing buildings. Materials that can be easily reused include light fixtures, plumbing fixtures, doors and trim, masonry, electrical devices, appliances, foundations, or portions of foundations.

3.3 Roof Systems

3.3.1 Where feasible, roofs and building patios shall meet the criteria of solar reflectance greater than or equal to .30 or a SRI of 29 percent or greater, which will reduce the heat island effect.

3.3.2 Where feasible, structures should be constructed with intensive or extensive green roofs.

Extensive green roof.

Appendix: Glossary of Terms

Building Bay: An individual component of a building that is delineated by structural elements such as columns, piers or bearing walls.

Building Plane: The vertical surface of a building wall or façade. A building plane may intermittently change, which provides articulation to the building's massing.

Detail: The smaller elements of a building that can be considered both individually and in relation to the whole. In this document, detail generally refers to individual components of architectural features such as façades, windows, doors and roofs.

Display Window: The ground floor fenestration that allows a merchant to display the products or services of the tenant business.

Façade: The exterior wall of a building.

Guideline: Recommendations for design solutions to the general goals and specific development issues included in this document. Throughout this document, the language "should" or "strongly encouraged" indicates a guideline.

Historic Resources: Areas, streets, buildings, structures, works of art, natural features and other objects or locations having a special historic, cultural, architectural, archaeological, community or aesthetic value.

Intent: The inherent goal of a specific guideline or group of guidelines.

Low Impact Development: The design, engineering and construction of a project with the intent of mitigating stormwater runoff and reducing environmental impact.

Massing: The three-dimensional physical volume of a building.

Mixed-Use: Any mixture of land uses on a single parcel, including mixtures of residences with commercial, offices with retail, or visitor accommodation with offices and retail.

Parapet: An upward extension of the exterior wall that rises above the roof to give the appearance of a taller building façade and mask equipment or other material on the roof.

Parking Bay: An individual component of a parking lot or structure that is ordinarily comprised of a drive aisle that is flanked on either side by parking spaces that can be perpendicular, diagonal or parallel.

Parking Reservoir: An area of parking that is generally used by multiple businesses or users, such as a centrally-located downtown parking lot.

Rhythm: A repeating pattern of façade or building elements that is conducive to the scale of a pedestrian walking in front of those buildings.

Scale: The size of a building or environmental feature, and the relationship of that size to the surrounding built or natural environment. Some places may benefit from a grand scale, such as a large open space or significant civic building, while other places will rely on an intimate scale more closely related to the human form.

Setback: The distance between a building and the property line.

Storefront: Generally speaking, a ground floor use that is conducive to retail activity, for which the building façade offers a high degree of visibility for the goods and services being offered by the tenant.