

## COMMERCIAL CENTERS

The commercial areas in the Delta Shores community consist of a Regional Retail Center, a Village Center Plaza, and a Town Center, designed to serve both the Delta Shores community and the south Sacramento regional area with a wide range of goods and services.

The commercial centers place particular emphasis on the establishment of a vibrant public realm, with an entertainment core located at the Village Center Plaza, and a residential/commercial mixed-use Town Center that will serve as a neighborhood gathering place. In addition, these commercial areas will be carefully landscaped to create an inviting atmosphere for a variety of users.

Each commercial area has been designed to be easily accessible via a variety of transportation choices. The Village Center Plaza and Town Center have been located near high-density residential uses with connecting landscaped paseos and a trails system designed to encourage pedestrian activity. All three commercial areas are located adjacent to the 24th Street extension, which will serve as the community's primary loop road and which is ideal for transit stops as well as conventional automobile access. The commercial areas are further connected via paseos and trails to the community open-space system, parks, and schools.

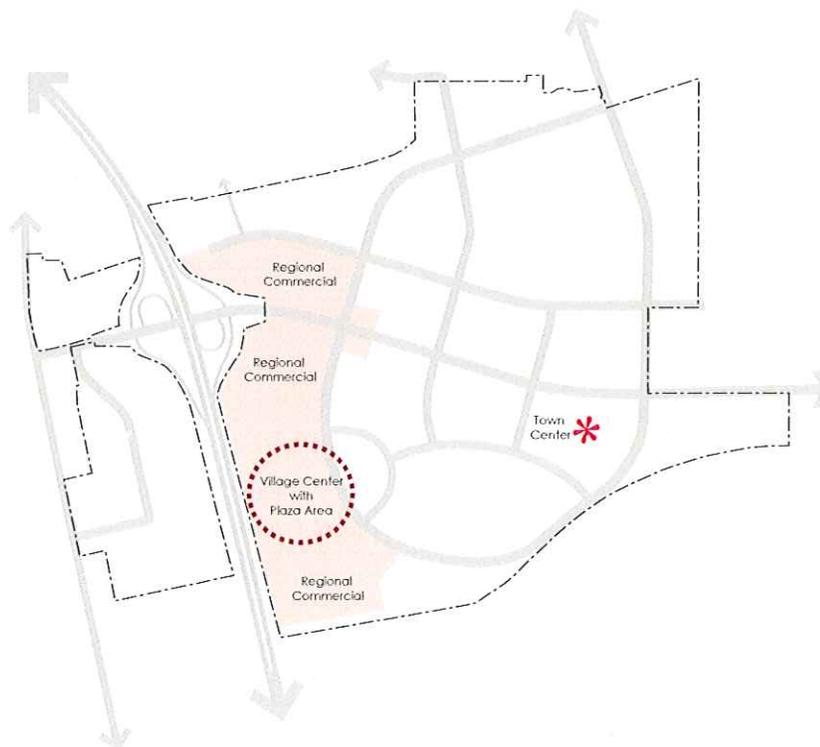


Figure 3.1: Location of Regional Commercial Center, Village Center, and Town Center

## Commercial Centers

### 3.1 COMMERCIAL CENTER DESIGN FRAMEWORK

#### 3.1.1 Regional Retail Center

The Regional Retail Center is a focal point for south Sacramento, providing region-serving commercial, hospitality, entertainment, and highway-oriented retail services. The center will be strategically located adjacent to I-5 at the proposed I-5/Cosumnes River Boulevard interchange. Approximately 1.3 million square feet of retail commercial uses may include

home improvement, housewares, office supply, sporting goods, electronics, and clothing retailers.



Large format retail



Large format retail



Figure 3.2: Conceptual plan of the Regional Retail Center

**Commercial Centers**



The plaza should be landscaped with pedestrian amenities focused around various water and public art features.



A movie theater acts as an anchor for creating a pedestrian-friendly plaza



Small shops surrounding a plaza area

**3.1.2 Village Center Plaza**

The Village Center Plaza is centrally located within the larger Regional Retail Center, adjacent to the Delta Shores Circle South road. The Village Center Plaza is designed to serve as a mixed-use pedestrian hub linking the Regional Retail Center with high-density residential uses on the east side of the Delta Shores Circle South road via a pedestrian overpass and paseo (see the Schematic Plan in Section 1.9.1). The area will be served by public transportation, providing local and regional connections.

A theater or other entertainment-oriented tenant will anchor the western end of the Village Center Plaza. In addition, smaller scale commercial uses including restaurants with café seating will front onto the plaza, creating an entertainment-oriented promenade through the heart of the Regional Retail Center. The plaza will be extensively landscaped with pedestrian amenities focused around various water and or public art features to create a pleasant, year-round outdoor setting.

**3.1.3 Mixed-Use Town Center**

See Section 4, "Mixed-Use Town Center."

## Commercial Centers

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Figure 3.3: Conceptual plan of the Village Center - showing horizontal mixed-use that integrates commercial uses with adjoining high-density residential.

### 3.2 THE VILLAGE CENTER PLAZA AND THE PUBLIC REALM

#### Design Principles

The Village Center Plaza and other pedestrian gathering places should be designed with shade features, water and or public art features, seating, and other amenities that encourage pedestrians to use the area. The Village Center Plaza serves as a circulation node that connects nearby residential areas with the overall Regional Retail Center.

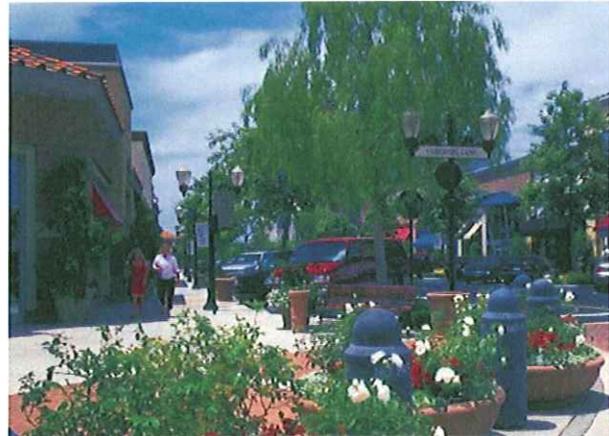
#### Intent

Pedestrian plazas such as the Village Center Plaza should create a pleasant, inviting public realm that offers areas for informal gathering and retail shopping uses.

#### Development Standards

Café seating must be consistent with the following standards as defined in Sacramento City Code Section 17.24.050, "Footnotes to the Land Use Charts."

- Outdoor café seating shall have a 4-foot minimum clear zone free of all obstructions between the outside edge of any café fixture and any fixed element within the pedestrian right-of-way. Fixed elements may include, but are not limited to, light and sign poles, landscaped areas, traffic signal poles, parking meters, flower pots, and waste containers.
- A decorative element, such as metal fencing or planters, may separate the outdoor café seating area from any adjacent pedestrian walkway.
- Café seating that projects into the public right-of-way is subject to a revocable encroachment permit from the Building Division of the City Development Services Department.



Pedestrian areas should be visually defined through paving changes.



Metal fencing or planters may be used to distinguish outdoor cafe areas from the adjacent pedestrian right-of-way.

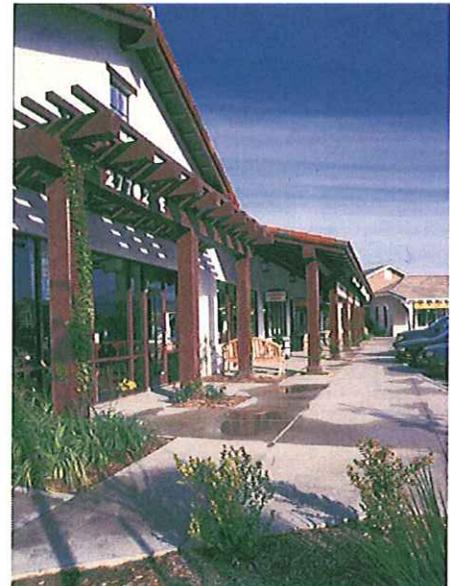
## Commercial Centers

### Development Guidelines

- Logical routes for pedestrian circulation through the commercial areas should be identified and kept clear of obstructions. Preferred pedestrian routes can be visually defined through paving changes and the careful placement of pedestrian amenities.
- Trees and/or shade structures should be provided in pedestrian areas. Trees should be selected to offer a sufficient canopy size and density to offer meaningful shade to pedestrians, while not impairing visibility of adjacent tenant storefronts and signage. Likewise, shade structures should not be merely decorative, but should be designed to offer shade to pedestrians. The location of trees and shade structures should be coordinated with the location of seating areas so that seating is comfortably shaded, as seasonally appropriate.
- A variety of seating types can be provided, including seatwalls; movable seating (e.g., lightweight chairs); stationary seating (e.g., benches); and landscape elements. The various seating types should be coordinated with the overall design of the commercial area.
- Water features serve as natural gathering places. The Village Center Plaza should include seating areas that either are located close to a water feature (if provided) or are part of its overall design.
- To create a more inviting public realm, large paved areas such as the Village Center Plaza should be broken into smaller visual surfaces through the use of changes in decorative paving and the inclusion of landscape elements and pedestrian amenities. Large, undifferentiated paved pedestrian areas should be avoided.
- One or more community information boards or kiosks providing information about transit, ride sharing, neighborhood events, and recreational opportunities should be located at high-traffic areas and gathering places in the Village Center Plaza.



Cafe seating should be designed not to encroach on pedestrian right-of-way.



Trees and/or shade structures should be provided in pedestrian areas.

*The quality of the public realm is vital to creating successful communities where people enjoy living.*

Commercial Centers



A variety of seating options should be provided in the public and pedestrian areas.



To create an inviting public realm, large paved surfaces should be broken into smaller visual surfaces and gathering spaces.

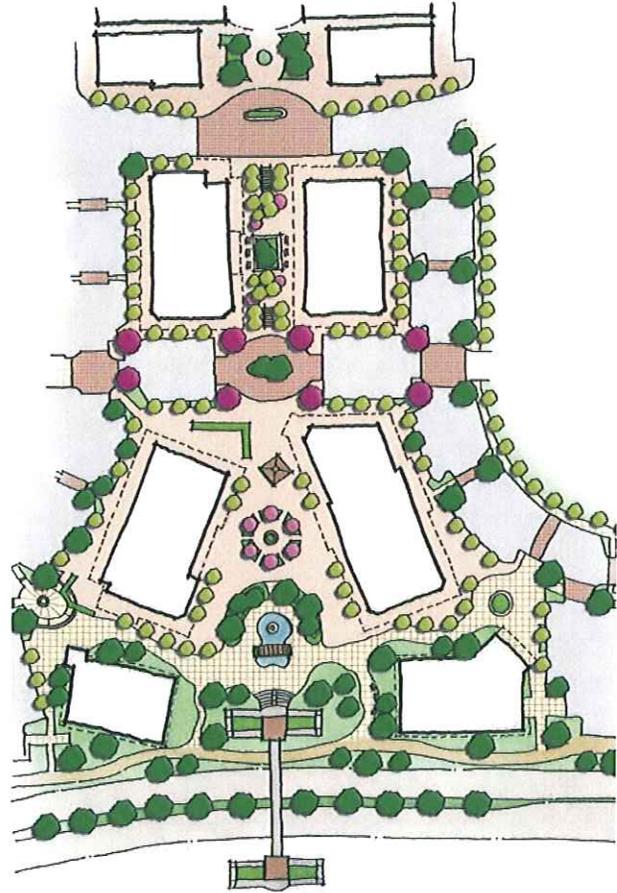


Figure 3.4: Conceptual Diagram of Village Center Plaza

## Commercial Centers

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### 3.3 BUILDING ORIENTATION AND SETBACKS

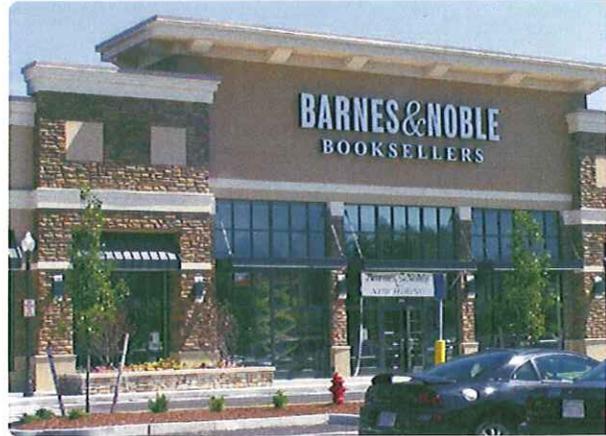
#### *Design Principles*

Building orientation and setbacks will vary, depending on whether structures are located in the Regional Retail Center or in the Village Center Plaza. Larger scale commercial buildings will be located adjacent to I-5 at the west side of the Regional Retail Center, whereas smaller scale buildings will be located adjacent to the 24th Street extension/loop road at the east side of the commercial area and in the Village Center Plaza. [Refer to Table 3.1 "Permitted Land Uses in C-2-PUD zone"]

#### *Intent*

The Regional Retail Center is intended to provide goods and services and efficient vehicular access for users from throughout the south Sacramento area. Buildings should therefore be easily visible from I-5 and major collector streets, and should front onto parking lots and pedestrian walkways at the center of the commercial area.

The Village Center Plaza is designed to create a lively public realm with informal seating areas, retail opportunities, and café dining. Buildings in this area will be surrounded by parking, with easy access to the different shop entries opening at various locations around the plaza to create a vibrant and inviting, pedestrian-oriented area.



Primary building façades should be oriented toward the interior parking and adjacent pedestrian walkways.



Varying setbacks of individual buildings to create visual interest is encouraged.

**Commercial Centers**

**Development Standards**

To be consistent with design principles and intent of the PUD, buildings in the C-2-PUD zone must meet the following setbacks:

|                                                        |         |
|--------------------------------------------------------|---------|
| <b>Front</b>                                           | 20 feet |
| <b>Rear</b>                                            | 0       |
| <b>Interior Side</b>                                   | 0       |
| <b>Street Side</b>                                     | 20 feet |
| <b>Rear Adjacent to Residential or Office</b>          | 15 feet |
| <b>Interior Side Adjacent to Residential or Office</b> | 15 feet |

**Development Guidelines**

Regional Retail Center

- Buildings should have a primary façade and entryway oriented toward the interior parking area adjoining pedestrian walkways.
- Setbacks of individual commercial buildings may be varied to create visual interest.

Village Center Plaza

- Buildings in the Village Center Plaza should have prominent windows or entryways along the plaza that encourage pedestrian activity. Secondary façades with public entryways should be located adjacent to the interior parking area.
- Buildings should be grouped to create a concentrated, positive outdoor setting.



The buildings within the Village Center Plaza should have prominent windows or entryways to encourage pedestrian activity.



Grouping buildings together in the Village Center Plaza helps to create concentrated positive outdoor space.

## Commercial Centers

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Pursuant to the appropriate requirements of the City Zoning Code, all uses allowed in the C-2 zone are allowed in the C-2 PUD zone except for the following prohibited uses:

**Table 3.1: Prohibited Land Uses in C-2-PUD Zone**

1. Adult entertainment business
2. Adult related establishment
3. Airport
4. Automobile Service as a Primary Use
5. Astrology, etc.
6. Cabinet Shop
7. Cleaning Plant
8. Delivery Service
9. Equipment Rental/Sales Yard
10. Flea Market
11. Furniture Refinishing
12. Gun/rifle range
13. Janitorial Service Company
14. Laundry, Commercial
15. Mortuary
16. Pest Control Company
17. Residential hotel - SRO
18. RV/mobilehome sales yard
19. RV Storage
20. Sign Shop
21. Sports Complex
22. Towing service and storage yard

### 3.4 CIRCULATION AND PARKING

#### Design Principles

The Regional Retail Center will accommodate vehicular traffic in parking areas at the front of the large-scale retail buildings, with additional circulation routes clearly defined for pedestrians and bicycles. The Village Center Plaza will emphasize pedestrian circulation, reinforced by pedestrian connections to the Regional Retail Center and residential areas on the east side of the 24th Street extension/loop road. [Refer to Table 3.2 "Parking requirements for C-2-PUD zone".

#### Intent

The Regional Retail Center and Village Center Plaza should be designed to promote the efficient, safe, and convenient circulation of automobiles, bicycles, and pedestrians. Pedestrian circulation will be more active in the Village Center Plaza where the design of outdoor public spaces is intended to contribute to an inviting public realm.



The Village Center Plaza should emphasize pedestrian connections to the Regional Center and residential land uses to the east.

#### Development Standards

Parking in the Village Center shall be consistent with the following provisions:

- Parking may be reduced for buildings larger than 10,000 sq. ft. gross floor area, based on a special permit pursuant to Sacramento City Code, Section 17.212.030.
- Parking facilities must provide handicap parking based on Title 24 of the Uniform Building Code.
- Parking requirements for a commercial shopping center shall be based on the square footage of the shopping center as a whole.
- Vehicle overhang is allowed into planter areas if the planter is a minimum of 6 feet wide, including curbs. Vehicle overhang is not allowed into front or side setback areas.
- 20% of the bicycle parking facilities shall be Class I facilities. The remaining parking facilities may be a mixture of Class I, II, or III bicycle parking facilities.
- Bicycle facilities shall provide a minimum 2-foot-wide by 6-foot-long parking space with a 5-foot maneuvering space behind the bicycle.



Planting strips with shade trees should be used within the parking area to provide shade.

## Commercial Centers

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### Development Guidelines

#### Parking Areas

- Parking should be located behind the commercial frontage on major streets, such as the 24th Street extension/loop road and Cosumnes River Boulevard.
- Parking lots should include signage and well-designed locations for ingress and egress that reduce conflicts with pedestrian movement.
- Service loading and service parking areas should be integrated into the circulation pattern to minimize conflicts with vehicles and pedestrians.



Parking lots are encouraged to have shade structures and plantings to create visual interest and provide shade.

#### Pedestrian Circulation

- The overall site should be designed to encourage pedestrian access and circulation, with integrated walkways and easily visible, inviting building entryways.
- Major pedestrian access routes through parking lots should be clearly designated with a change of paving and paving color, landscaping, and the use of special signage and lighting.



Provision of bike racks within the retail area helps to promote environmentally friendly transport options.

#### Bicycle Circulation and Parking

- Bicycle routes into the Regional Retail Center should be clearly marked with pavement striping and signage.
- Bicycle parking should be provided at the Village Center Plaza and at all anchor stores or equally distributed along anchor tenant storefronts in the Regional Retail Center with safe, direct access to adjoining pedestrian walkways. Bicycle parking should be easily visible from store entries, windows, or security stations.



Table 3.2 : Parking Requirements for C-2-PUD Zone

| Permitted Land Use                                                            | Parking Requirements                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Alcoholic Beverage, Beer, and Wine Sales for on- and off-premises consumption | 1 space per 3 seats (up to 15% of total building area of the center may be used as restaurant(s) and bar(s) with the parking based on the shopping center as a whole rather than the above seating capacity requirements) |
| Athletic Clubs                                                                | See Retail Store                                                                                                                                                                                                          |
| Amusement Centers, indoor                                                     | See Retail Store                                                                                                                                                                                                          |
| Bakeries, Grocery Stores, Delis                                               | See Retail Store                                                                                                                                                                                                          |
| Banks                                                                         | 1 space per 400 gross sq. ft.                                                                                                                                                                                             |
| Barber and Beauty Shops                                                       | 1 space per 250 gross sq. ft.                                                                                                                                                                                             |
| Bed and breakfast inn                                                         | 1 space per 2 guest rooms + 1 for resident owner/manager                                                                                                                                                                  |
| College Extension, Dance, etc. Schools                                        | See Retail Store                                                                                                                                                                                                          |
| Child Care Centers                                                            | 1 space per 8 children                                                                                                                                                                                                    |
| Churches                                                                      | 1 space per 4 seats within the main assembly room (if no seats, use maximum occupancy of room per building division)                                                                                                      |
| Commercial Services                                                           | See Retail Store                                                                                                                                                                                                          |
| Community Centers, public or private                                          | See Retail Store                                                                                                                                                                                                          |
| Convenience Markets, Copy shop, Diet Centers                                  | See Retail Store                                                                                                                                                                                                          |
| Drive-through Facilities                                                      | See Retail Store                                                                                                                                                                                                          |
| Dry Cleaners, Laundromats                                                     | See Retail Store                                                                                                                                                                                                          |
| Florists                                                                      | See Retail Store                                                                                                                                                                                                          |
| Furniture Stores                                                              | See Retail Store                                                                                                                                                                                                          |
| Hotels, Motels                                                                | 1 space per 2 guest rooms + parking for additional services (conference center/restaurant/etc.)                                                                                                                           |
| Laboratories, Medical Clinics, Opticians                                      | 1 space per 200 gross sq. ft.                                                                                                                                                                                             |
| Motel                                                                         | 1 space per guest room                                                                                                                                                                                                    |
| Non-profit org – food prep for off-site consumption                           | See Retail Store                                                                                                                                                                                                          |
| Offices                                                                       | Not less than 1 space per 400 gross sq. ft. and not more than 1 space per 275 gross sq. ft.                                                                                                                               |
| Parking Garages                                                               | See Retail Store                                                                                                                                                                                                          |
| Photographic Studios                                                          | See Retail Store                                                                                                                                                                                                          |
| Printing and blueprinting                                                     | See Retail Store                                                                                                                                                                                                          |
| Restaurants, Cafes                                                            | 1 space per 3 seats (up to 15% of total building area of the center may be used as restaurant(s) and bar(s) with the parking based on the shopping center as a whole rather than the above seating capacity requirements) |
| Retail Stores                                                                 | Parking requirements for all retail uses located within a C-2-PUD shall not exceed 4.5 spaces/ 1000 sq.ft. (blended total of Regional Retail Center)                                                                      |
| School Vocational                                                             | 1 space per 3 persons (use maximum occupancy per building division)                                                                                                                                                       |
| Service Stations                                                              | See Retail Store                                                                                                                                                                                                          |
| Sidewalk Cafes                                                                | See Retail Store                                                                                                                                                                                                          |
| Sign shop                                                                     | See Retail Store                                                                                                                                                                                                          |
| Social clubs                                                                  | See Retail Store                                                                                                                                                                                                          |
| Social service financial management                                           | See Retail Store                                                                                                                                                                                                          |
| Theaters                                                                      | See Retail Store                                                                                                                                                                                                          |
| Tire shop                                                                     | See Retail Store                                                                                                                                                                                                          |
| Tutoring center                                                               | Less than 50 students, use office ratio; 50 or more students, use retail ratio                                                                                                                                            |
| Vet clinics                                                                   | See Retail Store                                                                                                                                                                                                          |

Note: For commercial services except those in the chart : parking 1 space per 500 gross sq.ft.

## Commercial Centers

### 3.5 BUILDING FORM: SCALE, MASSING, AND FAÇADES

#### Design Principles

Buildings in the different areas of the commercial center should be designed to create a unique shopping environment, while maintaining the scale of the area. The architecture for the Regional Retail Center and Entertainment Core will be a contemporary commercial fusion of industrial-warehouse, manufacturing and civic buildings with Craftsman and Colonial Revival influences. Primary decoration may consist of domed cupolas, deep cornices with corbelling, clerestory windows, signage as decoration, solid concrete wainscoting, pilasters and rich landscapes to buffer heights of the massing. The massing of the buildings should be additive masses of differing heights as cubes fused together. The buildings should typically have large entry components with storefront windows to allow light into the building. Commercial buildings fronting onto the Village Center Plaza should be similar in scale and mass to buildings typically found on traditional commercial streets. A traditional craftsman, tidewater or colonial architectural style may be used to highlight the buildings within the Village Center. The Village Center Plaza should incorporate contemporary architectural features such as flat and hip roofs with supporting beams, wood trellises, and wood siding, primarily designed to respond to the pedestrian scale.

#### Intent

Building façades provide the interface between the built environment and the public realm. Architectural elements should be used to create interest and variety and to create a more human-scaled environment.

To be consistent with Sacramento City Code Section 17.60.020, "Basic Height and Area Regulations" for the General Commercial (C-2) Zone, buildings should not exceed 45 feet in height.

#### Development Guidelines

- Building forms should be articulated to add interest and reduce the appearance of bulk and mass. Articulation can include variation in building setbacks, heights, and roof forms.
- Buildings can also be given definition if façades are designed with a recognizable "base" and "top" that includes:

- the use of articulated materials or colors at the building base to visually anchor it at the pedestrian level;
  - changes in colors and materials at different levels; and
  - use of ornamental building lines (moldings, cornices, and seams) to accentuate floors and levels.
- Public entryways and architectural entry details should be proportional to the building. Entryways should be clearly defined and articulated with architectural details such as awnings, canopies, lighting, and signage.



The building base should be visually anchored by use of articulated materials, architectural details or colors at the pedestrian level.



Building forms should be articulated to add interest and reduce the appearance of bulk and mass.

**Commercial Centers**

Windows and doors should be made of clear glass to allow pedestrians to see into the structure except where tinted glazing is required by building orientation.

- All building entryways should open directly onto a publicly accessible walkway connecting directly to an adjacent sidewalk.

**Regional Retail Center**

- Commercial structures adjacent to I-5 should provide a primary façade with public entryways and display windows fronting onto the parking area.
- All buildings with a façade that can be viewed from Cosumnes River Boulevard or the 24th Street extension/loop road should have a primary façade on the interior parking lot side of the building, with entryways and pedestrian walkways. A secondary, streetside façade located on Cosumnes River Boulevard or the 24th Street extension/loop road could include pedestrian entryways, windows, and other openings to create a visually inviting streetside façade.

**Village Center Plaza**

- Buildings should typically be one to two stories in height.
- Buildings at the ends of the Village Center Plaza can serve as landmarks that anchor the plaza by incorporating corner and entry features that exceed the height of the building.
- Doors, windows, floor heights, roof lines, signage, and awnings should be appropriately scaled to reduce the mass of buildings as experienced at the pedestrian level.



Doors and windows, floor heights, signage, and awnings should be scaled to the pedestrian level.



Variation of scale and massing help in maintaining a human scale in large format stores.



Buildings at the ends of the Village Center Plaza can serve as landmarks that anchor the plaza by incorporating corner and entry features that exceed the height of the building.

## Commercial Centers

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### 3.6 COLOR AND MATERIALS

#### *Design Principles*

Building colors and materials complement the difference in architectural styles identified for each area within the commercial center. The Industrial and Civic style of the Regional Retail Center or traditional styles of the Village Center should be highlighted with colors and materials which emphasize earth tones and natural materials such as stone, stucco, and wood. The predominant materials are masonry, stone, brick, plaster, wood and metal windows with slate shingles and metal roofs.

#### *Intent*

Colors should complement the architectural character of the Regional Retail Center and Village Center Plaza, while allowing for unique interpretation on individual commercial buildings. Buildings should be constructed of high-quality materials that promote the longevity of the structure and provide a pleasing appearance as the materials age.

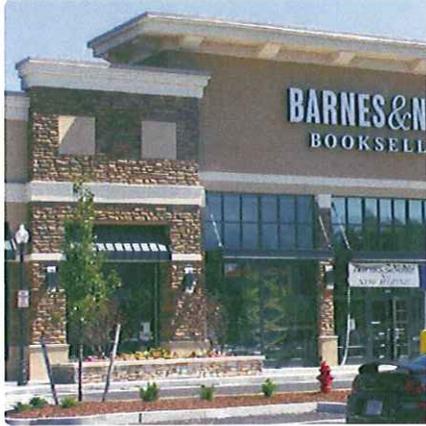
Recommended materials appropriate for exterior materials include:

- stone and manufactured masonry;
- stucco;
- decorative masonry;
- horizontal wood lap siding with a smooth, milled surface; and
- board and batten siding, using 12-inch maximum distance between battens.

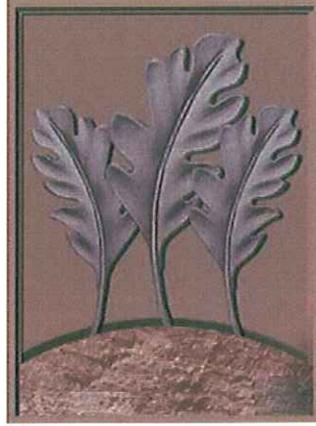
#### *Development Guidelines*

- One or more predominant colors should be used on each building and accented with two or more trim colors.
- The predominant color on a building should be compatible with the overall character of the commercial area.
- Creative use of accent colors is encouraged, and individual tenants are encouraged to interpret the basic color palette to highlight the distinctive nature of their establishment. Accent colors should complement the basic color palette for the commercial area. Accent colors may be used for architectural details, signage, lighting, and entry features such as awnings.
- Durable exterior materials should be used on all sides of the building.
- Use of vinyl or grooved plywood siding is not allowed.

Commercial Centers



Masonry or Stone veneer



Ornamentation including the Delta theme is recommended.



Stucco and/ or brick base



Cast stone ornamentation

## Commercial Centers

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### 3.7 CANOPIES, AWNINGS, OVERHANGS, AND ARCADES

#### *Design Principles*

Canopies, awnings, and overhangs may be used over display windows and entryways to articulate the façade of a building, particularly in the Village Center Plaza. Arcades can also be used to articulate outdoor café seating areas in the Village Center Plaza. Wood trellises are particularly suitable for the contemporary arts and crafts style of the commercial areas.

#### *Intent*

Canopies, awnings, overhangs, and arcades may be used at entryways and over building openings to help articulate the façade, provide visual interest at the pedestrian level, and offer protection from the weather.

#### *Development Standards*

- Awnings and related architectural features shall be at least 8 feet above the level of the pedestrian walkway.
- The name of the business may not be placed on the awning. Prototype national logos may be considered by businesses owner's on a case by case basis.

#### *Development Guidelines*

- Canopies, awnings, arcades, and overhangs are encouraged over window displays and entries along pedestrian walkways on the ground floor of commercial buildings.
- Awnings should be compatible with the colors used on the main building.
- Canvas, fire-resistant acrylic, and metal are preferred materials for awnings. Vinyl, plastic, plasticized fabric, and fiberglass awnings are strongly discouraged.



**Commercial Centers**



Canopies, awnings, arcades, and overhangs are encouraged over window displays.



Arcades should be designed with respect to the proportions of the building at the pedestrian level.



Shaded outdoor cafe seating area.



Trees and extended overhangs along the sidewalks create a comfortable and shaded pedestrian area.

## Commercial Centers

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### 3.8 LIGHTING

#### Design Principles

The color, intensity, and types of lighting used on buildings and in landscaping contribute to the character of commercial areas. Adequate and carefully placed lighting can also improve the safety and security of commercial areas.

#### Intent

Lighting fixtures should complement and enhance the architectural style of buildings and should be compatible with the character of the Regional Retail Center.

#### Development Guidelines

- All lighting should be designed to avoid directing unwanted glare off-site.
- All lighting fixtures should relate to the style and character of lighting for the entire commercial area.
- Lighting should provide even illumination. Flashing, pulsating, rotating, or otherwise moving light fixtures may not be used.
- Bulbs and reflectors used for external illumination should be shielded to reduce glare.

#### Building Lighting

- Distinctive accent lighting may be used on buildings to highlight individual tenants, provided that the lighting is complementary to the lighting style of the overall commercial area.
- Specialized lighting is appropriate for entries, building towers, and other unique architectural elements.
- Indirect "wall washing" is particularly desirable for buildings along I-5 and major adjacent streets.
- All front lighting should be baffled or obscured in channels where possible. Any exposed fixtures, shades, or other elements should be designed to contribute to the design of the storefront.

- All exposed or skeletal neon must be backed with an opaque coating.

#### Pedestrian Lighting

- Pedestrian areas should be lit by pole- or bollard-type fixtures that are not more than 14 feet in height for pole lighting, or 3 feet in height for bollards.

#### Parking Lot Lighting

- Parking lot lighting should not exceed 40 feet in height.
- Specialized pedestrian-scale lighting should be provided along pedestrian walkways within parking lots.

#### Landscape Lighting

- Landscape lighting is supplemental only and should not be used to meet safety and wayfinding requirements.
- Uplights must be carefully selected to reduce glare.



Lighting fixtures should relate to the style and character of lighting for the entire commercial area.

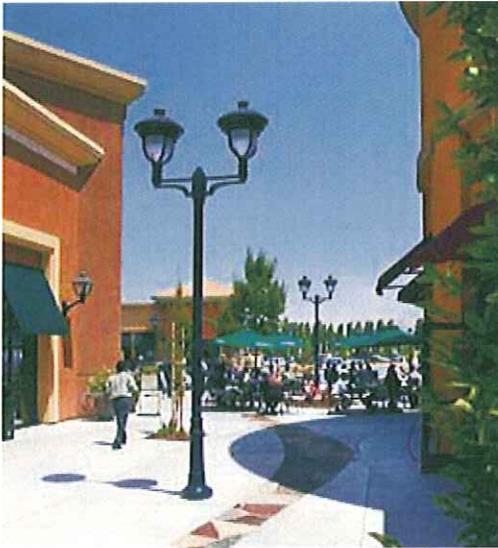
Commercial Centers



Wall-mounted light fixture



Pedestrian areas should be lighted by pole- or bollard-type fixtures.



Lighting must be carefully selected to reduce glare.



Specialized lighting is appropriate for entries.

## Commercial Centers

### 3.9 SERVICES AND UTILITIES

#### Design Principles

Loading and service areas should be placed at the rear of commercial buildings or at the side in the Regional Retail Center and the Village Center Plaza. Service and loading areas should be designed to minimize conflicts with vehicle and pedestrian circulation routes.

#### Intent

Functional service areas of buildings should receive concentrated design attention and consideration and should be carefully placed and screened to reduce noise and view of loading activities.

#### Development Standards

All loading areas shall be consistent with the following provisions.

- One off-street loading area shall be provided for each 40,000 sq. ft. in total gross floor area, or per the requirements of the individual tenants, which may be less.
- Each loading space shall be a minimum of 10 feet wide, 14 feet high, and 40 feet long.
- No loading space shall encroach on the public right-of-way.

All trash and recycling areas shall be consistent with the following provisions.

- Trash and recycling collection areas shall be adjacent to one another.
- No trash or recycling collection area shall encroach on required setback areas.
- Trash and recycling receptacles shall be screened from public view by landscaping, decorative walls, or fencing. Walls shall be a minimum of 6 feet



Trash receptacle.

high and shall be constructed of a solid masonry material with a decorative exterior surface similar to that used on the main structure.

- A concrete apron shall be constructed in front of each trash and recycling enclosure to facilitate pickup and protect adjacent asphalt.

#### Development Guidelines

- Loading, trash, and recycling areas should be accessible from the side or rear of buildings away from public view where possible and should be functionally separated from pedestrian walkways for safety and to provide convenient access for delivery trucks.
- Mechanical equipment that produces noise, exhaust, or visual unsightliness should be located away from pedestrian ways. The equipment should be screened from public view at ground level in a manner consistent with the character of the building and the overall commercial area.



Loading Area



Trash and recycling receptacles should be screened from public view.

### 3.10 LANDSCAPE ELEMENTS

#### *Design Principles*

The Village Center Plaza should be developed as the focal point of the Regional Retail Center. The remainder of the Regional Retail Center should be landscaped with ornamental plants in landscaped setbacks to create a visually appealing environment.

#### *Intent*

Landscape elements should be used to foster an attractive and comfortable commercial environment.

#### *Development Standards*

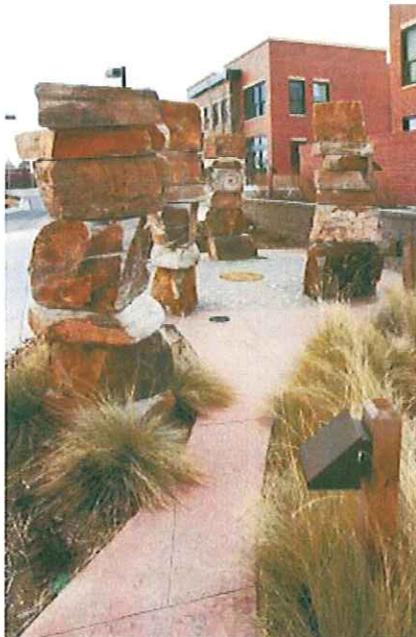
All landscaped areas shall be consistent with the following provisions.

- All minimum front and streetside setback areas shall be landscaped with predominantly low ground cover or turf.
- Surface parking lots shall be planted with trees selected to provide a minimum of 50% shading, based on the expected diameter of the trees after 15 years.
- All landscaped areas must have an automatic irrigation system.

#### *Development Guidelines*

##### Trees

- Street trees should be spaced no farther apart than 30 feet on center, and should be located in either a 6-foot-wide planting strip between the curb and sidewalk, or within a metal-grated tree planter area of at least 4 feet by 4 feet adjacent to the curb.
- Trees should be pruned to provide a clear space between the lower branches and the pedestrian walkway to prevent damage and provide a clear view of the ground floor of commercial buildings.
- Trees should be easy to maintain, reduce sidewalk damage, and provide a sufficiently large canopy to shade pedestrian walkways.



Use of dry landscaping features is encouraged.



Trees should be easy to maintain, and reduce sidewalk damage.

## Commercial Centers

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- The full growth of trees should be anticipated so that they do not conflict with lighting or roofs.
- Trees planted in surface parking lots should be protected with curbs or tree grates, or located in landscaped walkways.

### Other Landscaping

- Surface parking lots should be screened from adjacent streets with landscaping. Screening materials should only partially block view lots from passing cars to promote safety within the lots.
- Plant species should be suitable for the Sacramento climate. Low-water landscaping materials are encouraged.
- High-maintenance annuals and perennials should be used only as accent elements.
- Automatic controllers with rain shutoff valves should be used to increase water conservation.
- Irrigation controls should be screened from view by landscaping or other attractive site materials.
- Turf and groundcover are most effectively irrigated with a conventional spray system. Head-to-head spray coverage is recommended. Overspray onto sidewalks and adjacent properties should be avoided.
- A drip irrigation system can provide deeper, more even watering and greater water conservation for shrubs and trees than a conventional spray system.



Trees planted in surface parking lots should be protected with curbs or tree grates, or located in landscaped walkways.



Low-water landscaping materials are encouraged.



**Commercial Centers**

**3.11 STREET FURNITURE, PEDESTRIAN STRUCTURES, AND HARDSCAPING**

**Design Principles**

Street furniture such as benches and trash/recycling receptacles, and pedestrian structures such as information kiosks and transit shelters, should be of consistent design throughout each commercial area. Street furniture and pedestrian structures should be serviceable, attractive, and complementary to the overall design of each commercial area.

**Intent**

Street furniture, pedestrian structures, and hardscaping should be designed and located to enhance the pedestrian environment of commercial areas.

**Development Guidelines**

- Street furniture and pedestrian structures should be consistent with the character and style of each commercial area.
- Street furniture and pedestrian structures should be attractive, functional, easy to maintain, constructed of high-quality materials, and vandalism resistant.
- Street furniture should be installed in visible locations along pedestrian circulation routes.
- Stand-alone street furniture should be constructed of cast metal with a powdercoated finish in colors and styles that complement style of the commercial architecture.



Street furniture and pedestrian structures should be serviceable, attractive, and complementary to the overall design of each commercial area.



Street furniture should be located in visible locations along pedestrian areas.

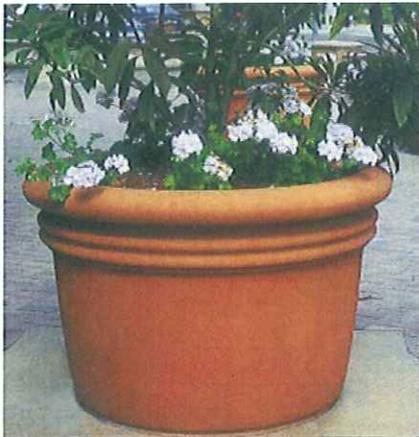
## Commercial Centers

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- A variety of seating alternatives, including seat walls and café tables, should be made available in addition to stand-alone benches.
- Brick, stone, textured/stamped/colored concrete, or other decorative paving treatments should be incorporated into pedestrian areas to define them and separate them from other uses, and create visual interest.
- Street furniture, pedestrian structures, and hardscaping should be designed to endure Sacramento's intense weather conditions.



Decorative textured paving should be incorporated into pedestrian routes to create visual interest.



Planter



Stand alone street furniture should be constructed of cast metal with a powdercoated finish in colors and styles that complement the style of the commercial architecture.

### 3.12 SIGNAGE AND GRAPHICS

#### *Design Principles*

Signage should incorporate creative use of colors, imagery, and materials. Attractive, artistic, well-proportioned, and carefully located signs can enhance individual buildings as well as the overall character of the commercial areas.

#### *Intent*

The following Master Sign Program has been established to regulate locations, sizes, design character, and materials for all project signage at Delta Shores to ensure that signage design is consistent with the project development plan and established architectural standards. This Master Sign Program shall be the singular guideline for all project signage design on or around the project.

The design of all project signage shall draw upon Sacramento Valley vernacular styles, reflecting materials, colors and imagery found in the valley. Signs must be designed as integral parts of landscaped areas to become part of the fabric that ties Delta Shores together as one place.

#### *Approvals and Compliance*

##### Review Process

All construction documents for signage, permanent or temporary, must be reviewed and approved by an authorized agent of Delta Shores prior to submittal to local governing agencies for review and permitting.

##### Code Compliance

All signage, permanent or temporary, must comply with applicable building codes and have the required local agency building permits prior to installation.

##### Interpretation

Where intent of these guidelines is found to be unclear, Delta Shores management shall interpret and make a decision for clarification subject to the review and approval by the City.

#### Unique Conditions

Where unique site conditions or building design dictates, Delta Shores Management will make recommendations for exceptions to these guidelines. These recommendations are subject to review by local governing agency.



Entry monumentation



Entry feature

## Commercial Centers

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### Definition of Terms

**Area (of sign):** For sign panels or cabinets, the surface area of the sign panel or cabinet. For individual letters, the area within a box of not more than eight continuous straight lines forming a polygon around the outer limits of a sign message, including all figures and any background or color which is an integral part of the sign. The area of the second side of a two-sided sign shall not be counted as part of the sign area.

**Banner:** Any temporary sign made of fabric or another nonrigid material with no enclosing framework.

**Commercial Signage:** Signage with imagery and content that promotes services, goods, products and facilities that cannot be classified as Project or Tenant Identification.

**Project Identification:** A means of providing identity for the project, consisting of the project logo and/or the words "Delta Shores" or any combination thereof.

**Quantity:** The allowed maximum of each sign type.

**Site:** The entire development site known as Delta Shores.

### Prohibited Sign Types

Unsafe or inadequately maintained signs are prohibited. All sign materials are constructed of noncorrosive materials or have noncorrosive finishes.

Temporary signs, window signs, placards, flags, pennants, and banners of any type are prohibited, except otherwise previously approved by the landlord and the City before to installation.

Exposed raceways, crossovers, conduits, neon tube conductors, and transformers should not be within the public right-of-way.

Animated, audible, or moving signs are not allowed except as provided in the Development Guidelines.

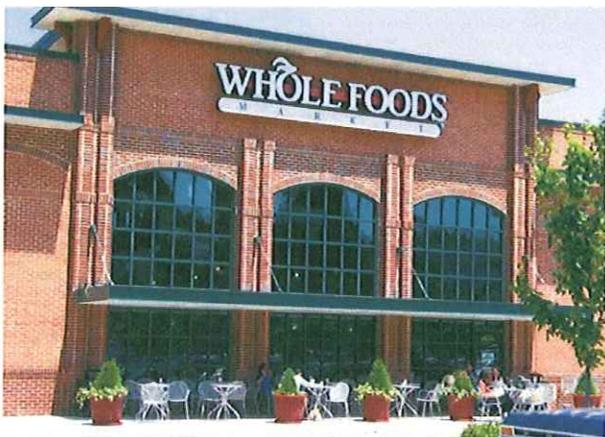
Signs affixed on vehicles (e.g., trucks, automobiles, trailers) that are used to advertise, identify, or provide

direction to a use or activity not related to its rightful use, are prohibited.

Plastic faced, internally illuminated box-type cabinet signs are not allowed unless provided in the Development Guidelines.



Wall-mounted tenant identification sign



Sign colors should be selected to provide sufficient contrast against building.

## Commercial Centers

### Development Guidelines

- Signage should be compatible with the character of the Regional Retail Center's overall signage program. Imaginative, unique, and tasteful signs that display exceptional design are desirable, and tenants are encouraged to use distinctive type, styles, icons, and logos.
- Signage should be in scale with individual buildings and should allow adequate amounts of visual open space on the building façade.
- Signage should comprise the following types:



Signage should be compatible with the character of the Regional Retail Center's overall signage program.



Signage should be in scale with the building facade.

- Tenant identification signs, including wall-mounted and monument types
- Wayfinding and vehicular directional signage
- Pole mounted banner signage
- Product advertising kiosks

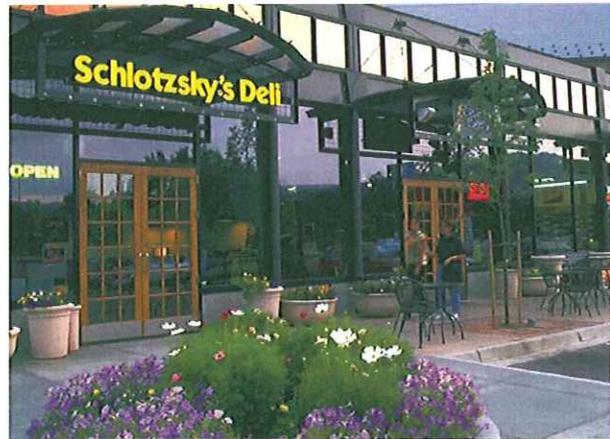
### Parking and Regulatory Signage

- Signage materials should be compatible with those of the overall commercial center, and may include the following:
  - Sculpted wood, metal, or signfoam forms
  - Screens, grids, or mesh
  - Cut or fabricated steel
  - Dimensional letter forms with seamless edges
  - Opaque acrylic materials with matte finishes
- Signage may be illuminated in any of the following ways:
  - Reverse/halo channel neon
  - Channel letters with exposed neon
  - Silhouette illumination
  - Fiber optics
  - Internal and/or external illumination (Bulbs and reflectors shall be shielded)
  - L.E.D.
  - Opaque (e.g., aluminum) pan with routed graphics
- Signage color and finishes must follow the guidelines below:
- All Tenants' colors must be approved by the landlord prior to fabrication to assist in achieving a harmonious blend of colors and ensure compatibility.

## Commercial Centers

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- Sign colors should be selected to provide sufficient contrast against building background colors and ensure compatibility
  - Colors within each sign should be compatible with the overall sign program on the building.
  - Sign colors should provide variety and excitement.
  - The color of letter returns should contrast with face colors for optimum daytime readability. The interior of open channel letters should be painted dark when against light backgrounds.
  - Neon colors should complement related signage elements.
- Signage type styles and logos:
    - The use of logos and distinctive type styles is encouraged for all tenant signs. Tenants may adapt established type styles, logos, and/or icons that are used on similar locations operated by them in California and/or elsewhere in the U.S. These images must be architecturally compatible and approved by landlord.
  - Signage sizes and quantities:
    - The sizes and quantities of tenant signs are outlined in the following criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.



Color of letter returns should contrast with face colors for optimum daytime readability.



The use of logos and distinctive type styles are encouraged for all tenant signs.

**Prototypes**

**A. Multi-tenant ID Sign**

**Description**

Sign oriented to freeway traffic with areas for display of project ID and tenant names/logos.

**Quantity**

- Two signs fronting Interstate 5

**Allowable Messages**

- Project ID
- Tenant ID (six/seven tenant names)
- Electronic reader board

**Height**

- 75 feet overall maximum
- 36 inches maximum tenant letter

Note: A1 is a similar sign only 35 feet in height.

**Area**

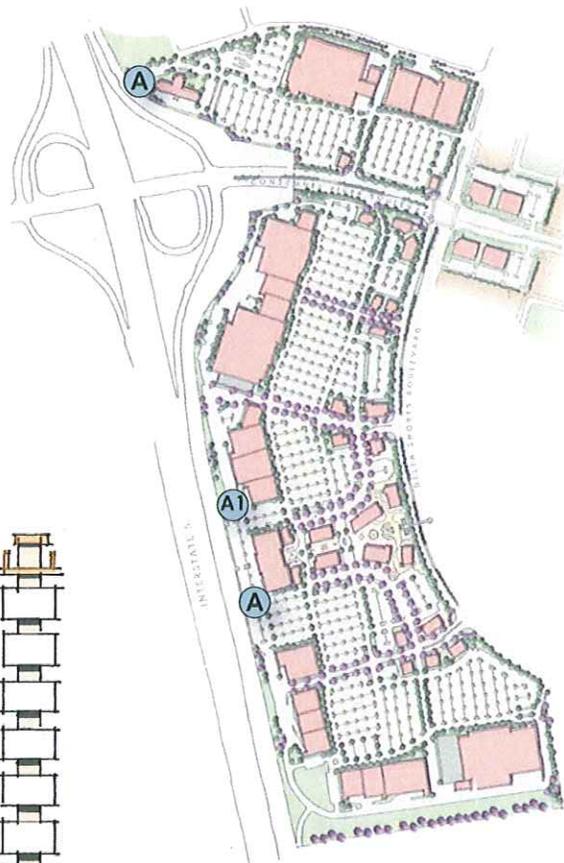
- 75 sq. ft. for project ID
- 75 sq. ft. per tenant face

**Lighting**

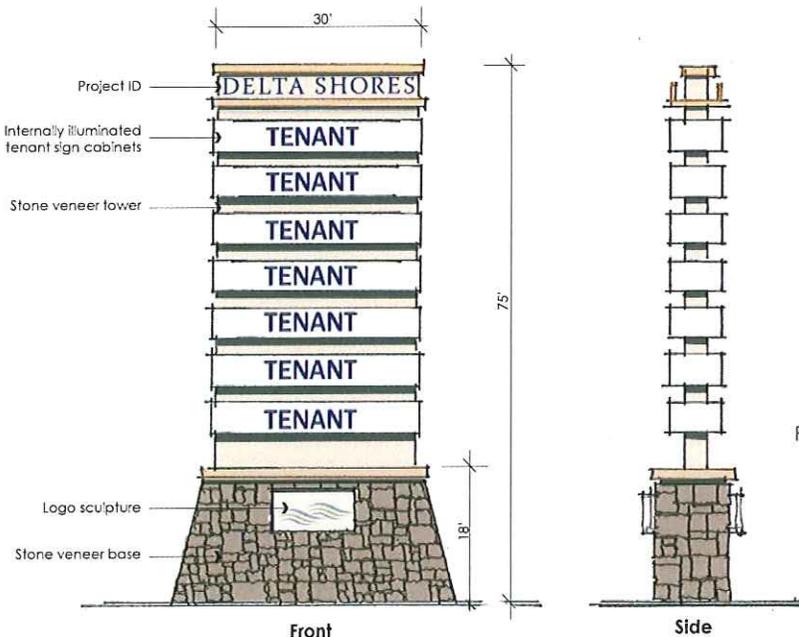
Halo, indirect, and/or internal illumination

**Materials**

Stone, natural and painted metals; acrylic for illuminated portions of sign, printed materials, and electronic display



Potential Locations of Types A and A1



Example of Multi-tenant ID Sign, Type A

## Commercial Centers

### B. Project ID Feature 1

#### Description

Single-sided sign oriented to freeway traffic with project identity to help define the project boundaries and establish project design vocabulary.

#### Allowable Messages

- Project ID

#### Height

- 15 - 30 feet to top of feature

#### Area

- 450 - 1,800 sq. ft.

#### Lighting

Feature shall be halo and indirectly lit from the surrounding landscaped areas. Integrated lighting may also be used.

#### Materials

A variety of materials may be used including but not limited to natural stone, natural and painted metals, wood, concrete.



Potential Location of Type B



Conceptual illustration of Project ID on an entry monument feature



**C. Project ID Feature 2**

**Description**

Single-sided sign oriented to arriving traffic on arterial streets providing project identity to help define the project entries and reinforce the design vocabulary.

**Allowable Messages**

- Project ID

**Height**

- 7 feet to top of lettering maximum

**Area**

- 70 sq. ft.

**Lighting**

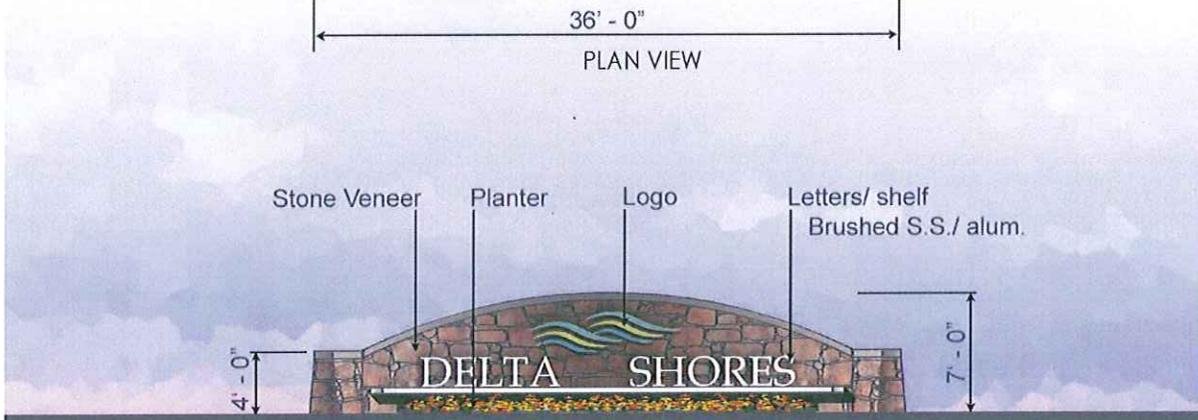
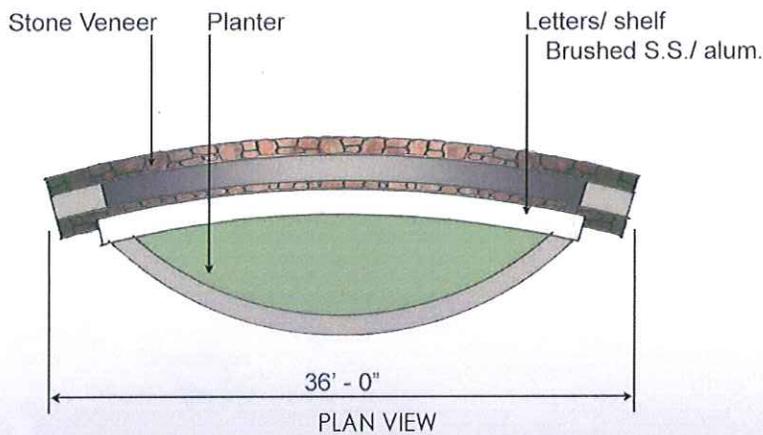
Feature shall be halo and indirectly lit from the surrounding landscaped areas.

**Materials**

Natural stone, natural and painted metals.



Potential Locations of Type C



Example of Type C, Project ID Feature

ELEVATION

## Commercial Centers

### D. Primary Intersection Feature

#### Description

Single- or double-sided sign oriented to roadway traffic with project identity to help define the project boundaries and establish project design vocabulary.

#### Allowable Messages

- Project ID and Tenant ID

#### Height

- 15 feet to top of feature

#### Area

- 30 sq. ft. per sign face

#### Quantity

Up to eight per street frontage in each direction from corners indicated in "site area" graphic. Signs shall be located a minimum of 50 linear feet apart from one another.

#### Lighting

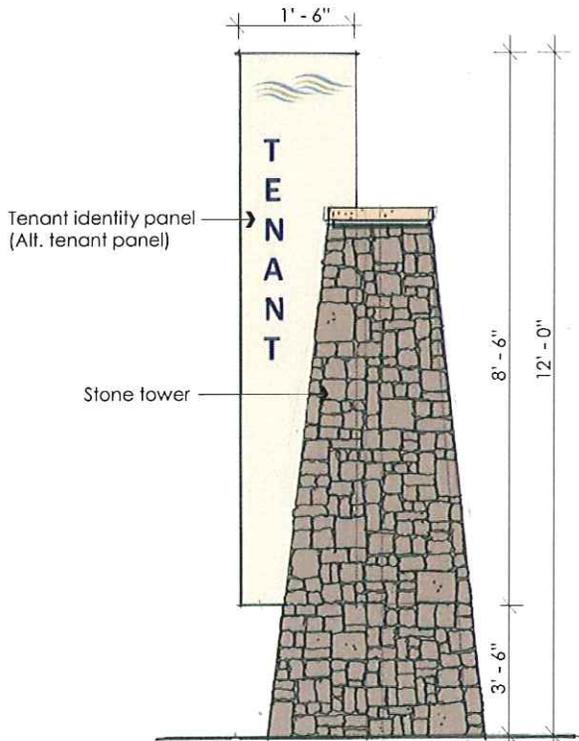
Feature shall be halo and indirectly lit from the surrounding landscaped areas.

#### Materials

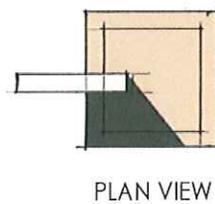
Natural stone, natural and painted metals



Potential Locations of Type D



ELEVATION



PLAN VIEW

Example of Type D



**E. Tenant ID**

**Description**

Single-sided sign to identify major tenants at I-5 off-ramps.

**Allowable Messages**

- One tenant name per panel

**Height**

- 20 feet to top of feature

**Area**

- 65 sq. ft. per sign face

**Lighting**

Feature shall be halo and/or indirectly lit from the surrounding landscaped areas.

**Materials**

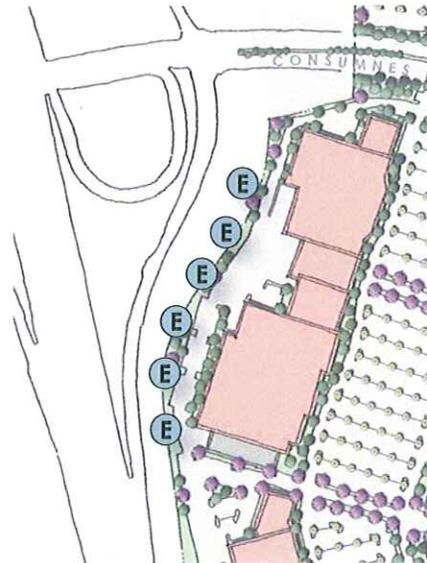
Natural stone, natural and painted metals

**Setback**

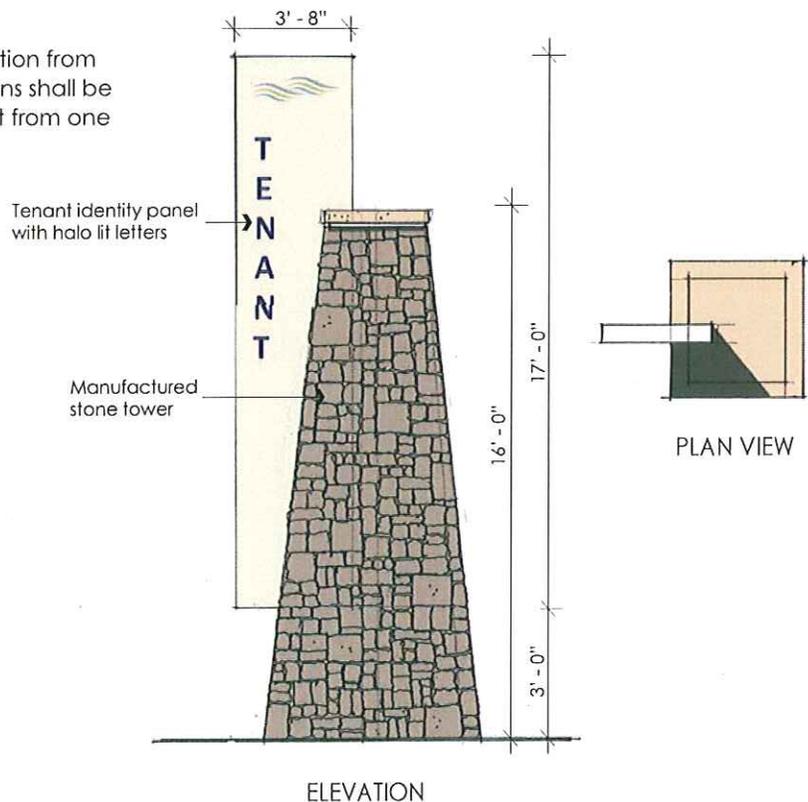
Placed at back edge of freeway buffer zone

**Quantity**

Up to six per street frontage in each direction from corners indicated in site area graphic. Signs shall be located a minimum of 50 linear feet apart from one another.



Potential Locations of Type E



Example of Type E

## Commercial Centers

### F. Anchor Tenant Signage (75,000 sq. ft. of lease space or more)

#### Quantity

One (1) sign on the front elevation and one (1) additional sign on a side or rear elevation, for a total maximum of two (2) signs. Tenants that have end units or are freestanding may have three (3) signs.

In addition to Tenant Name/Logo, an Anchor Tenant will be allowed (3) secondary signs per frontage. Secondary signs will be included in total allowed sign area for that individual elevation. Maximum 2 feet in height for secondary signs.

#### Allowable Messages

- Tenant name/logo

#### Area

Sign area should not exceed 80% of tenant frontage. Maximum sign area is 2 square feet of sign area per lineal feet of building frontage up to a maximum of 500 square feet per tenant frontage.

#### Typeface

Custom tenant logotype/name with Owner approval

#### Colors

Custom colors logotype/or colors with Owner approval



Figure 3.5 Example of Type F, Anchor Tenant Signage

**G. Major Tenant Signage (10,000 sq. ft. – 74,999 sq. ft. of lease space)**

**Quantity**

One sign on the front elevation and one additional sign on a side or rear elevation, for a total maximum of two signs. Tenants that have end units or are freestanding may have three signs.

In addition to the tenant name/logo, an anchor tenant will be allowed (3) secondary signs per frontage. Secondary signs will be included in the total allowed sign area for that individual elevation. Maximum 2 feet in height for secondary signs.

**Allowable Messages**

- Tenant name/logo

**Area**

Sign area should not exceed 80% of tenant frontage. Maximum sign area is 2 square feet of sign area per lineal foot of tenant building frontage up to a maximum of 300 sq. ft. per tenant frontage.

**Typeface**

Custom tenant logotype/name with owner approval

**Colors**

Custom colors logotype/or colors with owner approval



Figure 3.6 Example of Type G, Major Tenant Signage

## Commercial Centers

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**H. Mid Size Tenant Signage (5,000 sq. ft. – 9,999 sq. ft. of lease space) and/or Single Tenant Pad Building (2,500 – 9,999 sq. ft. of lease space)**

**Quantity**

One sign per elevation up to a maximum of three

**Allowable Messages**

- Tenant name/logo

**Area**

Sign area should not exceed 80% of tenant frontage. Maximum sign area is 2 sq. ft. of sign area per lineal foot of tenant building frontage up to a maximum of 200 sq. ft. per tenant frontage.

**Typeface**

Custom tenant logotype/name with owner approval

**Colors**

Custom colors logotype/or colors with owner approval



Example of Type H, Mid-size Tenant Signage

Commercial Centers

**I. Multi-shop In Line Tenant Signage (less than 5,000 square feet of lease space)**

**Quantity**

One sign on the front elevation and one additional sign on a side or rear elevation, for a total maximum of two signs. Tenants that have end units may have three signs.

**Allowable Messages**

- Tenant name/logo

**Area**

Sign area should not exceed 80% of tenant frontage. Maximum sign area is 2 sq. ft. of sign area per lineal foot of tenant building frontage up to a maximum of 100 sq.ft. per tenant frontage.

**Typeface**

Custom tenant logotype/name with owner approval

**Colors**

Custom colors logotype/or colors with owner approval



Example of Type I, Multi-Shop Tenant Signage

## Commercial Centers

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### 3.13 FREEWAY VISIBILITY

#### Design Principles

All sides of the Regional Retail Center and the building façades fronting the I-5 corridor and visible to the public should be designed to present an attractive presence to the roadway.

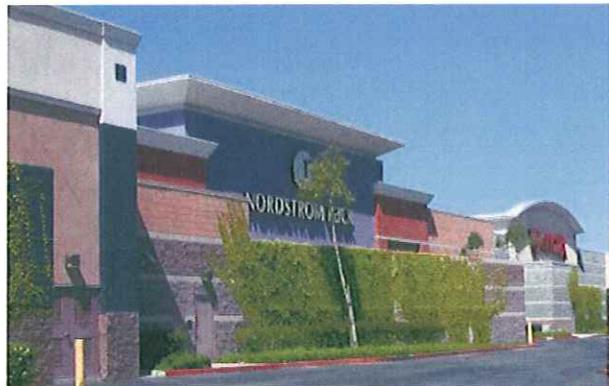
#### Intent

A major portion of the Regional Retail Center fronts onto the east side of the Interstate and is visible from the I-5 corridor extending from Cosumnes River Boulevard to the City's southern boundary. Portions of the Regional Retail Center include rear loading docks, parking, and the backs of buildings. While not the primary face of the center, the building facing the freeway is intended to create an attractive presence to the public traveling along the freeway. Loading docks should be screened with decorative walls and landscaping. Building massing on all sides of the center should be articulated to create an attractive façade. The backs of the center facing I-5 also provide opportunities for attractive signage of individual tenants to inform the motorist of the uses available in the center.

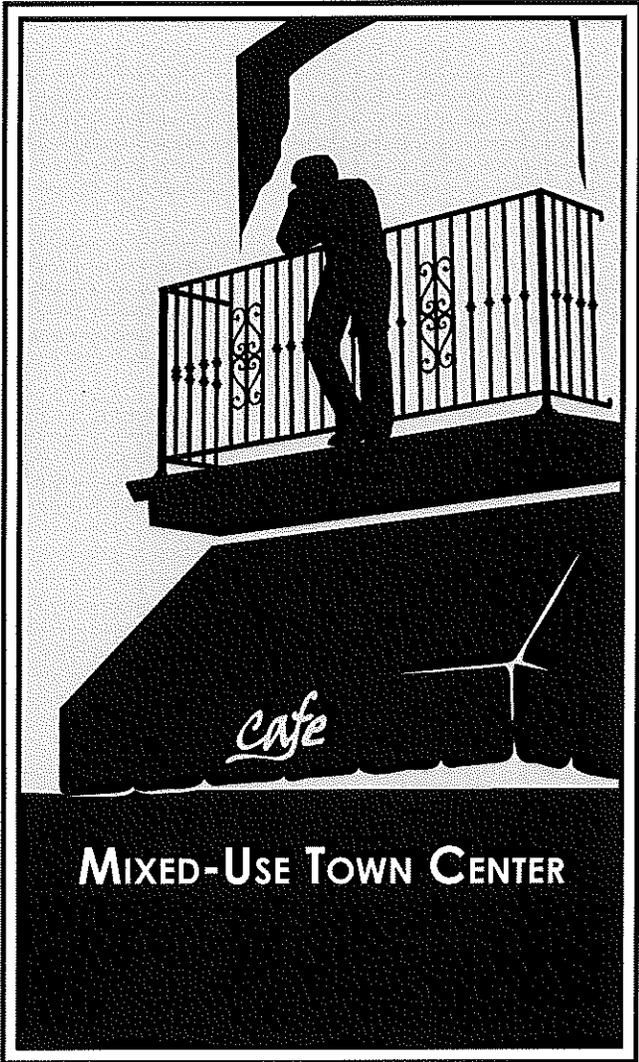
The Regional Retail Center also needs to meet functional requirements. The backs of the retail uses need to be designed to allow for visual surveillance during the day and at night to improve the safety and security of the parking and loading area, allow for fire truck access, and service access to utility lines and easements.

#### Development Guidelines

- The massing of the Regional Retail Center buildings should be separated into small units to avoid one long continuous building wall facing the freeway.
- Rear building façades should be articulated to create variety and interest to the building massing through changes in the building heights, use of decorative parapets to identify individual tenants, step backs in the building plane, changes in materials, colors, and the use of pilasters, individual tenant signs, awnings, and lighting details.
- The details of the building façades should be similar to the front design of the façade, including the use of colors and materials for individual building tenants. Individual tenant building spaces should be designed as one building component from front to back or a part of one building component in the center.
- All loading areas and loading docks should be screened from the freeway with solid, decorative block walls and landscaping.
- Use of special architectural design elements are encouraged to create visual interest along the rear building façades, such as changes in the use of decorative parapets, pilasters, overhangs, and trellis features.
- Landscaping along the freeway should be planted at regular intervals to maintain views between buildings, while screening the loading docks from the freeway.
- Variety and color should be used in the choice of trees and plantings along the freeway edge to enhance visual prominence and generate an interesting foreground for the buildings to the passersby.



Facades adjacent to and visible from the freeway should be designed to include interesting elevation variations and signage.





## MIXED-USE TOWN CENTER

The commercial areas in the Delta Shores community consist of a Regional Retail Center, a Village Center Plaza, and a mixed-use Town Center, designed to serve both the Delta Shores community and the south Sacramento regional area with a wide range of goods and services. The commercial centers in Delta Shores place particular emphasis on the establishment of a vibrant public realm, with a pedestrian oriented retail core located at the Village Center Plaza, and a residential/commercial mixed-use Town Center that will serve as a neighborhood gathering place. In addition, these commercial areas will be carefully landscaped to create an inviting atmosphere for a variety of users.

Each commercial area has been designed to be easily accessible via a variety of transportation choices. The Town Center is located near high-density residential uses with a connecting pedestrian bridge over Cosumnes River Boulevard, landscaped paseos and a trails system designed to encourage pedestrian activity. The Town Center is also located adjacent to the 24th Street extension/loop road, which will serve as the community's primary loop road and which is ideal for transit stops as well as conventional automobile access. The commercial areas are further connected via paseos and trails to the community open-space system, parks, and schools.

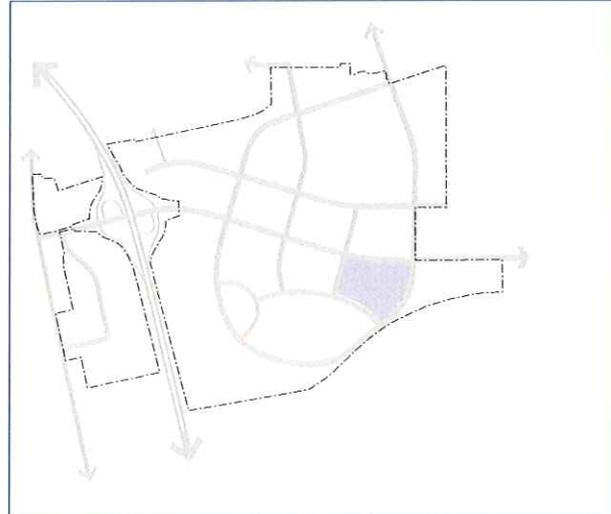


Figure 4.1: Location of Mixed Use Town Center

*"Closely related to the quest for community is the growing appreciation of how town centers, main streets, and urban villages can put communities on the map and establish a strong identity for new residential communities and existing towns and suburbs."*  
- Charles C. Bohl

## Mixed-Use Town Center

### 4.1 COMMERCIAL CENTER DESIGN FRAMEWORK

#### Town Center

The Town Center is designed as a residential/commercial mixed-use area providing neighborhood-serving goods and services. The Town Center will be a central gathering place for local residents, with pedestrian amenities and facilities such as a health and recreation center that will encourage residents to congregate.

The Town Center will be designated Residential Mixed-Use (RMX-PUD) and will be designed to integrate both vertical mixed-use and horizontal mixed-use components [Refer to Table 4.1 "Permitted Uses in RMX-PUD zone"]. The horizontal mixed-use areas should place commercial/retail facilities (such as a grocery store, pharmacy, postal service, and cafes,

among other potential tenants) adjacent to high-density residential. A vertical mixed-use structure with ground-floor commercial/retail and residential above will serve as a transitional use between the commercial area and high-density residential units in the Residential Mixed-Use (RMX-PUD) area. The Town Center is a centrally located node within Delta Shores' parks and open space system, providing excellent access to recreational opportunities and connectivity to other portions of the Delta Shores community.

Neighborhoods north of Cosumnes River Boulevard can access the Town Center via a paseo and open-space greenway and a pedestrian overpass that crosses Cosumnes River Boulevard. Neighborhood parks are located immediately east and south of the Town Center, providing nearby recreational opportunities for Town Center residents, while a portion of the southeastern corner of the Town Center borders the Community Park.



Figure 4.2: Conceptual design of the mixed use area



Mixed-Use Town Center

The Town Center design incorporates a water detention/water quality basin as a site amenity connecting the urban Town Center with the restored wetlands north of Cosumnes River Boulevard. The detention basin in the southern portion of the mixed-use parcel is connected by a creek to the wetland preserve north of Cosumnes River boulevard. This helps to create opportunities for a creekside promenade with restaurants and shops facing the water body.



Restaurants can provide outdoor seating areas adjacent to the creekside promenade.

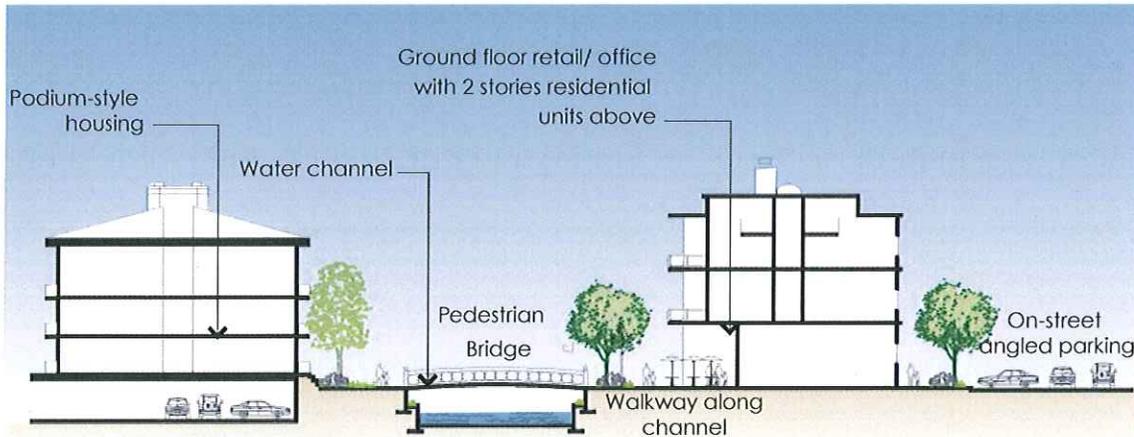


Figure 4.3: Conceptual section through the creek in the mixed use area

## Mixed-Use Town Center

### 4.2 THE TOWN CENTER AND THE PUBLIC REALM

#### Design Principles

The Town Center should have clearly defined pedestrian circulation areas that are distinct from automobile routes and encourage pedestrian activity with attractive landscaping, seating, and paving. Centrally located gathering areas should entice pedestrians with shade trees or structures, water features and/or public art, seating, and other amenities.

#### Intent

The Town Center should create a pleasant, inviting public realm that offers areas for informal gathering and emphasizes walkability and pedestrian amenities such as seating and shaded areas.

#### Development Standards

Café seating must be generally consistent with the following standards as defined in Sacramento City Code Section 17.24.050, "Footnotes to the Land Use Charts."

- Outdoor café seating shall have a 4-foot minimum clear zone free of all obstructions between the outside edge of any café fixture and any fixed element within the pedestrian right-of-way. Fixed elements may include, but are not limited to, light and sign poles, landscaped areas, traffic signal poles, parking meters, flower pots, and waste containers.
- A decorative element, such as metal fencing or planters, should separate the outdoor café seating area from any adjacent pedestrian walkway.
- Café seating projecting into the public right-of-way is subject to a revocable encroachment permit from the Building Division of the City Development Services Department.



Pedestrian amenities such as shaded seating areas should be provided to promote walkability with the Town Center.



Water features are natural gathering places



Large paved areas should be broken into smaller visual surfaces to create interest.

**Development Guidelines**

- Logical routes for pedestrian circulation through the commercial areas should be identified and kept clear of obstructions. Pedestrian routes should be consistently designed in the RMX areas to integrate the entire commercial area and encourage pedestrians to walk to businesses. Preferred pedestrian routes can be visually defined through paving changes and the careful placement of pedestrian amenities.
- One or more community information boards or kiosks providing information about transit, ride sharing, neighborhood events, and recreational opportunities should be located at high-traffic areas and gathering places in the Town Center.
- Trees and shade structures should be provided in pedestrian areas. Trees should be selected for size and density of canopy that can offer meaningful shade to pedestrians. Likewise, shade structures should not merely be decorative, but should be designed to offer shade to pedestrians. The location of trees and shade structures should be coordinated with the location of seating areas so that seating is comfortably shaded, as seasonally appropriate.
- A variety of seating types can be provided, including seatwalls; moveable seating (e.g., lightweight chairs); stationary seating (e.g., benches); and landscape elements. The various seating types should be coordinated with the overall design of the commercial area.
- Water features or public art features serve as natural gathering places. They should include seating areas that either are located close to the water and/or public art features are part of its overall design.
- Large paved areas should be broken into smaller visual surfaces through the use of changes in decorative paving, using stone, brick, or concrete with integral color, and the inclusion of landscape elements and pedestrian amenities such as seating and drinking fountains. Large, undifferentiated paved pedestrian areas should be avoided.



A pleasant, inviting public realm that offers areas for informal gathering.

*The public realm is no longer considered "empty space" in the grand urban design scheme, but rather is viewed as a fundamental element in the definition of community and the revitalization of cities.*

**Mixed-Use Town Center**

**4.3 BUILDING ORIENTATION AND SETBACKS**

**Design Principles**

The primary façades of buildings in the interior of the commercial site area should be oriented toward parking lots. Attractive façades and secondary entries, where appropriate, should also be provided on the street side to create visual appeal and facilitate pedestrian access. Buildings in the RMX area should be oriented close to the street with attractive streetside façades that allow easy pedestrian access.

**Intent**

Building orientation and setbacks will vary, depending on use and location, as described below.

**Development Standards**

The following development standards have been modified from Sacramento City Code Section 17.60.020, "Basic Height and Area Regulations," so that the buildings meet the following setbacks per the PUD:

Commercial Areas (RMX-PUD)

|                             |         |
|-----------------------------|---------|
| <b>Front</b>                | 20 feet |
| <b>Rear</b>                 | 0 feet  |
| <b>Interior Side</b>        | 0 feet  |
| <b>Street Side</b>          | 20 feet |
| <b>Maximum Lot Coverage</b> | 40%     |

Residential Areas (RMX-PUD)

|                                     |                                                                       |
|-------------------------------------|-----------------------------------------------------------------------|
| <b>Front</b>                        | 20 feet (may include width of planter strip adjacent to right-of-way) |
| <b>Rear</b>                         | 15 feet reducible to 5 feet if lot widths abutting an alley           |
| <b>Interior Side</b>                | 5 feet (structures with three or more units)                          |
| <b>Street Side</b>                  | 5 feet (structures with three or more units)                          |
| <b>Maximum Lot Coverage</b>         | 70%                                                                   |
| <b>Minimum Lot Area (du/sq.ft.)</b> | 800 sq. ft.                                                           |



**Examples of Horizontal Mixed-Use Products**

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## Mixed-Use Town Center



*Examples of Vertical Mixed-Use Products*

### Development Guidelines

#### Commercial Areas (RMX-PUD)

- The primary façade and entryway should be oriented toward the parking area, with secondary entryways on the street side, where feasible.
- Buildings should be adjacent to a public street or pathway with parking areas located on the interior of the commercial area.

#### Residential Areas (RMX-PUD)

- Buildings at corner locations, such as the intersection of the 24th Street extension/loop road and Cosumnes River Boulevard, should have corner architectural treatments such as chamfered entryways, variations in building height (e.g., a tower), or other architectural features that serve as landmarks for the commercial area.
- Large residential buildings adjacent to the street should be designed with varied setbacks to provide interest to the streetscape and avoid a monotonous street wall.

*One of the key elements of successful Town Centers, past and present, is the variety of attractive public gathering places they contain.*



**Mixed-Use Town Center**

Pursuant to the appropriate requirements of the City Zoning Code the following uses are allowed within the RMX-PUD zone.

**Table 4.1: Permitted Land Uses in RMX -PUD Zone**

| Zoning Designation  | Permitted Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                               |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | Primary Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Secondary Uses                                                                                                                                                                                |
| RMX-PUD (Mixed-Use) | <p>Permitted uses in the RMX zone, (limited to ground floor commercial uses except where mentioned), including:</p> <ul style="list-style-type: none"> <li>• Alcoholic Beverage, Beer, and Wine Sales for on- and off-premises consumption</li> <li>• Athletic Clubs (two-story)</li> <li>• Bakeries, Grocery Stores, Delis</li> <li>• Banks</li> <li>• Barbers &amp; Beauty Shops</li> <li>• Bed &amp; Breakfast Inns</li> <li>• Child Care Centers</li> <li>• College, campus and extension</li> <li>• Commercial Services</li> <li>• Community Centers, public or private</li> <li>• Convenience Markets (no gasoline service)</li> <li>• Copy Shops</li> <li>• Diet Centers</li> <li>• Dry Cleaners, Laundromats</li> <li>• Drive through facilities</li> <li>• Florists</li> <li>• Medical Clinics, Opticians</li> <li>• Offices</li> <li>• Parking Garages</li> <li>• Photographic Studios</li> <li>• Post Office</li> <li>• Police Sub-Station</li> <li>• Restaurants</li> <li>• Retail Stores</li> <li>• Sidewalk Cafes</li> <li>• Somatic Practitioners</li> <li>• Tutoring Centers</li> <li>• Vet Clinics</li> <li>• Senior Housing</li> <li>• Uses allowed in the R-3 PUD</li> </ul> | <p>Permitted uses in the RMX zone requiring a special use permit, including:</p> <ul style="list-style-type: none"> <li>• Churches</li> <li>• Laboratories</li> <li>• Social Clubs</li> </ul> |

#### 4.4 CIRCULATION AND PARKING

##### Design Principles

Circulation in the commercial areas should be coordinated so that automobile, pedestrian, and bicycle traffic can move safely and efficiently into and through the area. Automobile parking should be convenient, but should not dominate the RMX-PUD area. Because the Town Center will also serve as a pedestrian hub for nearby residential areas, pedestrian circulation into and through the RMX-PUD area should be clearly marked and easily understood. Well-defined pedestrian crossings must also be provided across major streets to ensure pedestrian safety.

##### Intent

The Town Center should be designed to promote the efficient, safe, and convenient circulation of automobiles, bicycles, pedestrians, and public transit.

##### Development Standards

Parking in the Town Center shall be consistent with the following Sacramento City Code provisions.

- Parking may be reduced for buildings smaller than 10,000 sq. ft. gross floor area, based on a special permit pursuant to Section 17.212.040, and parking may be reduced for buildings



Pedestrian circulation should be clearly marked.



The Town Center should be designed to promote the efficient, safe, and convenient circulation of automobiles, bicycles, pedestrians, and public transit.



Bicycle parking should be provided throughout the Town Center at clearly visible locations.

*The ratio of street width to building height defines streets as places with Town Centers, rather than mere transportation corridors.*

## Mixed-Use Town Center

**Table 4.2 : Parking Requirements for RMX Zone**

| Permitted Land Use                                                            | Parking Requirements                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Alcoholic Beverage, Beer, and Wine Sales for on- and off-premises consumption | 1 space per 3 seats (up to 10% of total building area of the center may be used as restaurant(s) and bar(s) with the parking based on the shopping center as a whole rather than the above seating capacity requirements) |
| Appliance Repair Shops                                                        | See Retail Store                                                                                                                                                                                                          |
| Athletic Clubs                                                                | 2 space per 100 gross sq. ft.                                                                                                                                                                                             |
| Bakeries, Grocery Stores, Delis                                               | See Retail Store                                                                                                                                                                                                          |
| Banks                                                                         | 1 space per 400 gross sq. ft.                                                                                                                                                                                             |
| Barber and Beauty Shops                                                       | 1 space per 250 gross sq. ft.                                                                                                                                                                                             |
| Bed and Breakfast Inns                                                        | 1 space per 2 guest rooms + 1 for resident owner/manager                                                                                                                                                                  |
| Child Care Centers                                                            | 1 space per 8 children                                                                                                                                                                                                    |
| Churches                                                                      | 1 space per 4 seats within the main assembly room (if no seats, use maximum occupancy of room per building division)                                                                                                      |
| College Extension, Dance, etc. Schools                                        | 1 space per 3 persons (use maximum occupancy per building division)                                                                                                                                                       |
| Commercial Services                                                           | 1 space per 500 gross sq. ft.                                                                                                                                                                                             |
| Community Centers, public or private                                          | 1 space per 100 gross sq. ft.                                                                                                                                                                                             |
| Convenience Markets, Copy Shop, Diet Centers                                  | See Retail Store                                                                                                                                                                                                          |
| Drive-through Facilities                                                      | 1 space per 500 gross sq. ft.                                                                                                                                                                                             |
| Dry Cleaners, Laundromats                                                     | 1 space per 500 gross sq. ft.                                                                                                                                                                                             |
| Florists                                                                      | 1 space per 500 gross sq. ft.                                                                                                                                                                                             |
| Furniture Stores                                                              | 1 space per 500 gross sq. ft.                                                                                                                                                                                             |
| Medical Clinics, Opticians                                                    | 1 space per 200 gross sq. ft.                                                                                                                                                                                             |
| Offices                                                                       | Not less than 1 space per 400 gross sq. ft. and not more than 1 space per 275 gross sq. ft.                                                                                                                               |
| Parking Garages                                                               | 1 space per 500 gross sq. ft.                                                                                                                                                                                             |
| Photographic Studios                                                          | 1 space per 500 gross sq. ft.                                                                                                                                                                                             |
| Printing and Blueprinting                                                     | 1 space per 500 gross sq. ft.                                                                                                                                                                                             |
| Restaurants, Cafes                                                            | 1 space per 3 seats (up to 15% of total building area of the center may be used as restaurant(s) and bar(s) with the parking based on the shopping center as a whole rather than the above seating capacity requirements) |
| Retail Stores                                                                 | Parking requirements for all retail uses located within a C-2-PUD shall not exceed 4.5 spaces/ 1000 sq.ft.                                                                                                                |
| School Vocational                                                             | 1 space per 3 persons (use maximum occupancy per building division)                                                                                                                                                       |
| Service Stations                                                              | See Commercial Services                                                                                                                                                                                                   |
| Sidewalk Cafes                                                                | See Restaurants and Cafes                                                                                                                                                                                                 |
| Sign Shops                                                                    | See Commercial Services                                                                                                                                                                                                   |
| Social Clubs                                                                  | See Commercial Services                                                                                                                                                                                                   |
| Social Service Financial Management                                           | See Commercial Services                                                                                                                                                                                                   |
| Theaters                                                                      | 1 space per 3 seats                                                                                                                                                                                                       |
| Tire Shops                                                                    | See Commercial Services                                                                                                                                                                                                   |
| Tutoring Centers                                                              | Less than 50 students, use office ratio; 50 or more students, use retail ratio                                                                                                                                            |
| Vet Clinics                                                                   | See Commercial Services                                                                                                                                                                                                   |

Note: For mixed-use projects which incorporate both residential and commercial or service uses, the zoning administrator may waive or reduce up to 4 spaces or 50%, whichever is greater, of the required off-street parking requirement for ground floor commercial retail or service uses.

larger than 10,000 sq. ft. gross floor area, based on a special permit pursuant to Section 17.212.030.

- Parking for mixed-use projects with both commercial and residential uses may request a reduction of parking of up to four spaces or 50%, whichever is greater, of the required parking for ground-floor commercial uses. Additional parking waivers are subject to a Planning Commission special permit under Section 17.212.030.
- Parking facilities shall provide handicap parking based on Title 24 of the Uniform Building Code.

#### Section 17.64.030, "Development Standards for Parking Facilities"

- Vehicle overhang is allowed into planter areas if the planter is a minimum of 6 feet wide, including curbs. Vehicle overhang is not allowed into front or side setback areas.

#### Section 17.64.050, "Bicycle Parking Requirements"

- One bicycle parking facility shall be provided for every 20 required off-street vehicle parking spaces.
- 20% of the bicycle parking facilities shall be Class I facilities. The remaining parking facilities may be a mixture of Class I, II, or III facilities.
- Bicycle facilities shall provide a minimum 2-foot-wide by 6-foot-long parking space with a 5-foot maneuvering space behind the bicycle.

### Development Guidelines

#### Parking Areas

- Main parking lots should be located behind the commercial frontage on major streets such as the 24th Street extension/loop road and Cosumnes River Boulevard, and/or within the interior of the commercial area.
- Parking structures that are located on primary streets such as the 24th Street extension/loop road and Cosumnes River Boulevard should be designed with retail, office, or other uses at the street level to avoid monotonous blank walls.
- Parking lots should include signage and well-designed locations for ingress and egress that reduce conflicts with pedestrian movement.
- Service loading and service parking areas should be integrated into the pedestrian access and circulation pattern to minimize conflicts with vehicles and pedestrians.

#### Pedestrian Circulation

- The overall site should be designed to encourage pedestrian circulation, with integrated walkways and easily visible, inviting building entryways.
- Major pedestrian access and routes through parking lots should be clearly designated with a change of paving and paving color, landscaping, and the use of special signage and lighting.

#### Bicycle Circulation and Parking

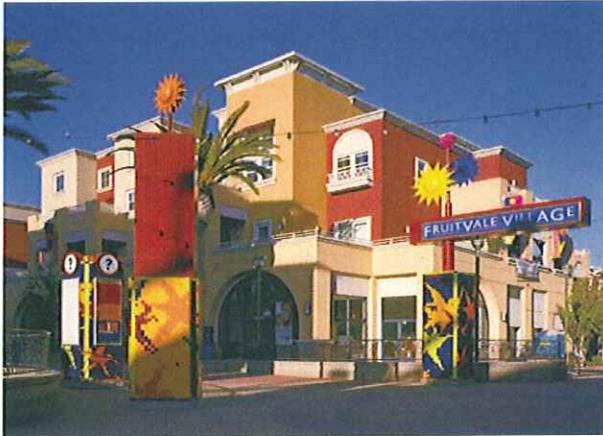
- Bicycle routes into and through the Town Center should be clearly marked with pavement striping and signage.
- Bicycle parking should be provided throughout the Town Center at clearly visible locations.

## Mixed-Use Town Center

### 4.5 BUILDING FORM: SCALE, MASSING, AND FAÇADES

#### Design Principles

Large-scale buildings in the commercial area and commercial mixed-use structures in the RMX-PUD area should use architectural elements such as window openings, building entryways, changes in color and materials, and architectural ornamentation to provide visual interest and minimize the appearance of mass. Residential buildings in the RMX-PUD area should be designed with multiple wall surfaces and changes in color and materials to avoid a monolithic appearance.



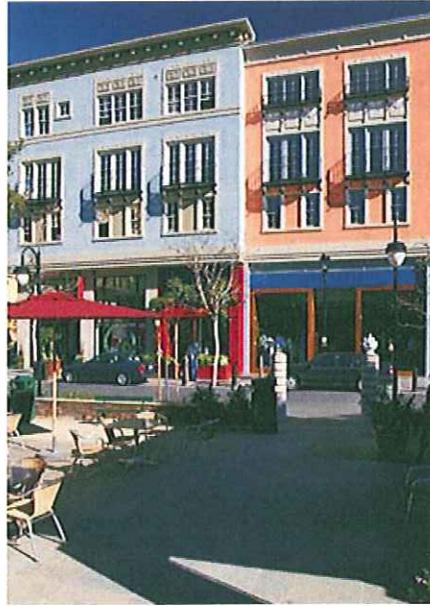
Architectural elements should be used to create interest and variety and a more human-scaled environment.



Primary façades, including entryways and display windows, should be included on the parking lot side of buildings.

#### Intent

Building façades provide the interface between the built environment and the public realm. Architectural elements should be used to create interest and variety and to create a more human-scaled environment.



Windows, entries, and doors should occupy most of the wall surface on the ground floor of buildings fronting onto a plaza.



Building façades provide the interface between the built environment and the public realm.



**Mixed-Use Town Center**

**Development Standards**

Buildings shall not exceed the following height standards in the RMX-PUD zone:

|                              |         |
|------------------------------|---------|
| <b>Commercial Buildings</b>  | 45 feet |
| <b>Residential Mixed Use</b> | 55 feet |

**Development Guidelines**

- Building forms should be articulated to add interest and reduce the appearance of bulk and mass. Articulation can include variation in building setbacks, heights, and roof forms.
- Buildings can also be given definition if façades are designed with a recognizable "base" and "top" that includes:
  - the use of articulated materials at the building base to visually anchor it at the pedestrian level;
  - changes in colors and materials at different levels; and
  - the use of ornamental building lines (moldings, cornices, and seams) to accentuate floors and levels.
- Commercial entryways should be clearly defined and articulated with architectural details such as awnings, canopies, lighting, and signage. Entryways and architectural entry details should be proportional to the building.
- All commercial and residential entryways should open onto a publicly accessible walkway connecting directly to an adjacent sidewalk.
- Commercial windows and doors should be made of clear glass to allow pedestrians to see into the structure.

- Doors, windows, floor heights, roof lines, signage, and awnings should be appropriately scaled to reduce the mass of buildings as experienced at the pedestrian level.

Commercial (RMX-PUD)

- Primary façades, including entryways and display windows, should be included on the parking lot side of buildings in this area, with secondary entries and windows on the street side that can be seen from a major street such as the 24th Street extension/loop road or Cosumnes River Boulevard.

Residential Mixed-Use Commercial (RMX-PUD)

- Windows, entries, and doors should occupy most of the wall surface on the ground floor of buildings fronting onto the plaza.
- Street furniture and other pedestrian amenities should be made available in front of commercial businesses.

Residential (RMX-PUD)

- Ground-floor units on the street side should have entry features that open onto the pedestrian walkway, including a door and a small porch or stoop that relate directly to the street frontage.
- All units that overlook the street should have windows that allow residents to easily view the street.
- Ground-floor units on the interior side of residential buildings should have doorways that open directly onto the common area, with a door and small porch or stoop that provide direct access to the common area.
- All units that overlook interior common spaces should have windows that allow residents to easily see these areas.

*Building forms and massing should be articulated to create visual interest by varying building setbacks, heights, and roof forms.*

## Mixed-Use Town Center

### 4.6 COLOR AND MATERIALS

#### Design Principles

Building colors and materials in the Town Center should complement the contemporary arts and crafts style of architecture with agrarian and seaside village influences, which emphasize earth tones, and nature-based materials such as stone, stucco, and wood. Anchor tenants and corner buildings shall incorporate extensive use of stone on the ground floor, with stucco or wood above.

#### Intent

Colors should complement the architectural character of the Town Center, while allowing for unique interpretation on individual commercial buildings. Buildings should be constructed of high-quality materials that promote the longevity of the structure and provide a pleasing appearance as the materials age.

Appropriate exterior materials include:

- stone;
- stucco;
- decorative masonry;
- horizontal wood lap siding with a smooth, milled surface; and
- board and batten siding, using 12-inch maximum distance between battens.

#### Development Guidelines

- One or more predominant colors should be used on each building and accented with two or more trim colors.
- The predominant color on a building should be compatible with the overall character of the commercial area.
- Creative use of accent colors is encouraged, and individual tenants are encouraged to interpret the basic color palette to highlight the distinctive nature of their establishment. Accent colors should be muted and should complement the basic color palette for the



Creative use of accent colors is encouraged to enhance visual interest.



Building colors and materials in the Town Center should complement the contemporary arts and crafts style of architecture.

*The right choice of color and materials enhances the vibrancy and liveliness in the sense of place.*



**Mixed-Use Town Center**



One or more predominant colors should be used on each building and accented with two or more trim colors.

commercial area. Accent colors may be used for architectural details, signage, lighting, and entry features such as awnings.

- Durable exterior materials should be used on all sides of the building.
- Use of vinyl or grooved plywood siding is not allowed.



Stone masonry



Heavy materials should be used at the base.



Layered stone

## Mixed-Use Town Center

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### 4.7 CANOPIES, AWNINGS, OVERHANGS, AND ARCADES

#### Design Principles

Canopies, awnings, and overhangs may be used over display windows and entryways to articulate the façade of a building, particularly in the RMX commercial area. Wood trellises complement the style of the commercial areas and can be used as a decorative element.

#### Intent

Canopies, awnings, overhangs, and arcades may be used at entryways and over building openings to help articulate the façade, provide visual interest at the pedestrian level, and offer protection from the weather.

#### Development Standards

Awnings, canopies, arcades, and overhangs should be generally consistent with Sacramento City Code Section 17.64.010, "Awnings and Canopies."

- Awnings and related architectural features shall be at least 8 feet above the level of the pedestrian walkway.
- Canopies, awnings, and overhangs that project into the public right-of-way are subject to a revocable encroachment permit from the Building Division of the City Development Services Department.



Awnings should be compatible with colors used on the main building.



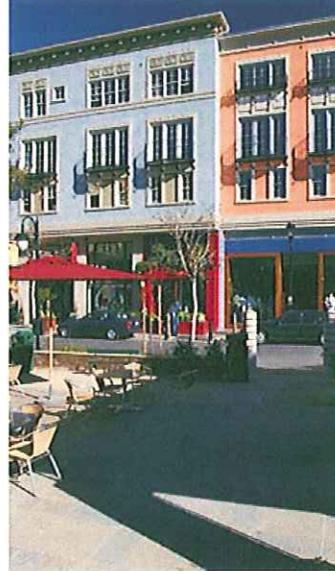
Contemporary canopies, awnings, and overhangs may be used over display windows and entryways to articulate the building facade.

*Awnings and canopies along shop fronts that provide shade will encourage pedestrian use and activity in the area.*



**Development Guidelines**

- Canopies, awnings, arcades, and overhangs are encouraged over window displays and entries along pedestrian walkways on the ground floor of commercial buildings.
- Canopies, awnings, and arcades should be designed with respect for the proportions of the building in terms of size, shape, and placement unless a unique architectural style encourages something different.
- Awnings should be compatible with the colors used on the main building.
- Canvas, fire-resistant acrylic, and metal are preferred materials for awnings. Vinyl, plastic, plasticized fabric, and fiberglass awnings are strongly discouraged.



Awnings should be proportional to the building height.

## Mixed-Use Town Center

### 4.8 SIGNAGE AND GRAPHICS

#### Design Principles

Signage should be consistent with the overall design of the Town Center, while incorporating creative use of colors, imagery, and materials.

#### Intent

Attractive, artistic, well-proportioned, and carefully located signs can enhance individual buildings as well as the overall character of the commercial areas. Signage should be used for information, direction, and wayfinding, and not for advertising specific products.

#### Development Standards

Commercial (RMX-PUD)

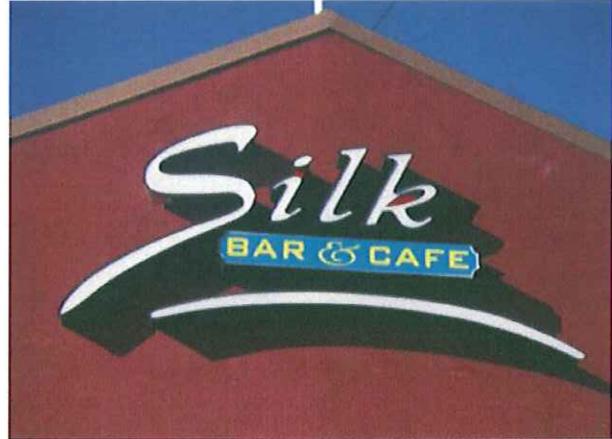
- See Section 3.12 for sign development standards for commercial uses.

Residential Mixed Use (RMX-PUD)

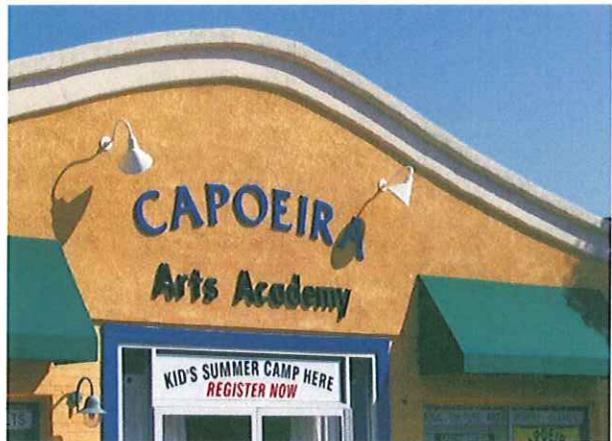
- Residential signage standards are the same as for multifamily uses, as defined in Section 15.148.150.

#### Development Guidelines

- Signage should be compatible with the character of the Regional Retail Center's overall signage program. Imaginative, unique, and tasteful signs that display exceptional design are desirable, and tenants are encouraged to use distinctive type styles, icons, and logos.
- Signage should be in scale with individual buildings and should allow adequate amounts of visual open space on the building facade.
- Signage will comprise the following types:
  - Tenant identification signs, including wall-mounted and monument types
  - Wayfinding and vehicular directional signage
  - Parking and regulatory signage



A wall-mounted tenant identification sign



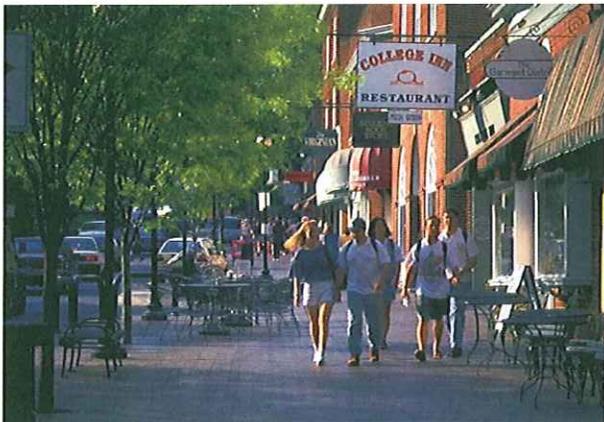
Signage materials should be compatible with the overall Town Center.



## Mixed-Use Town Center



Entry features



Signage may be placed perpendicular to the building facade for better readability at pedestrian level.

- Signage materials should be compatible with those of the overall Town Center, and may include the following:
  - Sculpted wood, metal, or signfoam forms
  - Screens, grids, or mesh
  - Cut or fabricated steel
  - Dimensional letter forms with seamless edges
  - Opaque acrylic materials with matte finishes
- Signage may be illuminated in one or more of the following methods:
  - Reverse/halo channel neon
  - Channel letters with exposed neon
  - Silhouette illumination
  - Bud light sculptures or rope lighting
  - Fiber optics
  - Internal and/or external illumination
  - L.E.D.
  - Opaque (i.e., aluminum) pan with routed graphics; graphics to be backed with acrylic or ½ inch pushed through

*Attractive and well-located signage helps to enhance individual buildings as well as the overall character of the Town Center.*

## Mixed-Use Town Center

### 4.9 LIGHTING

#### Design Principle

The color, intensity, and types of lighting used on buildings and in landscaping contribute to the character of the Town Center. Adequate and carefully placed lighting can also improve the safety and security of all areas within the Town Center.

#### Intent

Lighting fixtures should complement and enhance the architectural style of buildings and be compatible with the overall character of the Town Center.

#### Development Guidelines

- All lighting should be designed to avoid unwanted glare directing off-site. Downlighting and specialized fixtures that reduce glare are encouraged.
- All lighting fixtures should relate to the style and character of lighting for the entire commercial area.
- Lighting should provide even illumination. Flashing, pulsating, rotating, or otherwise moving light fixtures may not be used.

#### Commercial Building Lighting

- Distinctive accent lighting may be used on buildings to highlight individual tenants, provided that the lighting is complementary to the overall lighting style of the Town Center.
- Specialized lighting is appropriate for entries, building towers, public art, and other unique architectural elements.
- Indirect "wall washing" is particularly desirable for buildings along major adjacent streets.
- All exposed or skeletal neon must be backed with an opaque coating.



Wall-mounted light fixture



Wall-mounted light fixture



Wall-mounted light fixture



Downlighting and use of specialized fixtures that reduce glare are encouraged.

Pedestrian Lighting

- Pedestrian-scale lighting (in-ground, bollard, or pole lighting) should be used to define pedestrian walkways.
- Pole lighting should not exceed 14 feet, and bollard lighting should not exceed 3 feet in height.

Parking Lot Lighting

- Parking lot lighting should not exceed 40 feet in height.
- Specialized, pedestrian-scale lighting, such as in-ground, pole, or bollard lighting, should be provided along pedestrian walkways within the parking lot.

Landscape Lighting

- Landscape lighting is for decorative purposes and should not be used to meet safety and wayfinding requirements.
- Light sources should be concealed during daylight hours.
- Uplights must be carefully selected to reduce glare.



Pole-mounted light fixture.



Specialized lighting may be appropriate at the entries.



Pole-mounted light fixture.

*The color, intensity, and types of lighting used on buildings and in landscaping contribute to the character of the Town Center.*

## Mixed-Use Town Center

### 4.10 SERVICES AND UTILITIES

#### Design Principles

Loading areas should be unobtrusively placed at the side or rear of commercial buildings in the RMX-PUD area. Mixed-use commercial buildings can be accessed from the rear, adjacent to the parking structure.

#### Intent

Functional service areas of buildings should receive the same design attention and consideration as more public spaces and should be carefully placed and screened to reduce noise and view of loading activities.

#### Development Standards

All loading areas shall be consistent with the following provisions.

- One off-street loading area shall be provided for each 40,000 sq. ft. in total gross floor area, or per the requirement of individual tenants, whichever is less.
- Each loading space shall be a minimum of 10 feet wide, 14 feet high, and 40 feet long.
- No loading space shall encroach on the public right-of-way.

All trash and recycling areas shall be consistent with the following provisions.

- Trash and recycling collection areas shall be adjacent to one another.
- No trash or recycling collection area shall encroach on required setback areas.
- Trash and recycling receptacles shall be screened from public view by landscaping, decorative walls, or fencing. Walls shall be a minimum of 6 feet high and shall be constructed of a solid masonry material with a decorative exterior surface similar to that used on the main structure.
- A concrete apron shall be constructed in front of each trash and recycling enclosure to facilitate pickup and protect adjacent asphalt.



Loading areas should be placed unobtrusively at the rear side of the building and screened from view.



A concrete apron in front of the trash enclosure facilitates pickup and protects adjacent asphalt.

#### Development Guidelines

- Loading, trash, and recycling areas should be accessible from the side or rear of buildings away from public view, and should be functionally separated from pedestrian walkways for safety and to provide convenient access for delivery trucks.
- Mechanical equipment that produces noise, exhaust, or visual unsightliness should be located away from pedestrian ways. The equipment should be screened from public view in a manner consistent with the character of the building and the overall commercial area.

## 4.11 LANDSCAPE ELEMENTS

### Design Principles

The RMX-PUD area and the Commercial Mixed Use portion of the Town Center should be landscaped with ornamental plants in landscaped setbacks to create a visually appealing environment.

### Intent

Landscape elements should be used to foster an attractive and comfortable commercial environment.



Landscaped elements should be used to foster an attractive and visually appealing environment.



Surface parking lots shall be planted with trees selected to provide a minimum of 50% shading, based on the expected diameter of the trees after 15 years.

### Development Standards

All landscaped areas shall be consistent with the following provisions.

- A minimum 4-foot-wide landscaped planter shall be constructed adjacent to any public street, surrounded with a 6-inch-high raised concrete curb.
- All minimum front and streetside setback areas shall be landscaped with predominantly low ground cover or turf. No concrete, masonry, rock, gravel, wood bark, or chips shall be used instead of live plants and soil.
- Surface parking lots shall be planted with trees selected to provide a minimum of 50% shading, based on the expected diameter of the trees after 15 years.
- All landscaped areas must have an automatic irrigation system.

### Development Guidelines

#### Trees

- Street trees should be spaced no farther apart than 30 feet on center, and should be located in either a 6-foot wide planting strip between the curb and sidewalk, or within a metal-grated tree planter area of at least 4 feet by 4 feet adjacent to the curb.
- Trees should be pruned to provide a clear space between the lower branches and the pedestrian walkway to prevent damage and provide a clear view of the ground floor of commercial buildings.
- Trees should be easy to maintain, reduce sidewalk damage, and provide a sufficiently large canopy to shade pedestrian walkways.

*Landscape elements should be used to integrate residential and commercial land uses within the mixed-use area and foster an attractive commercial environment.*

## Mixed-Use Town Center

- The full growth of trees should be anticipated so that they do not conflict with lighting or roofs.
- Trees planted in surface parking lots should be protected with curbs or tree grates or located in landscaped walkways.

### Other Landscaping

- Surface parking lots should be screened from adjacent streets with landscaping. Screening materials should not exceed 4 feet in height and should be permeable to allow views of parking lots from passing cars and promote safety.
- Plant species should be suitable for the Sacramento climate. Low-water landscaping materials are encouraged.
- High-maintenance annuals and perennials should be used only as accent elements.
- Landscaping should be designed so that there is an adequate line of sight for pedestrians and vehicles.
- Automatic controllers with rain shutoff valves should be used to increase water conservation.
- Irrigation controls should be screened from view by landscaping or other attractive site materials.
- Turf and groundcover are most effectively irrigated with a conventional spray system. Head-to-head spray coverage is recommended. Overspray onto sidewalks and adjacent properties should be avoided.



Landscaping should be designed so that there is an adequate line of sight for pedestrians and vehicles.



Use of textured patterns in pedestrian areas is encouraged to create visual interest.

- A drip irrigation system can provide deeper, more even watering and greater water conservation for shrubs and trees than a conventional spray system.

*Trees selection should minimize maintenance, reduce sidewalk damage, and provide a sufficiently large canopy to shade pedestrian walkways.*

**4.12 STREET FURNITURE, PEDESTRIAN STRUCTURES, AND HARDSCAPING**

**Design Principles**

Street furniture, such as benches and trash/recycling receptacles, and pedestrian structures such as information kiosks and transit shelters should be of consistent design throughout each commercial area. Street furniture and pedestrian structures should be serviceable, attractive, and complementary to the overall design of each commercial area.

**Intent**

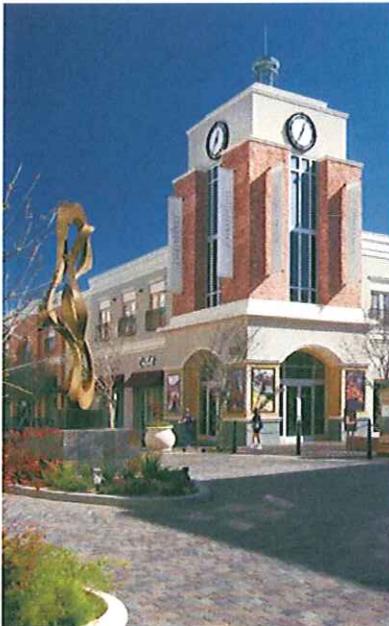
Street furniture, pedestrian structures, and hardscaping should be designed and located to enhance the pedestrian environment of commercial areas.

**Development Guidelines**

- Street furniture and pedestrian structures should be consistent with the character and style of each commercial area.



A variety of seating alternatives, including seat walls and café tables, should be made available in addition to stand-alone benches.



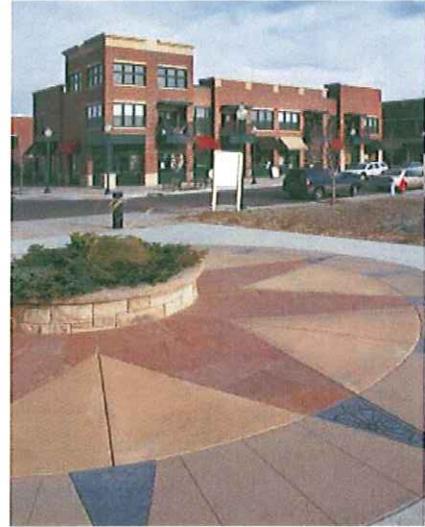
Street furniture and pedestrian structures should be consistent.

*Street furniture, pedestrian structures, and hardscaping should be designed and located to enhance the pedestrian environment of commercial areas.*

## Mixed-Use Town Center

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- Street furniture and pedestrian structures should be attractive, functional, easy to maintain, constructed of high-quality materials, and vandalism resistant.
- Street furniture should be installed in visible locations along pedestrian circulation routes.
- Stand-alone street furniture should be constructed of cast metal with a powdercoated finish in colors and styles that complement the style of the commercial architecture.
- A variety of seating alternatives, including seat walls and café tables, should be made available in addition to stand-alone benches.
- Brick, stone, textured/stamped/colored concrete, or other decorative paving treatments should be incorporated into pedestrian areas to define them and separate them from other uses, and create visual interest.
- Street furniture, pedestrian structures, and hardscaping should be designed to endure Sacramento's intense weather conditions.



Decorative paving



Street furniture should be installed in visible locations.