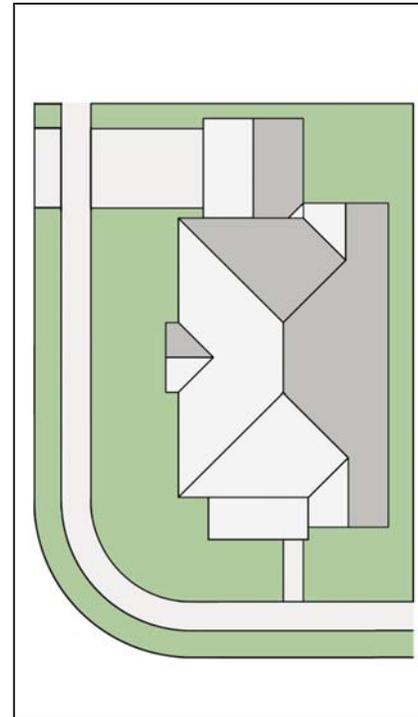
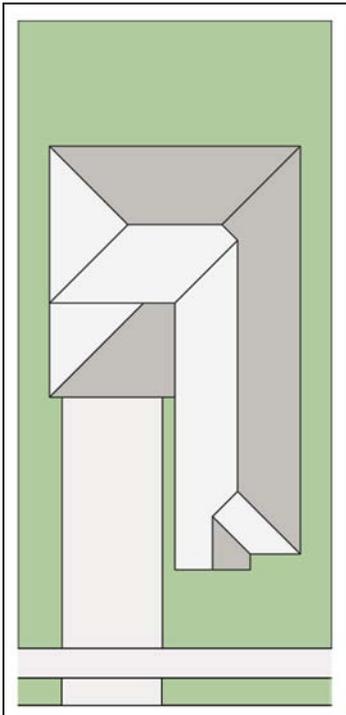


COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES



RECESSED ATTACHED

An alternative to a full side drive is a recessed attached garage, wherein the length of the driveway is less than 40% of the total lot depth (measured from back of sidewalk to rear fence line). Recessed attached garages are acceptable on two out of every four plans in a street-loaded master home plan series.

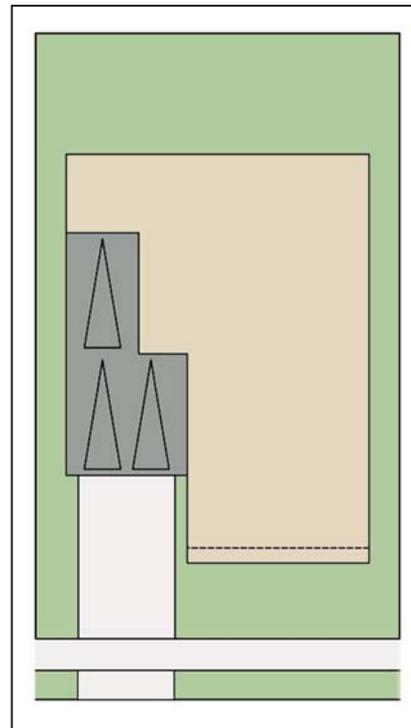
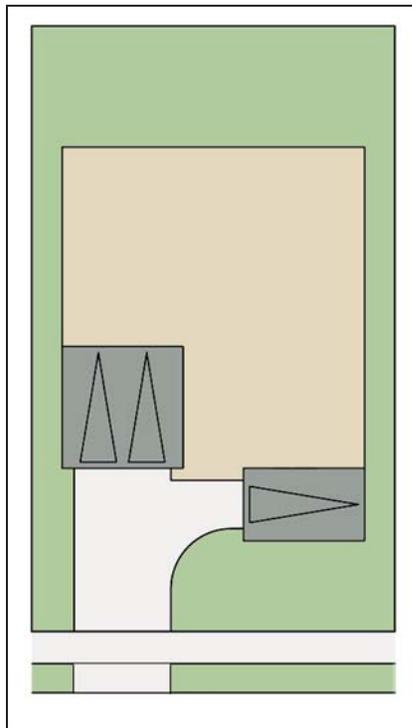
- The garage must be recessed a minimum of 5 feet from living space.
- Driveways must be a minimum of 18 feet deep.

CORNER LOT SIDE STREET ENTRY

Lots situated at corners are permitted to situate the driveway and garage off the secondary roadway (side street).

- When designing to address a corner lot situation, the garage entry and front door entry must have a perpendicular relationship to one another to address each street.

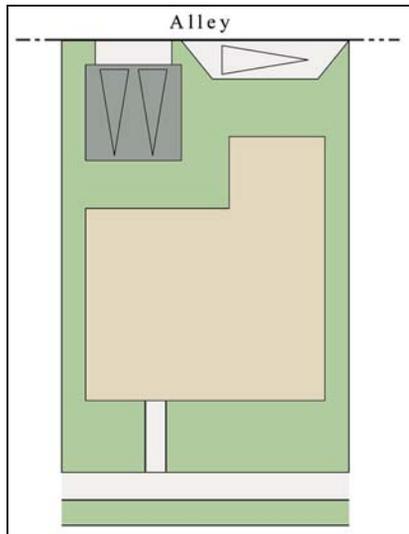
COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES



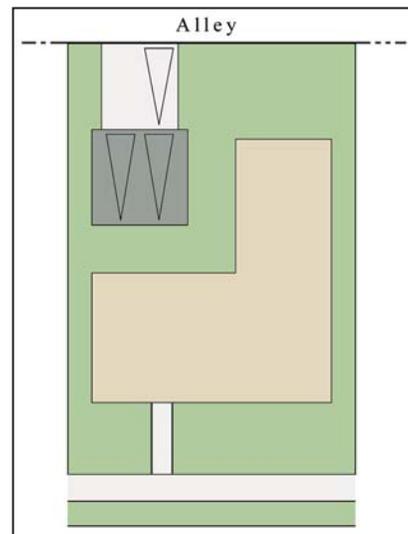
THREE CAR GARAGES

Garages accommodating more than two cars are allowable only in a split or tandem configuration per the following diagrams. Three car front-loaded garages are never permitted.

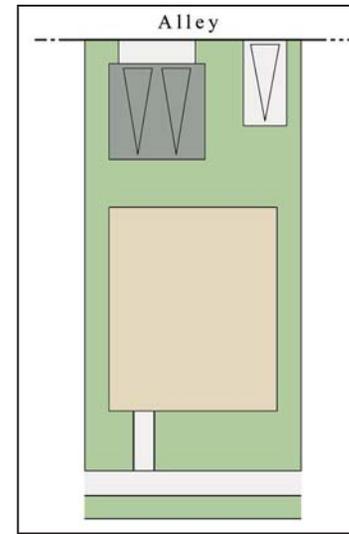
COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES



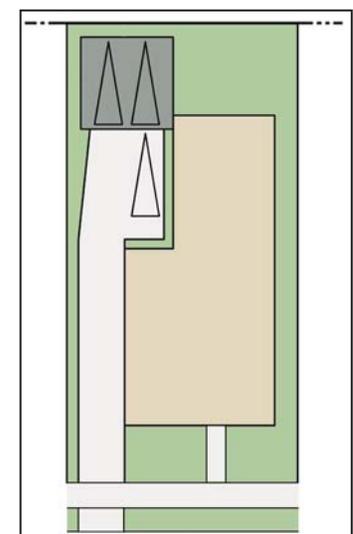
Parallel Parking Pocket



Rear Driveway



Dedicated Parking Space Adjacent to Garage



Side Drive

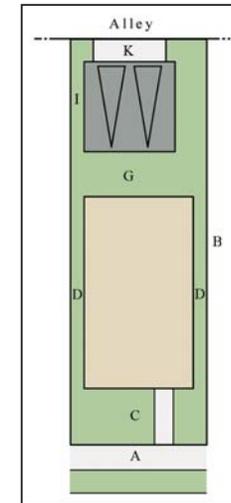
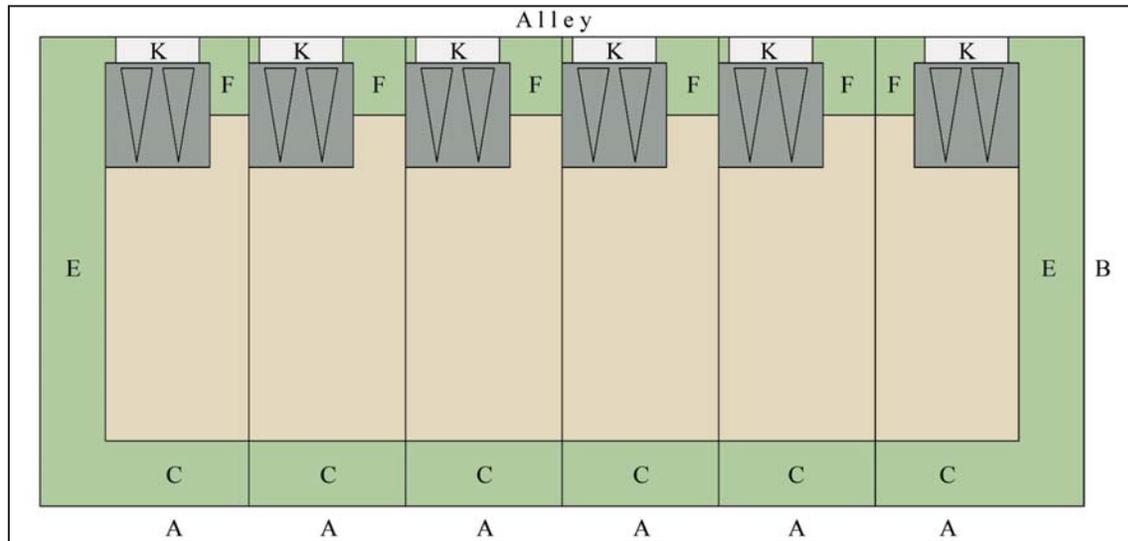
6.2.5 ACCESSORY DWELLING UNITS

Accessory dwelling units add dimension and vibrancy to the streetscape and, when located on alleys, serve to activate and enliven the alley. Often referred to as carriage units or granny flats, these homes provide an affordable housing means for relatives, friends, boomerang children, or renters. Accessory dwelling units are defined as being located above or adjacent to garages with primary access via a separate entrance outside of the primary residence.

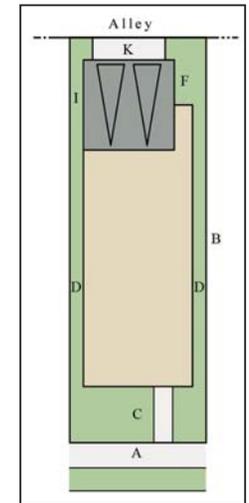
- Accessory dwelling units are required on 10% of all single-family detached lots with a width of 40 feet and greater.
- Accessory dwelling units are permitted above garages that are alley-loaded attached and detached as well as side drive attached and detached garages.
- Accessory dwelling units must have dedicated entries separate from the principal residence and not requiring passage through the garage. However, access integrated into the garage structure is encouraged (e.g., a dedicated exterior door to an interior vestibule and stair).
- Accessory dwelling units containing a kitchen should strive to provide one dedicated off-street parking space. A parallel parking pocket, a front or rear driveway, or a dedicated parking space adjacent to the garage are all acceptable solutions.



6.3 SINGLE-FAMILY DEVELOPMENT STANDARDS - THE THIRTIES



Alley Detached



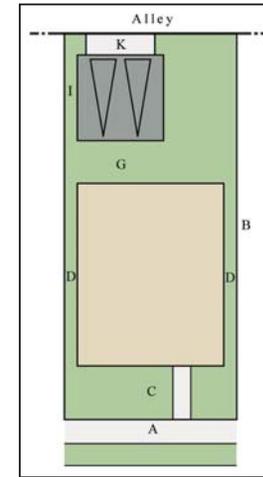
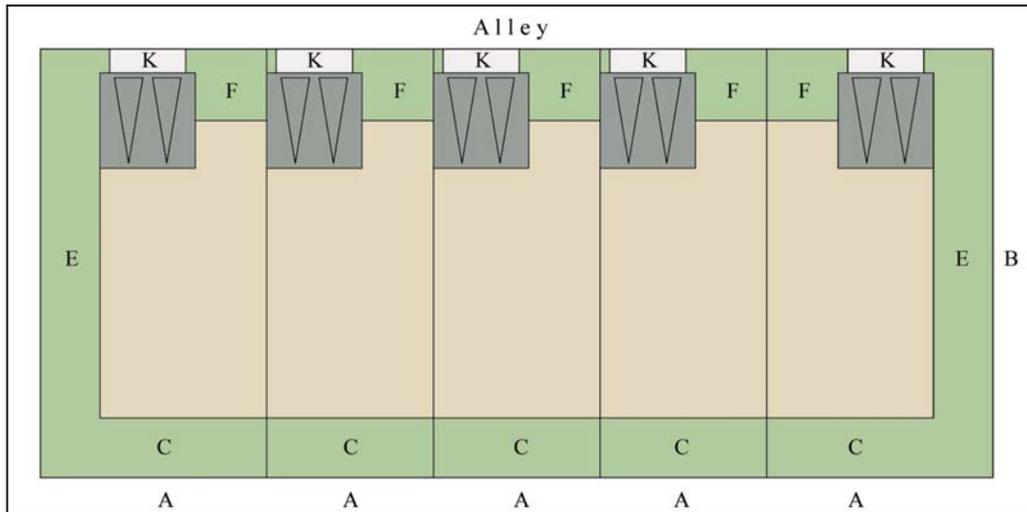
Alley Attached

THE THIRTIES

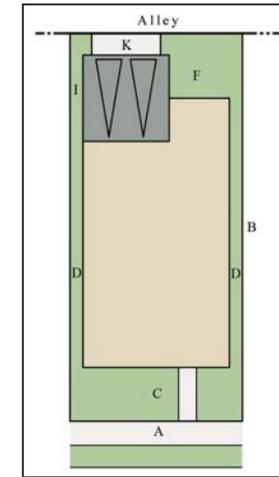
Lot Characteristics	A - Width (Min.)	30'	Garage Setbacks	I - Side	3'
	B - Depth (Min.)	90'		J - Rear	3'
Principal Building Setbacks (Min.)	C - Front	12.5'	Garage Orientation	K - Alley	5'
	D - Side (Single-Family Detached) ¹	5'		Alley-Loaded (Attached or Detached)	Permitted
	E - Corner Lot Side Yard Along Street	12.5'		Side Drive (Attached or Detached)	Not Permitted
	F - Rear (to Living Space)	15'		Recessed Attached	Not Permitted
	G - Minimum Distance Between Principal Building and Detached Garage	10'		Corner Lot Side Street Entry (Attached or Detached)	Not Permitted
	H - Front Porch	12.5'		Maximum Building Height	35'

¹ Single-family attached (fee simple row homes) are permitted on 30' x 90' lots. Building-to-building setback between single-family attached clusters is 10' minimum. All other setbacks remain consistent. • ² All setbacks are minimum unless otherwise specified.

SINGLE-FAMILY DEVELOPMENT STANDARDS - THE FORTIES



Alley Detached



Alley Attached

THE FORTIES

Lot Characteristics	A - Width (Min.)	40'	Garage Setbacks	I - Side	3'
	B - Depth (Min.)	90'		J - Rear	3'
Principal Building Setbacks (Min.)	C - Front	12.5'	Garage Orientation	K - Alley	5'
	D - Side (Single-Family Detached) ¹	5'		Alley-Loaded (Attached or Detached)	Permitted
	E - Corner Lot Side Yard Along Street	12.5'		Side Drive (Attached or Detached)	Not Permitted
	F - Rear (to Living Space)	15'		Recessed Attached	Not Permitted
	G - Minimum Distance Between Principal Building and Detached Garage	10'		Corner Lot Side Street Entry (Attached or Detached)	Not Permitted
	H - Front Porch	12.5'		Maximum Building Height	35'

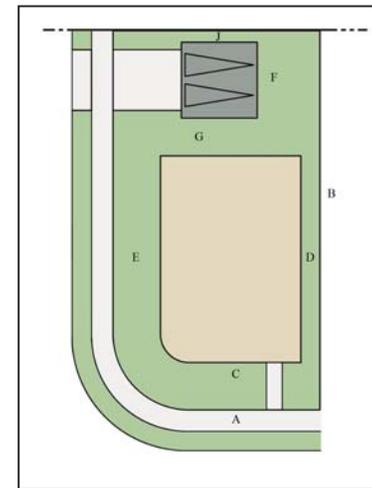
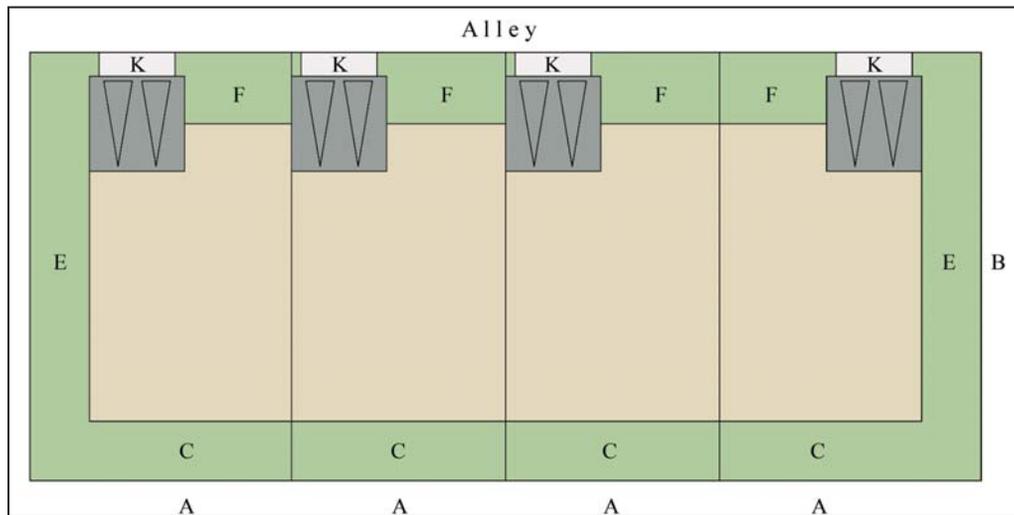
¹ Single-family attached are permitted on 40' x 90' lots. Building-to-building setback between single-family attached clusters is 10' minimum. All other setbacks remain consistent.

² All setbacks are minimum unless otherwise specified.

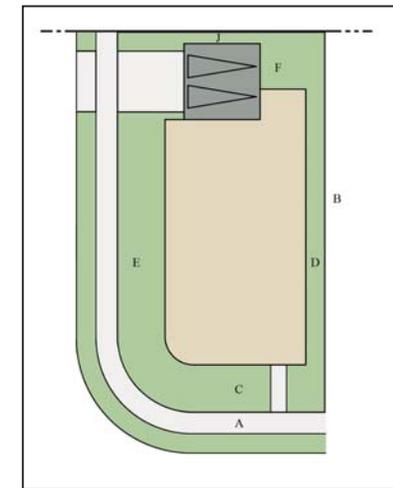
SINGLE-FAMILY DEVELOPMENT STANDARDS

This page is left intentionally blank.

SINGLE-FAMILY DEVELOPMENT STANDARDS - THE FORTY-FIVES



Corner Side Drive - Detached



Corner Side Drive - Attached

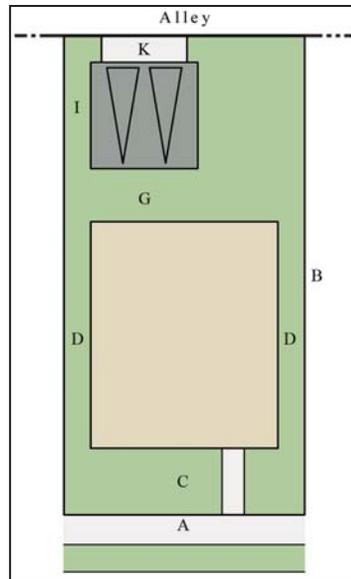
THE FORTY-FIVES

Lot Characteristics	A - Width (Min.)	45'	Garage Setbacks	I - Side	3'
	B - Depth (Min.)	90'		J - Rear	3'
Principal Building Setbacks (Min.)	C - Front	12.5'	Garage Orientation	K - Alley	5'
	D - Side (Single-Family Detached) ¹	5'		L - Minimum Clear Space in Front of Garage Doors	24'
	E - Corner Lot Side Yard Along Street	12.5'		Alley-Loaded (Attached or Detached)	Permitted
	F - Rear (to Living Space)	15'		Side Drive (Attached or Detached)	Permitted
	G - Minimum Distance Between Principal Building and Detached Garage	10'		Recessed Attached	Permitted
	H - Front Porch	12.5'		Corner Lot Side Street Entry (Attached or Detached)	Permitted
			Maximum Building Height	35'	

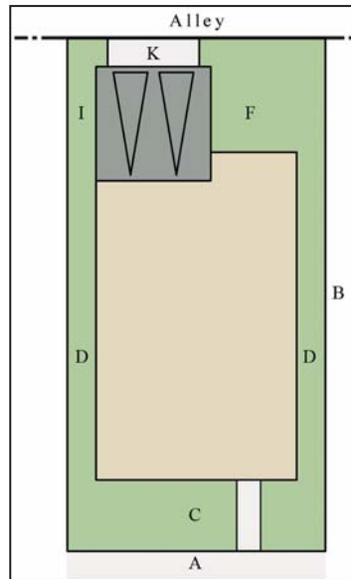
¹ Single-family attached are permitted on 45' x 90' lots. Building-to-building setback between single-family attached clusters is 10' minimum. All other setbacks remain consistent.

² All setbacks are minimum unless otherwise specified.

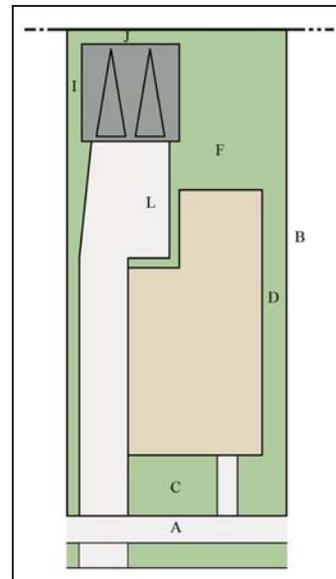
SINGLE-FAMILY DEVELOPMENT STANDARDS - THE FORTY-FIVES



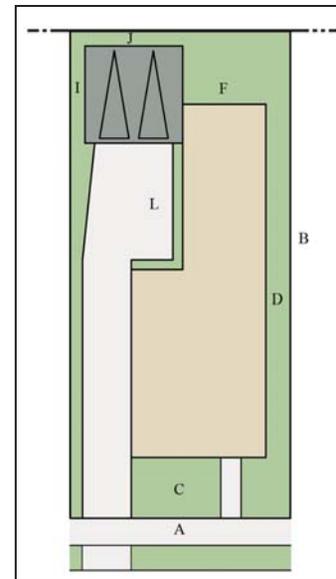
Alley Detached



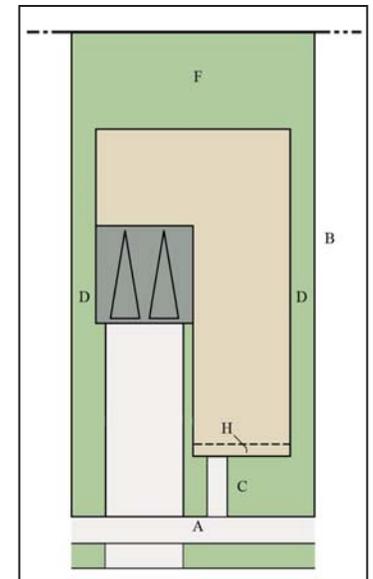
Alley Attached



Side Drive Detached

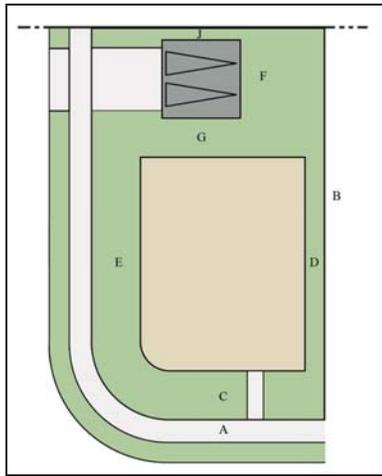


Side Drive Attached

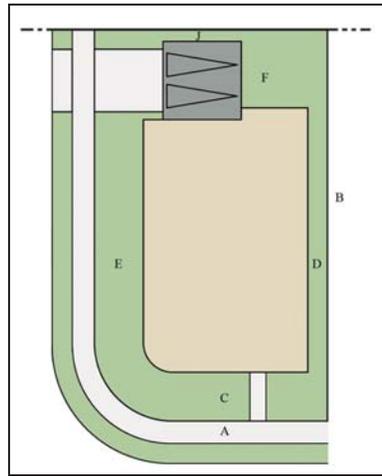


Recessed Garage

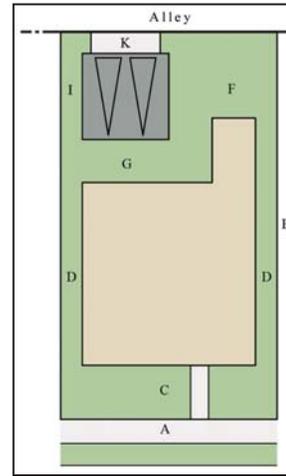
SINGLE-FAMILY DEVELOPMENT STANDARDS - THE FIFTIES AND LARGER



Corner Side Drive - Detached



Corner Side Drive - Attached



Alley Detached

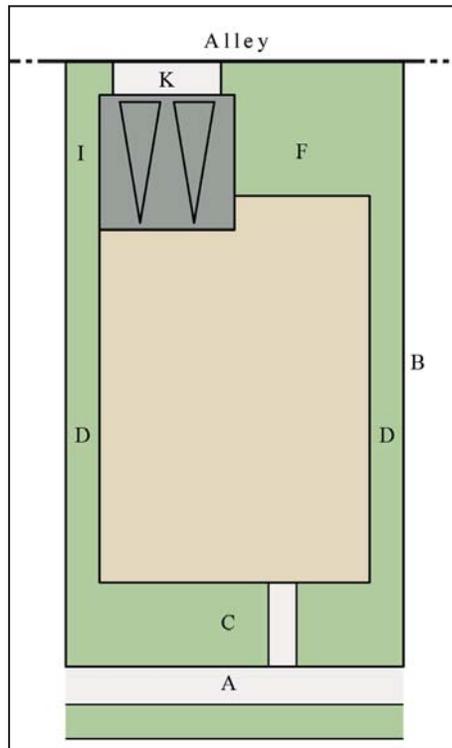


THE FIFTIES AND LARGER

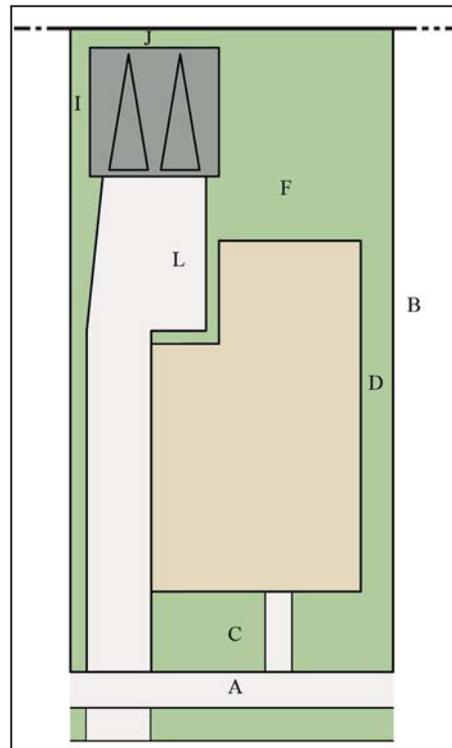
Lot Characteristics	A - Width (Min.)	50'	Garage Setbacks	I - Side	3'
	B - Depth (Min.)	100'		J - Rear	3'
Principal Building Setbacks (Min.)	C - Front	12.5'	K - Alley	K - Alley	5'
	D - Side (Single-Family Detached) ¹	5'		L - Minimum Clear Space in Front of Garage Doors	24'
	E - Corner Lot Side Yard Along Street	12.5'	Garage Orientation	Alley-Loaded (Attached or Detached)	Permitted
	F - Rear (to Living Space)	20'		Side Drive (Attached or Detached)	Permitted
	G - Minimum Distance Between Principal Building and Detached Garage	10'		Recessed Attached	Permitted
	H - Front Porch	12.5'		Corner Lot Side Street Entry (Attached or Detached)	Permitted
			Maximum Building Height	35'	

¹ All setbacks are minimum unless otherwise specified.

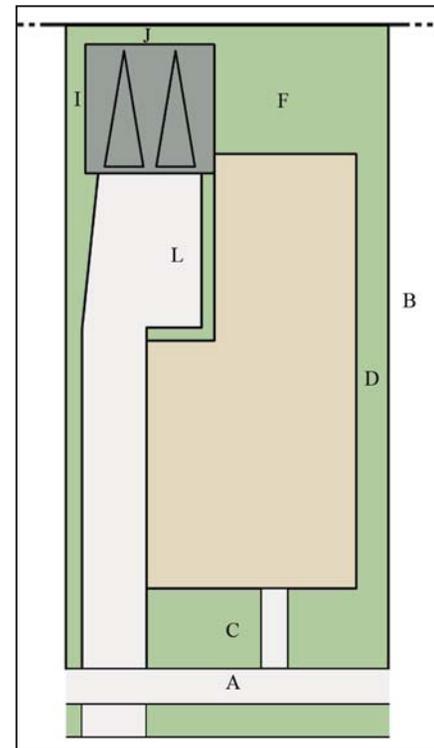
SINGLE-FAMILY DEVELOPMENT STANDARDS - THE FIFTIES AND LARGER



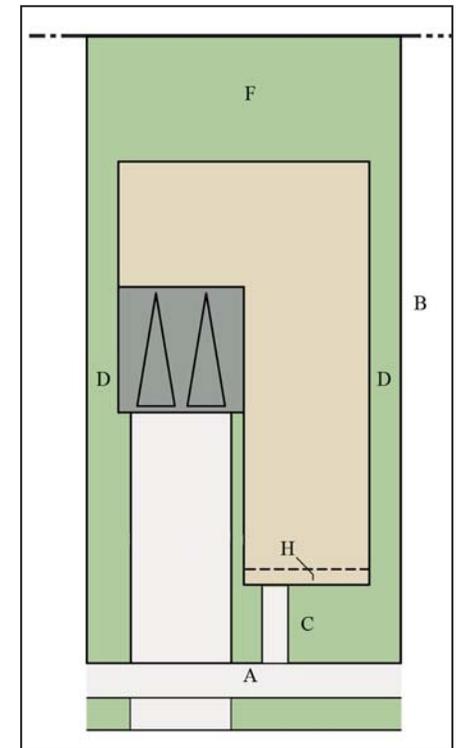
Alley Attached



Side Drive Detached



Side Drive Attached



Recessed Attached

COMMUNITY-WIDE MULTI-FAMILY DESIGN PRINCIPLES

6.4 COMMUNITY-WIDE MULTI-FAMILY DESIGN PRINCIPLES

The Plan Area provides the opportunity for two different multi-family product types at two density levels. Multi-family residential is defined as for-rent or for-sale residential product at 25 dwelling units per net acre. Residential mixed-use is defined as for-rent or for-sale residential product vertically or horizontally related to an office or commercial use, such as office, retail, or restaurant use. Residential mixed-use has an allowable density of 30 dwelling units per net acre.

6.4.1 DIVERSITY OF STREETScape

As with the single-family detached sub-neighborhoods, multi-family and residential mixed-use areas should also exhibit streetscape diversity, while drawing from a more selective pool of architectural styles. Sub-neighborhoods have an opportunity to present an eclectic streetscape with a variety of product types to achieve different densities. For example, row homes can be designed to look like a series of individual architectural statements, whereas larger multi-family buildings can be designed to emulate large stately manor homes with one architectural style. The intent of this section is to define the standards by which the multi-family and residential mixed-use neighborhoods shall be built.

A. Massing

When designing multi-family buildings, proportion and placement of architectural elements is critical. When a condominium or apartment building is designed to look like one large home, the scale of architectural forms and elements must be cohesive with the scale of the overall building.

- End units must have articulation, such as windows and doors facing sidewalks and public ways.
- Unarticulated or windowless walls are not permitted.
- Massing of forms must be established using the fundamental characteristics of the selected architectural style.

B. Four-Sided Architecture

Multi-family buildings generally have access on all sides, whether pedestrian, vehicular, or visual. As such, defining architectural elements and detailing from the front elevation must be carried to the sides and rear of all multi-family buildings.

- At least three style-specific architectural details from the enhanced elements portion of the corresponding architectural style matrix as specified under each style found in Section 6.6 must be continued on all sides of multi-family buildings.

COMMUNITY-WIDE MULTI-FAMILY DESIGN PRINCIPLES

- Details must be selected from the matrix corresponding to the selected architectural style. It is not acceptable to apply details that are not style appropriate in an attempt to remedy a poorly designed facade.
- When multi-family product is alley-loaded, a sense of activity and “eyes-on” the alley is encouraged through outdoor living space in the form of second or third floor balconies.
- Garage doors are prohibited from facing the perimeter of the individual multi-family project.
- Detached garage units, when present, must be internal to the individual multi-family project in order to prevent the sense of a walled fortress with blank walls facing streets or other product types.



C. Mixed-Use Elements

Mixed-use projects will incorporate a variety of integrated architecture and planning elements to create an eclectic, vibrant, interactive area that draws not only the residents of the Plan Area, but also provides a destination for residents of surrounding neighborhoods as well.

- Plazas shall be integrated into building design and placed to allow for outdoor seating adjacent to cafés and restaurants.
- Judicious use of canopies and awnings is encouraged.
- Windows should be incorporated at the pedestrian level to promote a welcoming atmosphere.
- Access to units must be dedicated and separate from commercial/office uses (e.g., a single consolidated lobby entry or individual entry doors) with the exception of live-work units.
- The use of balconies and rooftop open space is encouraged.

MULTI-FAMILY DEVELOPMENT STANDARDS

6.5 MULTI-FAMILY DEVELOPMENT STANDARDS

MULTI-FAMILY RESIDENTIAL		
Basic Criteria		
Average Density (Net)		25 Units per Acre
Setbacks		
Minimum to Public Street or Property Line (Back of walk)	One-Story	5'
	Two-Story	10'
	Three-Story	10'
Minimum to Interior Street/Private Drive	One-Story	5'
	Two-Story	5'
	Three-Story	5'
Minimum Building to Building	One-Story	15'
	Two-Story	15'
	Three-Story	20'
Garage Setback from Public Street		18'
Maximum Building Height	This dimension includes the height of the building from finished grade to top of ridge for sloped roofs.	45' or Three-Story

MULTI-FAMILY RESIDENTIAL		
Site Characteristics		
Minimum Parking	Covered	1.5 Spaces per Unit
	Uncovered / Guest	1 Space per 15 Units
	Minimum Open Space per Unit	75 Square Feet for Patios or Balconies

Notes:

¹ See Chapter 4: Landscape Design for landscape and lighting requirements.

² Multi-family projects require Planning Director Plan Review as specified in the New Brighton SPD Guidelines.

³ All setbacks are minimum unless otherwise specified and apply to the entire building.

MULTI-FAMILY DEVELOPMENT STANDARDS

RESIDENTIAL MIXED-USE		
Basic Criteria		
Average Density (Net)		30 Units per Acre
Setbacks		
Minimum to Public Street or Property Line (Back of walk)	One-Story	5'
	Two-Story	10'
	Three-Story	10'
Minimum to Interior Street/Private Drive	One-Story	5'
	Two-Story	5'
	Three-Story	5'
Minimum Building to Building	One-Story	15'
	Two-Story	15'
	Three-Story	20'
Garage Setback from Public Street		18'
Maximum Building Height	45' ¹² or three-story. This dimension includes the height of the building from finished grade to top of ridge for sloped roofs.	
Site Characteristics		
Minimum Parking	Covered	1.5 Spaces per Unit
	Uncovered / Guest	1 Space per 15 Units
	Minimum Open Space per Unit	75 Square Feet for Patios or Balconies

Notes:

¹ Mixed-use buildings are designed to a more pedestrian scale and may contain uses not typical to traditional commercial design. To this end, varying setbacks are encouraged to provide features such as courtyards, outdoor dining, and gathering spaces. See Chapter 4 of these PUD Guidelines.

² Landscape lighting and tower elements or other features may project higher than the maximum height by up to 10 feet, but for no more than 30 percent of any building frontage.

³ Multi-family projects require Planning Director Plan Review as specified in the New Brighton SPD Guidelines.

⁴ All setbacks are minimum unless otherwise specified and apply to the entire building.

⁵ See Chapter 4: Landscape Design for landscape and lighting requirements.

This page is left intentionally blank.

6.6 ARCHITECTURAL GUIDELINES

The concept, inspiration, and vision for New Brighton are based on a unique and compelling design character derived from the timeless Park Neighborhoods of Sacramento: McKinley Park and East Sacramento, Land Park, Curtis Park, and Oak Park. With their iconic architecture, landmark community buildings, and tree-lined streets, these neighborhoods represent some of Sacramento’s finest and most desirable neighborhoods.

These distinct neighborhoods can be grouped into the manor neighborhoods and the bungalow neighborhoods. The manor neighborhoods have grand stately homes representative of the more formal styles. Although there are certainly cottage and bungalow-scale homes in these neighborhoods, they are primarily characterized through larger estate homes. The bungalow neighborhoods are distinguished by their smaller scale, more modest and comfortable homes. Still with a great deal of detailing and charm, the neighborhoods are reminiscent of early twentieth century European and American architectural styles.

The Plan Area has examples of both the formal manor scale and the informal bungalow scale and recalls the sense of permanence and legacy found in these neighborhoods by employing similar street patterns, lot sizes, and open spaces. The thirteen distinctive architectural styles presented herein include the most prevalent historical architectural styles of these significant neighborhoods (listed to the right and organized into ten Primary Styles and three Secondary Styles).

When interspersed throughout the neighborhoods, this collection of architectural styles will create a diverse and eclectic streetscape through massing and form, material and color, and detailing. The variety of styles will energize and animate the streetscape, creating a dynamic and vibrant community.

Each style lends itself to a specific scale, which corresponds directly to an appropriate minimum lot size. The community offers a wide range of lot sizes; and, as such, the following table defines the appropriate applicable lot size for each architectural style. The architectural styles are broken

-
- The American Farmhouse
 - The Colonial Revival
 - The Craftsman
 - The English Cottage
 - The French Cottage
 - The Italian Renaissance
 - The Monterey
 - The Prairie
 - The Spanish Eclectic
 - The Tudor Revival
 - • • • •
 - The International
 - The Italianate
 - The Moderne
-

down into Primary Styles and Secondary Styles. The Primary Styles represent those that are most prevalent in the Park Neighborhoods of Sacramento and, likewise, should be most prevalent in the Plan Area. The Secondary Styles would have occurred later in the evolution of the neighborhoods and therefore are not as prevalent within the neighborhoods. As such, these styles will appear less often.

The following architectural guidelines define the history and intent of each style, identify key style elements, and provide a matrix that identifies the minimum elements required for each style along with applicable enhanced elements. Additionally, sketches of primary style elements and

LOT SIZE	PRIMARY STYLES										SECONDARY STYLES		
	AMERICAN FARMHOUSE	COLONIAL REVIVAL	CRAFTSMAN	ENGLISH COTTAGE	FRENCH COTTAGE	ITALIAN RENAISSANCE	MONTEREY	PRAIRIE	SPANISH ECLECTIC	TUDOR REVIVAL	INTERNATIONAL	ITALIANATE	MODERNE
>60'	●	●	●			●	●	●	●	●	●	●	●
60'	●	●	●			●	●	●	●	●	●	●	●
55'	●	●	●	●	●	●	●	●	●	●	●	●	●
50'	●	●	●	●	●	●	●	●	●	●	●	●	●
45'			●	●	●	●		●	●	●	●	●	●
40'			●	●	●	●		●	●	●	●	●	●
30'			●	●	●	●			●	●	●	●	●
Bungalow Courts			●	●	●				●				●
Manor Homes	●*	●*				●*	●*		●*	●*			
Row Homes and Multi-Family Attached	●	●				●	●		●	●		●	●

* When utilized on attached building types, the entire building must be designed with the specified style such that the composition of details gives the appearance of one larger building or home as opposed to a series of individual residences.

details and pictorial examples of both a historic and present day version of the style are represented. With the intent of creating authentic representations of these architectural styles, all of the minimum elements outlined on the style specific matrix are required along with three enhanced elements.

To further define the architecture of the Plan Area, the following statements apply to all styles herein:

- On styles utilizing stucco, smooth or imperfect smooth stucco is the only allowed finish (further defined per style on pages to follow).
- Manufactured stone must be applied authentically, wrapping outside corners and terminating at inside corners.
- All material changes must occur on an inside corner.
- No fascia gutter.
- No concrete rake tiles.
- Garage doors should complement architectural style.
- House lights should complement architectural style.
- When shutters are used, each shutter must be sized to one-half of entire adjacent window width.
- Builders may choose to incorporate one Secondary Architectural Style for inclusion in their Master Home Plan series; the remaining style offerings in the series must pull from the ten Primary Architectural Styles.

Each style section within this document is broken into four pages, each with a distinct purpose. The first page articulates the history of the architectural

style as well as the intent of that style within the Plan Area. Additionally, this page offers a list of some of the elements that make the defined style distinctive. These elements draw from both the minimum and enhanced elements from the matrix found on the following page and are intended to be descriptive, rather than prescriptive, by conveying the essence of the style. The second page offers a matrix of the minimum and enhanced elements of each style and serves as the prescriptive requirements of the style. The third page graphically represents a selection of the key style elements described in the matrix. Finally, the last page offers details and vignettes as well as pictorial representations, both historical and present day, of well-executed examples of the style.

These guidelines are intended for the use of the City of Sacramento in approving builder projects within the Plan Area. Prior to municipality review, the developer's design review board will evaluate and approve each project.

This page is left intentionally blank.

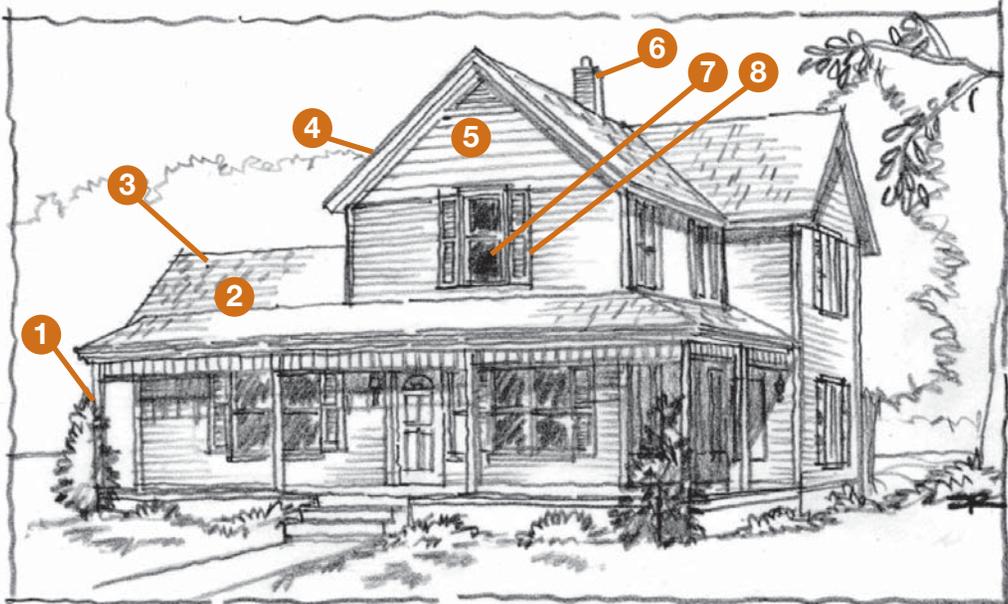
THE AMERICAN FARMHOUSE

HISTORY AND INTENT

In the Sacramento area, farmhouses were utilitarian housing for farmers settling in outlying areas of the region. They were typically wood frame with clapboard siding. These homes were simply detailed and understated and often evolved in size and form to reflect the success and size of the farming family. Although utilitarian in nature, the farmhouse also reflected the regional style of the time to the extent possible, sometimes emulating a higher style of architecture by borrowing details of widely accepted styles.

The intent of the American Farmhouse is to include a style that embraces the agrarian history of the region. The Farmhouse is a traditional, honest representation of the style with simple forms and detailing, lacking the highly stylized features of its Midwestern and East Coast counterparts.

DISTINCTIVE STYLE ELEMENTS	
1	Slender Porch Columns
2	Projecting Porch with Shed Roof
3	Rectangular, Cross Gabled Form
4	Dominant Gable Roof
5	Lap Siding
6	Brick Chimney
7	Single-Hung Windows
8	Louvered Shutters

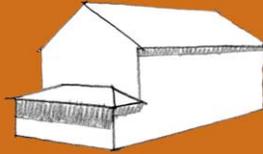


STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> • Rectangular, typically two-story. • Front, side, or cross gabled. • Symmetrical or asymmetrical. • Entry porch, very simple in form and detailing. • Porches project from the house rather than being incorporated into the primary massing. 	<ul style="list-style-type: none"> • Two-story with opposing wings in larger homes. • One- or two-story wings and covered porches. • Form may reflect additions to original house. • Covered porches along entire facade or wrapping around corners, very simple in form and detailing. • Converted water tower as ancillary structure.
ROOF	<ul style="list-style-type: none"> • Dominate gable roof forms. • Roof pitch 6:12 to 10:12 with porches of lower profiles. • 6" to 12" overhangs. • Concrete shingles that are flat or resemble wood shake or composition asphalt shingles. • Tight wood fascias and rakes. 	<ul style="list-style-type: none"> • Shed roof forms, reflecting additions to the original house. • Porch roofs of standing seam metal. • Roof dormers, shed or gabled, symmetrically organized. • Fascias and rakes may be box end soffit or open with exposed rafters and starter board. • Metal roofs.
WALLS	<ul style="list-style-type: none"> • Primary exterior material is lap siding with 6"-8" exposure. • Window and door trim, corner boards, starter boards, and vergeboards used as siding terminations. 	<ul style="list-style-type: none"> • Lap siding with tighter exposure or shingles at accent areas. • Picket railings at porches in various styles. • Stone at raised foundation.
WINDOWS & DOORS	<ul style="list-style-type: none"> • Wood window and door trims. • Single-hung vertical windows with or without window grids. 	<ul style="list-style-type: none"> • Enhanced (built-up) window trim.
DETAILS	<ul style="list-style-type: none"> • Verge rafters. • Trim at corner boards, verge boards, and starter boards. • Slender, unornamented square or round porch columns. 	<ul style="list-style-type: none"> • Roof ornamentation such as cupolas, weather vanes, or dovecote accents. • Chimneys clad in stone, brick, or siding with basic rectilinear termination caps.

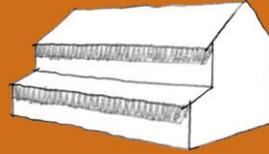
¹ Minimum three enhanced elements per house are required.

THE AMERICAN FARMHOUSE - STYLE ELEMENTS

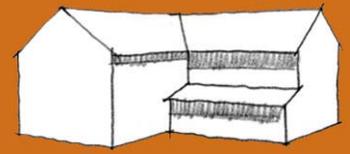
FORWARD
GABLE



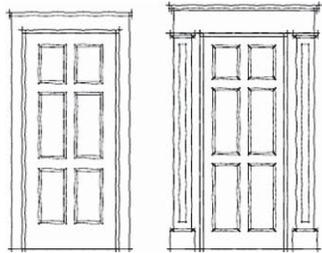
SIDE
GABLE



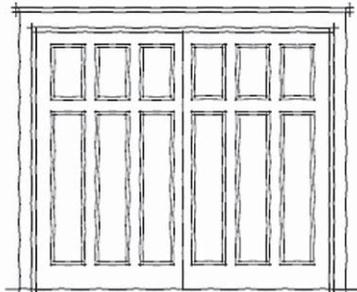
CROSS
GABLE



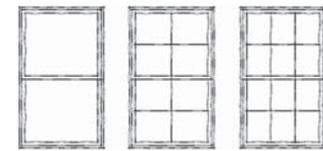
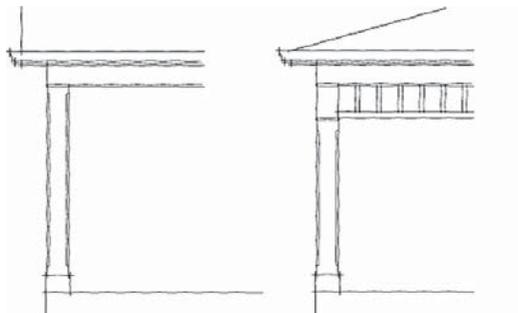
Entry Doors
and Surrounds



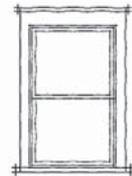
Garage
Doors



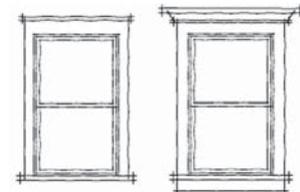
Porch
Columns



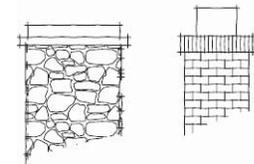
Window
Patterns



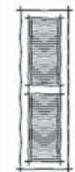
Window
Groupings



Window
Surrounds



Chimneys

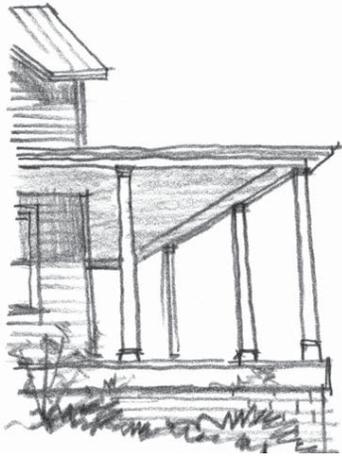


Shutters

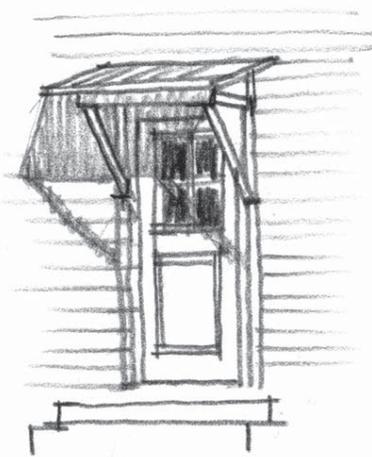
THE AMERICAN FARMHOUSE

DETAILS

PICTORIAL EXAMPLES



Raised Porch



Shed Roof at Door



Gable and Porch



Historical Representation



Present Day Interpretation

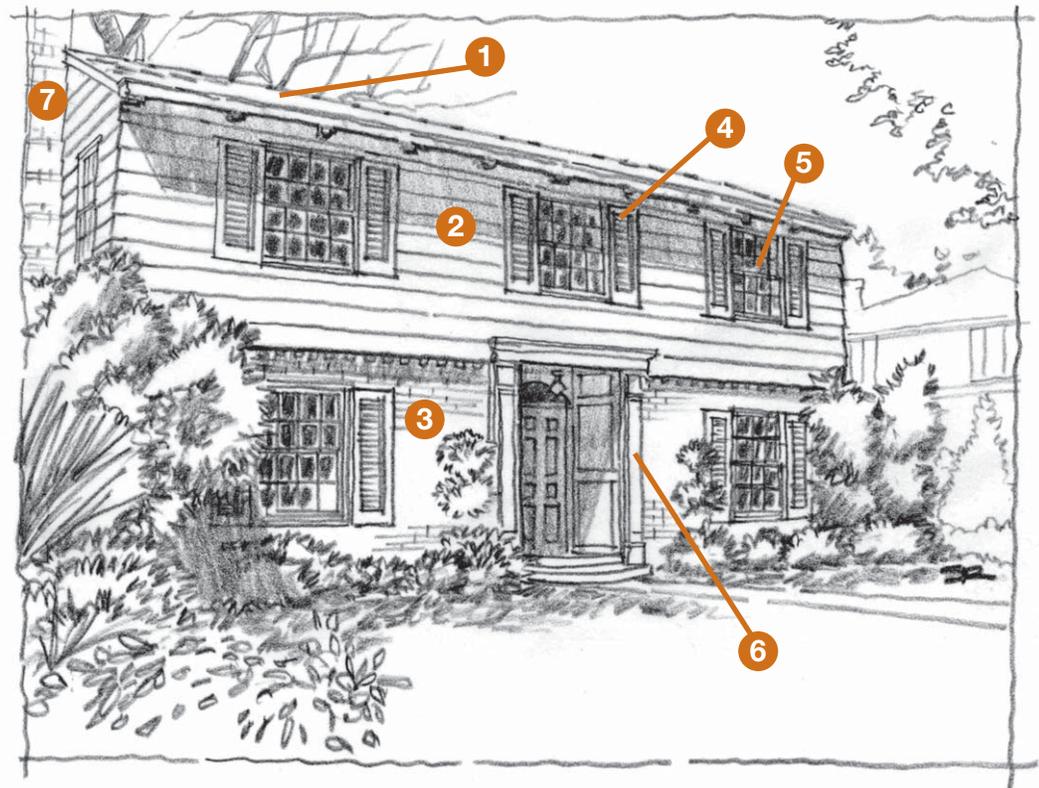
THE COLONIAL REVIVAL

HISTORY AND INTENT

In Sacramento, the Colonial Revival house falls into several categories. First, there are the modest single-story versions, generally known as Cape Cod cottages, with the addition of more formal Georgian or American Southern Colonial surface details. A two-story Dutch Colonial version was also popular in most Park Neighborhoods. The cottage forms are usually symmetrical in form, with wood siding (either lap siding or shingles) and shake or composition roofs. Entryways have modest facade-faced entablatures. Entry porches are always simple in form and articulation when they appear. Though Colonial Revival styles are quite common, especially the smaller cottage form, they are not as prevalent as the Tudor Cottage and Spanish Eclectic styles in Sacramento that reflect this city's more relaxed temperament and architectural preferences.

The intent of the Colonial Revival is to bring a formal, stately, and gracious presence to the community.

DISTINCTIVE STYLE ELEMENTS	
1	Two-Story Side Gabled Rectangular Form
2	Lap Siding
3	Brick at First Floor
4	Louvered Shutters
5	Divided Light Windows
6	Pedimented Entry
7	Brick Chimney



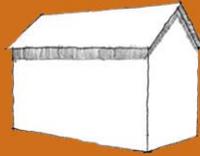
THE COLONIAL REVIVAL

STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> Two-story, simple rectangular form. Predominately side gable. Symmetrically balanced windows and center door. When present, small entry porch covering less than the full facade width. More typically, pedimented entry door surround is used. 	<ul style="list-style-type: none"> One-story, full-width porch with classical columns. Doric columns at porch (singularly or paired) with capital and base. Asymmetrical entry in larger examples. One-story side wing, either open or enclosed, usually with a flat roof, but alternately with a shed roof.
ROOF	<ul style="list-style-type: none"> Steeply pitched roof (6:12 to 10:12). Composition shingle roof. Principally side gable with variations such as center gable, cross gable, and hip. Little or no overhang. 	<ul style="list-style-type: none"> Roof dormers. Eave returns at gable ends. Pilasters as building corners.
WALLS	<ul style="list-style-type: none"> Predominately lap siding with 3"-6" exposure or shake (shingle) siding. Smooth finish stucco. 	<ul style="list-style-type: none"> Brick. Stone. Siding or shake as accent at gable end.
WINDOWS & DOORS	<ul style="list-style-type: none"> Windows with double-hung sashes, usually with divided lights (divided into six, eight, nine, or twelve panes). Windows in adjacent pairs. Window and door surrounds with projecting built-up head trim and projecting sills at windows. Doors with overhead fanlights or sidelights. Accentuated pedimented front door without supporting pilasters. 	<ul style="list-style-type: none"> Bay windows. Triple windows. Elliptical oculus window centered over entry door. Windows with broken segmental or triangular pediments. Accentuated pedimented front door supported by pilasters, or extended forward and supported by slender columns to form an entry porch.
DETAILS	<ul style="list-style-type: none"> Massive central chimney or gable end chimney(s). Ogee gutter as part of eave detail. Cornice at roof line. 	<ul style="list-style-type: none"> Louvered shutters. (Each shutter must be sized to one-half of entire adjacent window width.) Horizontal banding on two-story homes as a defining line between first and second story. Dentil frieze. Roof and/or upper porch balustrades. Leader heads at downspouts.

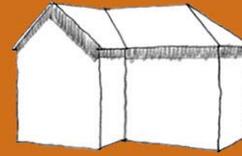
¹ Minimum three enhanced elements per house are required.

THE COLONIAL REVIVAL

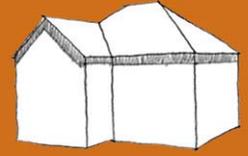
SIDE
GABLE



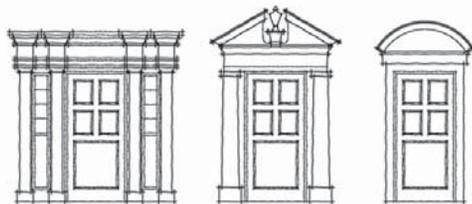
CROSS
GABLE



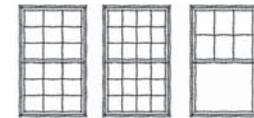
ASYMMETRICAL
GABLE



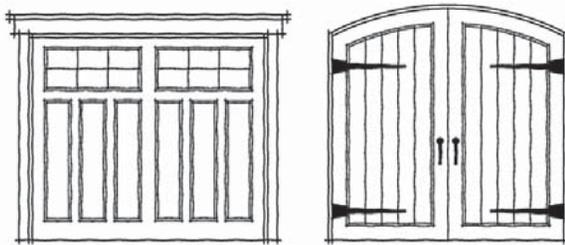
Entry Doors
and Surrounds



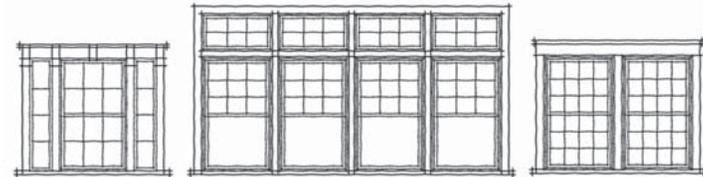
Window
Patterns



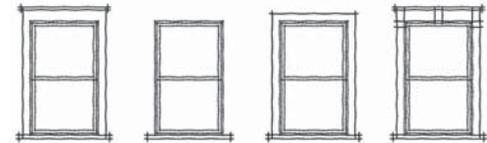
Garage
Doors



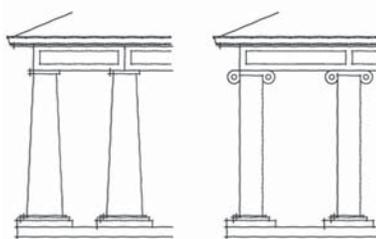
Window
Groupings



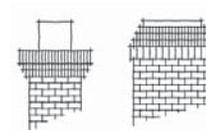
Window
Surrounds



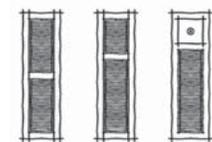
Porch
Columns



Chimneys



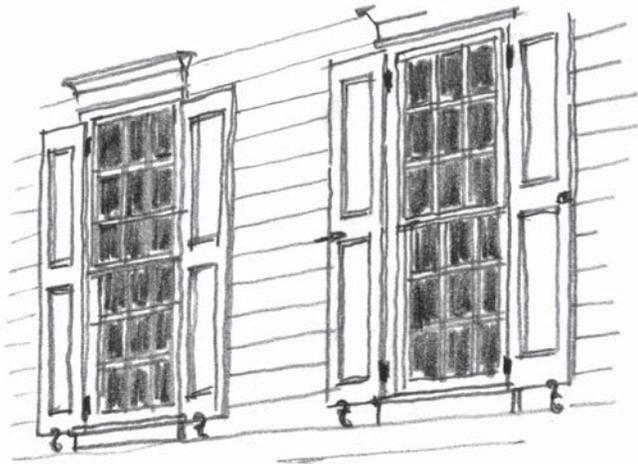
Shutters



THE COLONIAL REVIVAL

DETAILS

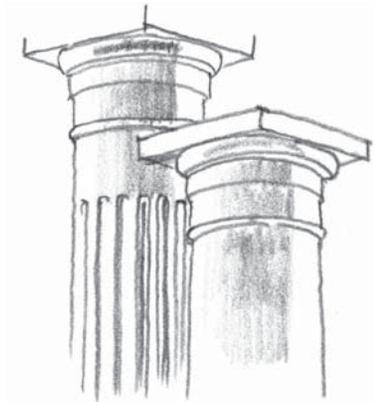
PICTORIAL EXAMPLES



Window Surround and Shutters



Historical Representation



Colonial Columns



Broken Pediment at Entry



Present Day Interpretation

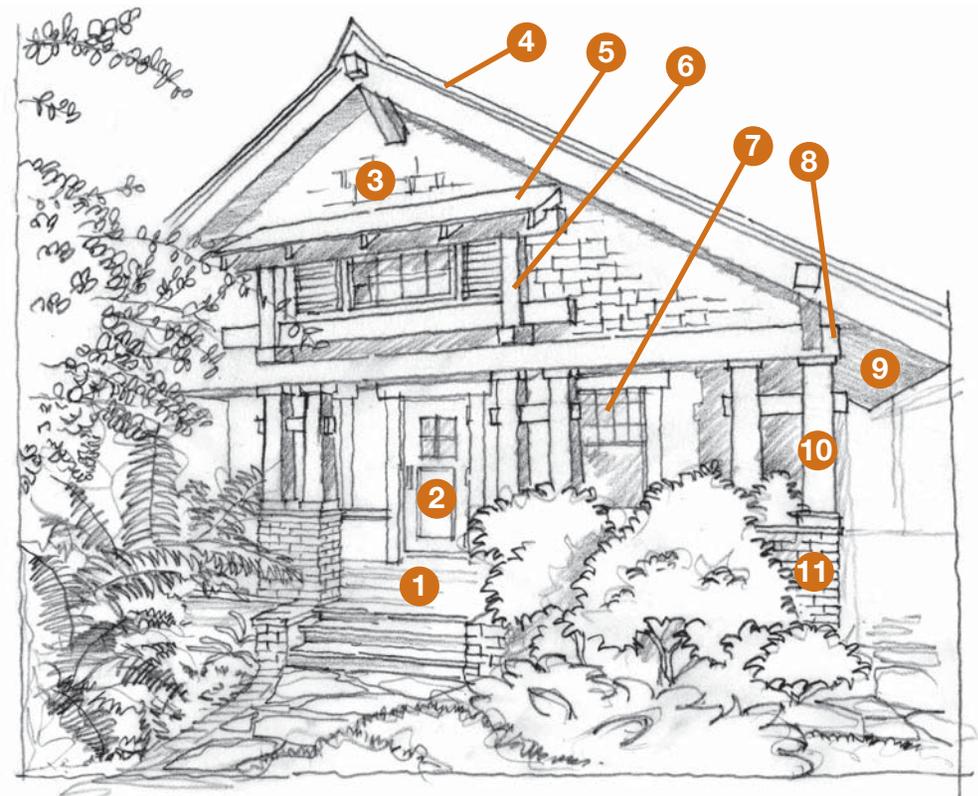
THE CRAFTSMAN

HISTORY AND INTENT

The Arts and Crafts bungalow was an enormously influential form and style of architecture in Sacramento between 1906 and 1918, the first truly American vernacular style. The bungalow broke with earlier formal Victorian spatial arrangements and changed the way that families lived in and related to their houses. Architecturally, the Craftsman bungalow was designed to achieve harmony between the house and its landscape, to get as close as possible to nature. A Craftsman bungalow has many of the hallmarks of the Arts and Crafts aesthetic: clinker brick, carved rafter tails, a mixture of cladding (brick, clapboard, tile, and shingle), and oversized eave brackets painted in colors of nature.

The intent of the Craftsman style within the Plan Area is to recall the comfortable and welcoming nature of the Craftsman bungalows found in the Park Neighborhoods of Sacramento. These homes reflect a sense of permanence that only craftsmanship and careful design can convey.

DISTINCTIVE STYLE ELEMENTS			
1	Deep Recessed Porch	7	Decorative Window Patterns
2	Wide Entry Door	8	Knee Braces
3	Shingle Siding	9	Wide Overhangs
4	Gable Roof	10	Decorative Porch Columns
5	Gable Ornamentation	11	Masonry Column Base
6	Gable Vents		

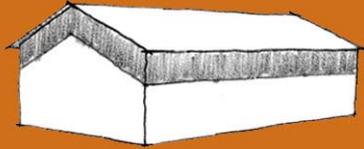


STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> • Simple massing on one to one-and-a-half stories, front or side gabled. • Symmetrical or asymmetrical form. • Deep front entry porch. • Stylized column and beam detailing at porches. 	<ul style="list-style-type: none"> • Cross-gabled massing. • Two stories with a combination of one- and two-story elements. • Full width, deep porch at entry.
ROOF	<ul style="list-style-type: none"> • Low-pitched roofs with large overhanging eaves, emphasizing horizontal planes. • 4:12 to 6:12 roof pitch. • 16" to 24" overhangs. • Flat concrete tile with a shingle appearance or composition shingle. 	<ul style="list-style-type: none"> • Varied porch roofs, shed or gabled. • Cascading (multiple) gables. • Roof dormers (shed or gable form). • 24" to 36" overhangs. • Extended and shaped barge rafters. • Exposed rafter tails at eaves.
WALLS	<ul style="list-style-type: none"> • Exterior wall materials with combinations of wood shingles, horizontal siding, board and batten, and stucco. • Foundation or wainscot using stone or brick. 	<ul style="list-style-type: none"> • Stone, brick, or combination chimneys. • Eliminate stucco as a wall treatment. • Battered (tapered) stone foundation or wainscot.
WINDOWS & DOORS	<ul style="list-style-type: none"> • Single-hung windows at front elevations. • Divided light windows with wood trim. • Use windows individually or in groups (typically two or three). • Doors with full surrounds. • Windows with full surrounds and a projected sill/apron. 	<ul style="list-style-type: none"> • Casement windows. • Three or more windows in a "ribbon." • Grouped windows with a high transom. • Wide wood entry door with integrated glass. • Wood door and window surrounds.
DETAILS	<ul style="list-style-type: none"> • Entry porches with columns resting on larger pier or bases. • Porch rails of repeated vertical elements. • Wood brackets or knee braces. • Surface-mounted fixtures on front elevations must complement architectural style. • Garage door patterns and lights to complement the architectural style. 	<ul style="list-style-type: none"> • Entry porch columns consist of single or multiple wood posts with battered brick or stone pier or base. • Porch rails comprised of decoratively cut boards that create a pattern. • Additional "stick-work" in gable ends. • Typical downspouts replaced with "rain chains." • Open eave overhangs with shaped rafter tails. • Decorative ridge beams, outlookers, and purlins. • Porte-cochère, pergola, or trellis that continues, or is integrated with, the front porch.

¹ Minimum three enhanced elements per house are required.

THE CRAFTSMAN

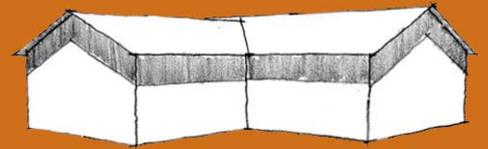
FORWARD
GABLE



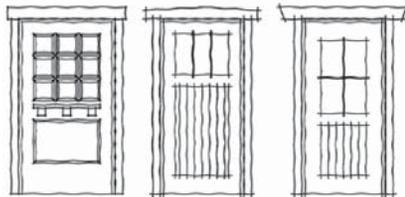
SIDE
GABLE



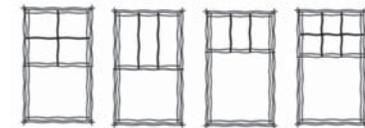
CROSS
GABLE



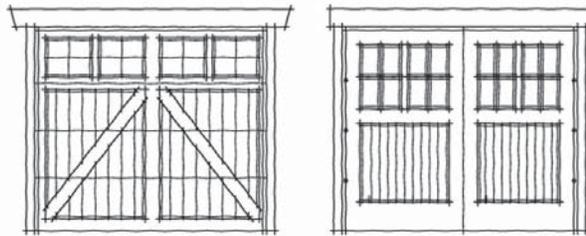
Entry Doors
and Surrounds



Window
Patterns



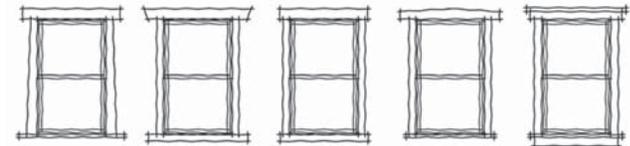
Garage
Doors



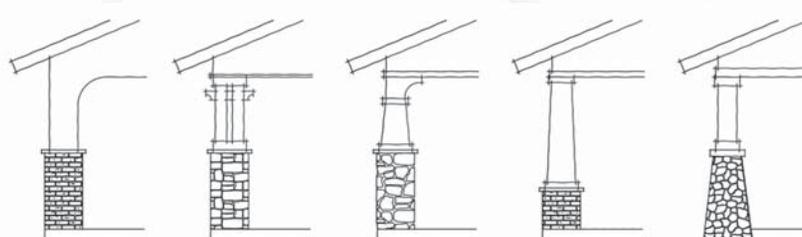
Window
Groupings



Window
Surrounds



Porch
Columns

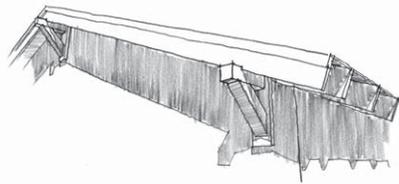


Chimneys

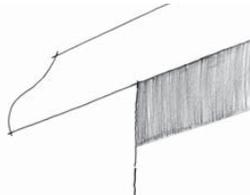


DETAILS

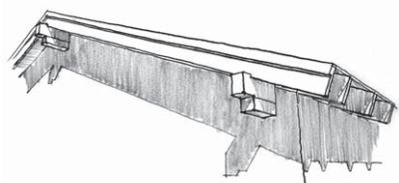
PICTORIAL EXAMPLES



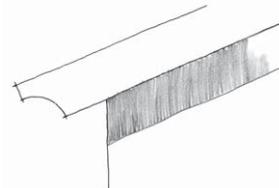
Gable with Knee Brace Detail



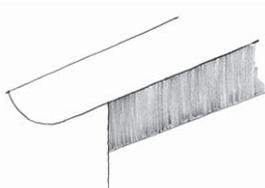
Fancy Cut Rafter



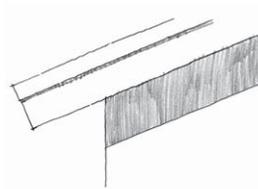
Gable with Outlooker Detail



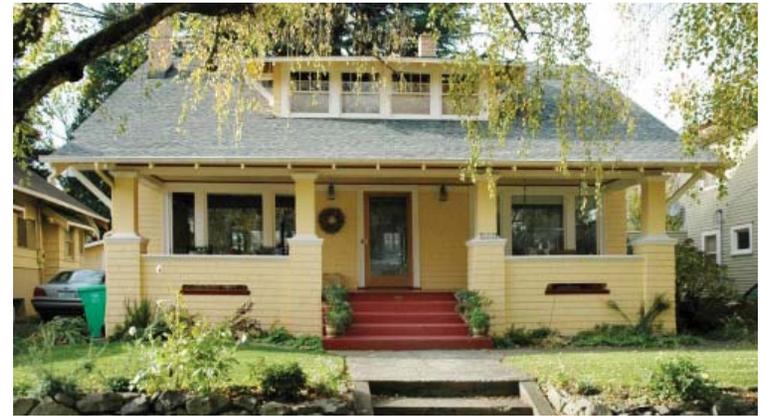
Quarter Round Cut Rafter



Round Cut Rafter



Square Cut Rafter



Historical Representation



Present Day Interpretation

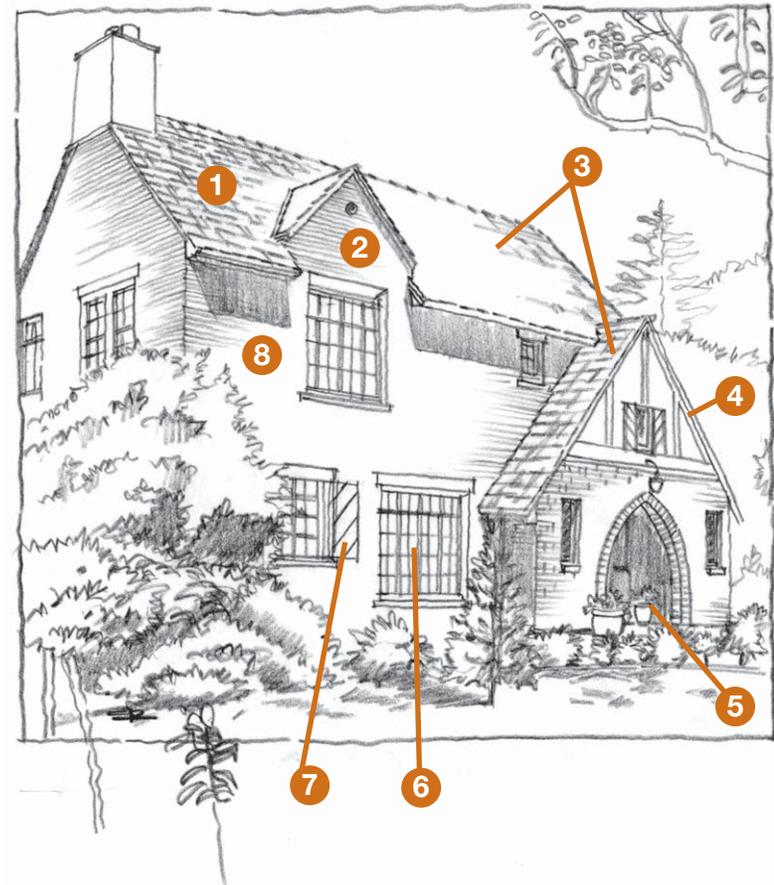
THE ENGLISH COTTAGE

HISTORY AND INTENT

The English Cottage is a romantic, informal, country style that followed the soldiers home from Europe, where they became enchanted with the picturesque villages, after World War I. The whimsical cottage styles of Sacramento’s Park Neighborhoods added to the eclectic atmosphere of the new communities, building a storybook community with an inviting and friendly sense of place. The origins of this style are rooted in the English Renaissance homes of the 16th and 17th centuries found in the rural countryside of England.

The English Cottage will create continuity between the historic park neighborhoods and the Plan Area, adding whimsy and romanticism to the new neighborhood. The design of the English Cottage should present an ornate focal point, with the balance of the architecture retaining simplicity in design so as to not create a contrived veneer, but rather an authentic updating of the classic style.

DISTINCTIVE STYLE ELEMENTS			
1	Steeply Pitched Main Roof	5	Deeply Recessed Entry
2	Dormer	6	Divided Light Windows
3	Asymmetrical Massing	7	Diagonal Plank Shutters
4	Dominant Steeply Pitched Facade Element	8	Brick



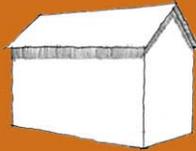
THE ENGLISH COTTAGE

STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> One- and two-story. Dominant facade element is a steeply pitched forward gable with combinations of hip roofs. Dominant front-facing gable usually incorporates a deeply recessed entry door. Asymmetrical massing and proportions. 	<ul style="list-style-type: none"> Bell-cast eaves. Variety of dormer styles where appropriate. Massive chimney, usually integrated with the dominant gable.
ROOF	<ul style="list-style-type: none"> Steeply pitched roof (minimum 10:12 for the dominant gable, 8:12-14:12 for secondary roof elements). Composition or flat tile (not of concrete) roofs mimicking slate or thatch in form and color. Alternatives to tile that mimic shake are encouraged. Where tile is used, utilize a raised barge to eliminate rake tile. Gables with a tight rake (4" max). Eaves can be broader (up to 12"). 	<ul style="list-style-type: none"> Composition roofing materials rolled around eaves and rakes to suggest a thatched roof. Ornamented barge boards.
WALLS	<ul style="list-style-type: none"> Imperfect smooth stucco, lap siding, masonry/brick, stone, or any combination thereof. Material transitions may only occur at floor line breaks (i.e., at line between first and second floor). Wainscots or partial elements are not acceptable. 	<ul style="list-style-type: none"> Horizontal siding accents at gables and single massing elements. Masonry as an entire massing element (i.e., chimney, gable end, etc.).
WINDOWS & DOORS	<ul style="list-style-type: none"> Divided lights common on all windows. Vertical windows, in groupings of twos to fives. Head and sill trim used but rarely at jambs. Entry doors accented by trim surrounds. Arched entry door of carved wood. 	<ul style="list-style-type: none"> Soft arch windows. Recessed windows. Oriel accent windows. Casement windows. Mulled window groupings.
DETAILS	<ul style="list-style-type: none"> Stone elements that mimic "built-over-time" architecture, such as combining stone with brick at building elements. (Stone scattered over stucco to mimic building age is not appropriate.) 	<ul style="list-style-type: none"> Shutters (each shutter must be sized to one-half of entire adjacent window width). Exposed accent wood timbers and beams. Cast concrete door surrounds, window trim accents, and/or lentils.

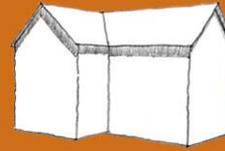
¹ Minimum three enhanced elements per house are required.

THE ENGLISH COTTAGE

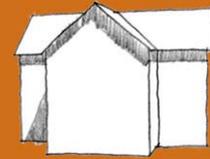
SIDE
GABLE



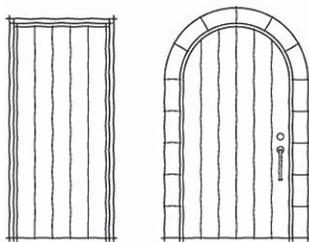
CROSS
GABLE



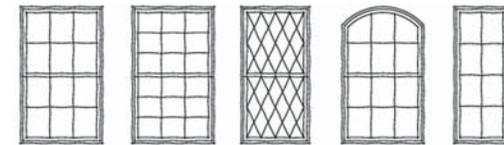
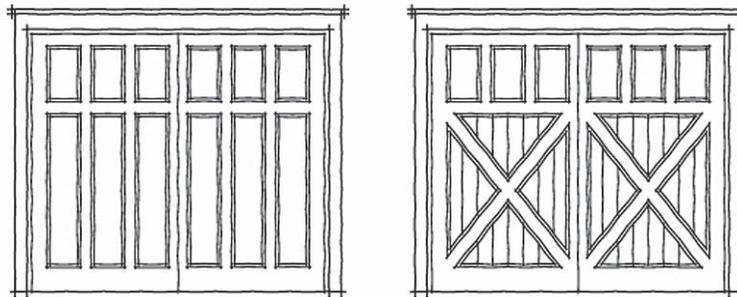
CENTER
GABLE



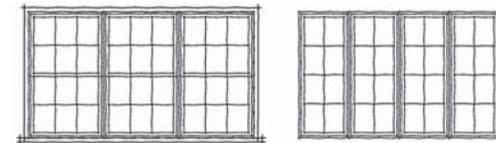
Entry Doors
and Surrounds



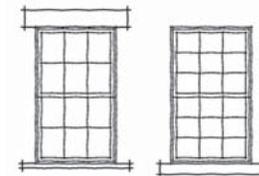
Garage
Doors



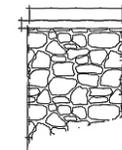
Window
Patterns



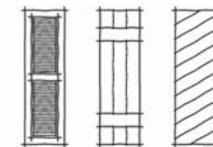
Window
Groupings



Window
Surrounds



Chimneys

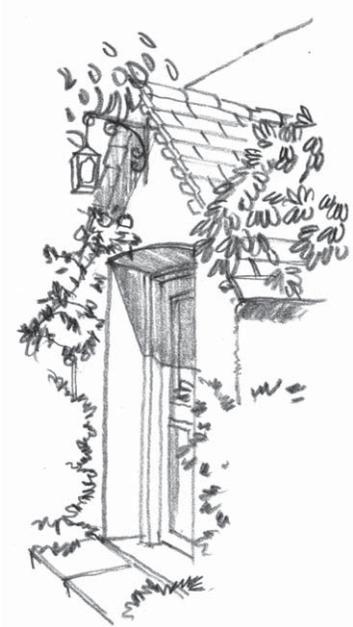


Shutters

THE ENGLISH COTTAGE

DETAILS

PICTORIAL EXAMPLES



Deep Recessed Entry



Window with Shutters
and Planter Box



Historical Representation



Present Day Interpretation

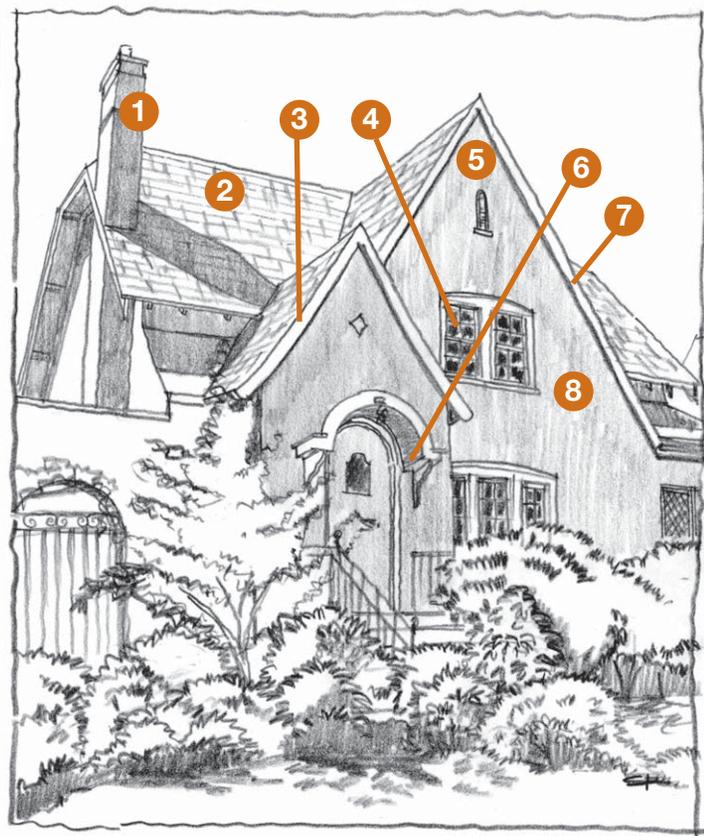
THE FRENCH COTTAGE

HISTORY AND INTENT

The French Cottage is cozy, charming, and understated, more refined and sophisticated than the English Cottage yet still picturesque, recalling a storybook village. As with the English Cottage, the French Cottage is reminiscent of the European villages visited by the soldiers in World War I, and returned to the States with them. The Sacramento Park Neighborhoods are peppered with quaint examples, adding to the eclectic streetscape that is so admired.

This project aims to bring that nostalgic streetscape character to the next generation of Sacramento neighborhoods through a simple and idyllic representation of the French Cottage. This style is less rustic than its English counterpart, with an emphasis on more refined stucco and masonry applications.

DISTINCTIVE STYLE ELEMENTS			
1	Chimney as Vertical Element	5	Steeply Pitched Forward Gable
2	Hipped Gable as Dominant Roof Form	6	Recessed Covered Entry Door
3	Bell Cast Eave	7	Tight Gable Overhangs
4	Divided Light Windows	8	Imperfect Smooth Stucco



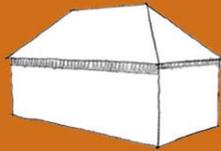
THE FRENCH COTTAGE

STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> One- or two-story. Asymmetrical massing with steep hip roofs. Deep recessed entry door. 	<ul style="list-style-type: none"> Asymmetrical gabled projection with bellcast eaves and sculpted stucco walls. Turret element.
ROOF	<ul style="list-style-type: none"> Steeply pitched roof (8:12 to 12:12). Hip roof as dominant roof form, although gables can be introduced as accent elements. Prominent dormers in a variety of forms: shed, hip, or gabled. Tight gable overhangs (4" max) with slender, understated fascias (4" max). Eave overhangs can be broader (12" to 24") with a thin, crisp fascia line. Composition shingle roofing. 	<ul style="list-style-type: none"> Hipped gables. Eyebrow dormers. Hip roof with engaged wall dormers. Bell cast or flared eaves. Composition roofing materials rolled around eaves and rakes to suggest a thatched roof. Slate or material mimicking slate.
WALLS	<ul style="list-style-type: none"> Smooth or imperfect smooth stucco or cement plaster as primary exterior finish material with stone or brick as accent materials. (Stone or brick scattered over stucco to mimic building age is not appropriate.) 	<ul style="list-style-type: none"> Smooth or imperfect smooth stucco, brick, or stone exterior material combinations with wood siding accents. Painted brick.
WINDOWS & DOORS	<ul style="list-style-type: none"> Casement and single-hung windows, arched accent windows enhanced with divided lights. Traditional wood window head, jamb, and sill trims. Tall window and/or French door assemblies in the front elevation. Heavy wood paneled arched entry doors with metal detailing. Arched entryways. 	<ul style="list-style-type: none"> Windows with wood planter boxes or embellished plant shelf details. Round or oval accent windows. Accent windows may also be arched, flanked with arched wood shutters. (Each shutter must be sized to one-half of entire adjacent window width.) Brick or stone window and door surrounds. Balcony or windows with decorative metal railings and French doors.
DETAILS	<ul style="list-style-type: none"> Chimney. 	<ul style="list-style-type: none"> Stone elements that mimic "built-over-time" architecture. (Stone or brick scattered over stucco to mimic building age is not appropriate.) Copper detailing (i.e., dormer roof). Brick or stone detailed chimney. Heavy timber post and beam construction. Recessed gable vents. Leader heads at downspouts.

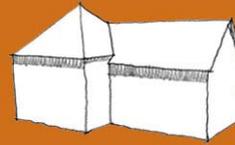
¹ Minimum three enhanced elements per house are required.

THE FRENCH COTTAGE

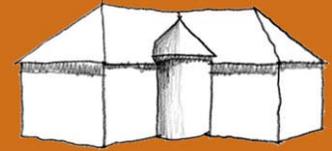
SYMMETRICAL
HIP



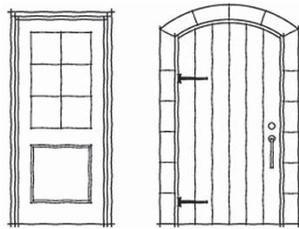
ASYMMETRICAL



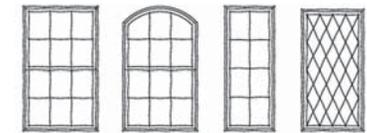
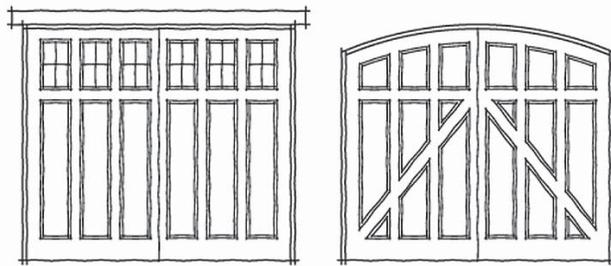
TOWERED



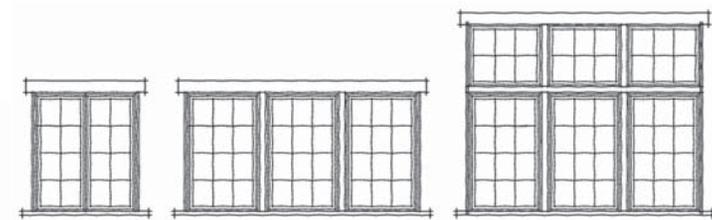
Entry Doors
and Surrounds



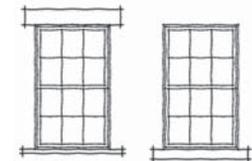
Garage
Doors



Window
Patterns



Window
Groupings



Window
Surrounds



Chimneys

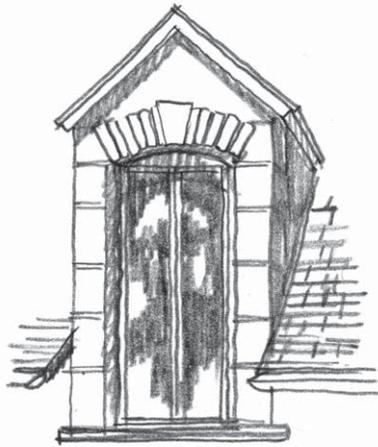


Shutters

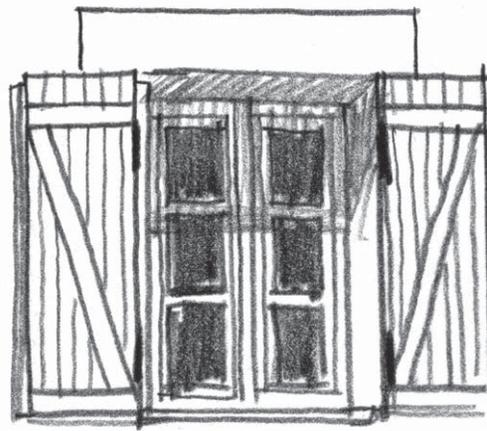
THE FRENCH COTTAGE

DETAILS

PICTORIAL EXAMPLES



Dormer



Recessed Window with Shutters



Historical Representation



Present Day Interpretation

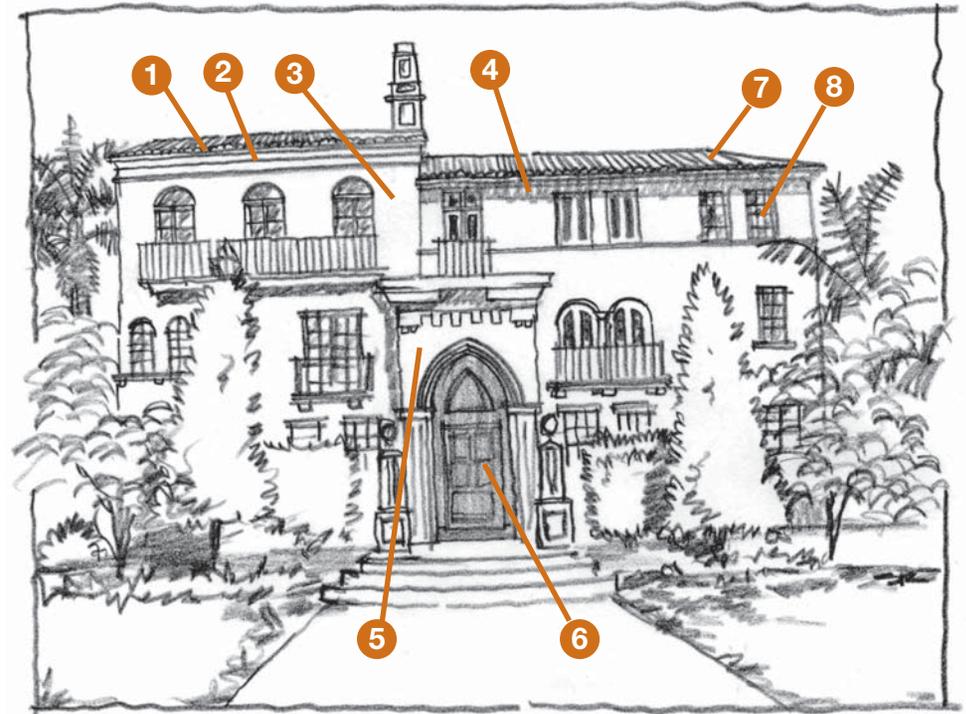
THE ITALIAN RENAISSANCE

HISTORY AND INTENT

The Italian Renaissance style was borne of the emergence of world travel in the late 1800's; with the ability to travel to Italy, Americans experienced the authentic architecture first hand, and the style gained popularity. The Italian Renaissance house type is less common to Sacramento and is generally found in the prestigious neighborhoods built as larger two-story houses. Local examples show restraint on simple symmetrical facades.

The Italian Renaissance style is intended to complement the community with the romantic flavor of the Mediterranean. Being more formal and vertical in nature, the Italian Renaissance style adds attractive contrast and an enhanced skyline, or "roof bounce," effect to the neighborhood.

DISTINCTIVE STYLE ELEMENTS			
1	Three-Story Form	5	Elaborate Entry Surround
2	Decorative Frieze	6	Recessed Entry Door
3	Smooth Stucco	7	Low Pitched Roof
4	Barrel Tile	8	Smaller Windows on Upper Floors



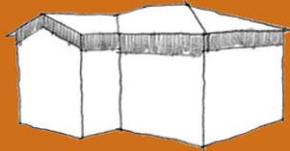
THE ITALIAN RENAISSANCE

STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> • Two- or three-story forms. • Simple hipped roof with a flat, symmetrical front facade. 	<ul style="list-style-type: none"> • Full-width loggia with a formal and elegantly detailed colonnade.
ROOF	<ul style="list-style-type: none"> • Low pitched roof (4:12 to 5:12). • Simple hipped roof. • Broadly overhanging (24" min), boxed eaves with brackets. • Barrel or S-shaped concrete tiles. 	<ul style="list-style-type: none"> • Decorative brackets at eaves. • Hipped roof with single-story projecting wings (i.e., porte-cochère or sunroom). • Decorative frieze.
WALLS	<ul style="list-style-type: none"> • Smooth stucco. 	<ul style="list-style-type: none"> • Masonry walls (typically yellow brick rather than red). • Horizontal rusticated base of stone or masonry.
WINDOWS & DOORS	<ul style="list-style-type: none"> • Formal window arrangement across full facade. • Symmetrical placement of windows. • Smaller windows on upper floors. • Classical door surrounds. 	<ul style="list-style-type: none"> • Full-length first-story windows with arches above. • Palladian window arrangements. • Precast concrete door and window surrounds. • Pedimented door surround with columns. • Arched entry door.
DETAILS	<ul style="list-style-type: none"> • Belt course to accentuate horizontal emphasis of design. 	<ul style="list-style-type: none"> • Roof-line balustrades. • Molded cornices. • Bracketed window cornices. • Pedimented windows. • Precast concrete belt course.

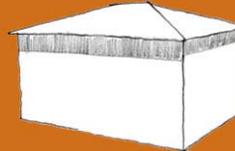
¹ Minimum three enhanced elements per house are required.

THE ITALIAN RENAISSANCE

ASYMMETRICAL



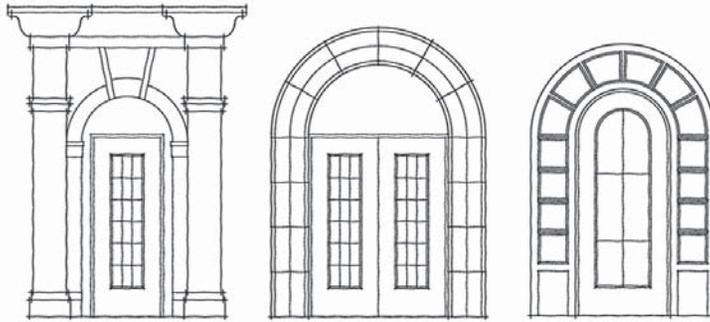
SIMPLE
HIP



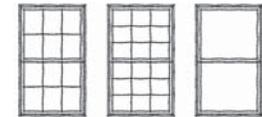
HIP WITH
WINGS



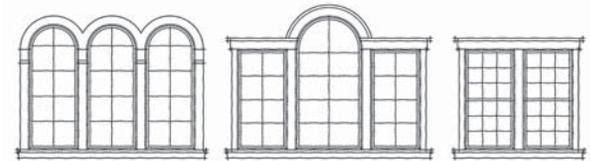
Entry Doors
and Surrounds



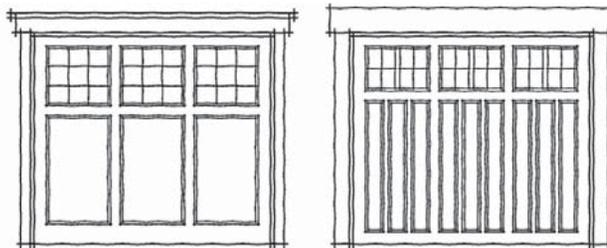
Window
Patterns



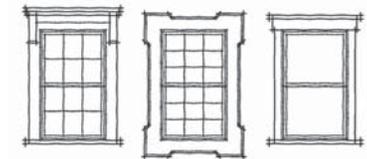
Window
Groupings



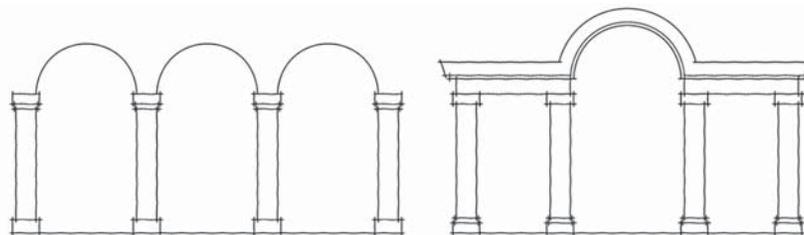
Garage
Doors



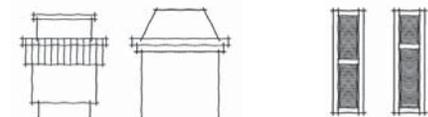
Window
Surrounds



Porch
Columns



Chimneys

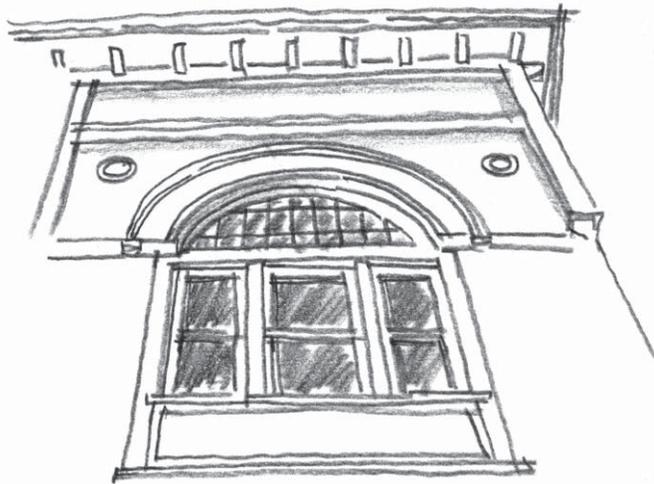


Shutters

THE ITALIAN RENAISSANCE

DETAILS

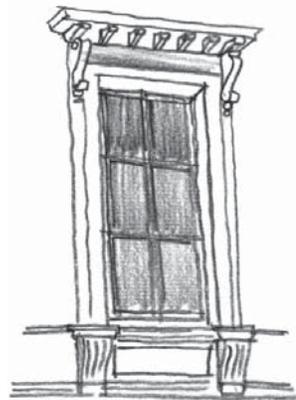
PICTORIAL EXAMPLES



Window Grouping with Bracketed Eave



Door Surround



Window Surround



Historical Representation



Present Day Interpretation



Multifamily Interpretation

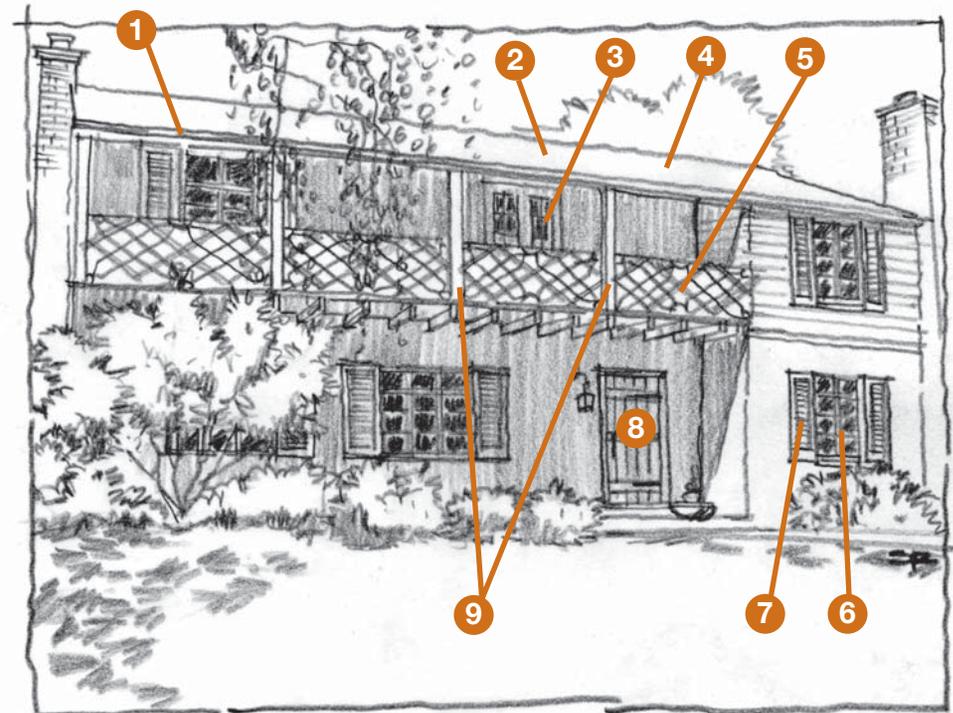
THE MONTEREY

HISTORY AND INTENT

The Monterey style blends the Hispanic cultures of original California residents with the influences brought to the west by the first European settlers. These homes are a juxtaposition of local indigenous materials with colonial detailing applied. The dominant feature of the Monterey style is the always present upper-story balcony element, which is contained within the principal roof form and cantilevered. The balcony is of heavy timbered construction, defining the structure.

The Monterey style is a direct link to the colonial heritage of California. These homes will be found on the larger lot sizes of the community, to provide an authentic representation of the style and its horizontal nature.

DISTINCTIVE STYLE ELEMENTS			
1	Thin Eaves	6	Vertical Divided Light Windows
2	Low Pitched Roof	7	Louvered Shutters
3	French Doors Accessing Balcony	8	Rustic Plank Entry Door
4	Two-Story Rectangular Form	9	Decorative Posts and Beams at Cantilever
5	Cantilevered Second-Story Balcony		

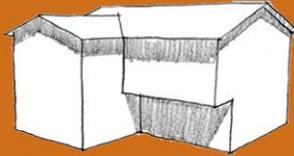


STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> • Two-story, rectangular form. • Principal side gabled roof. • Cantilevered second-story balcony covered by principal roof. 	<ul style="list-style-type: none"> • L-shaped form with front-facing cross gable.
ROOF	<ul style="list-style-type: none"> • Low-pitched gabled roofs (4:12 to 5:12). • Slate-look tile roof. • 12" to 16" overhangs. • Exposed rafter tails. • Thin eaves with either a half-round or ogee gutter. 	<ul style="list-style-type: none"> • S-tile roof.
WALLS	<ul style="list-style-type: none"> • Smooth or imperfect smooth stucco is the dominant exterior finish. 	<ul style="list-style-type: none"> • Brick at first floor that may be painted. • Horizontal wood siding at the upper floor. • Thickened walls.
WINDOWS & DOORS	<ul style="list-style-type: none"> • Paired windows in groups of twos or threes. • Tall vertical windows. • At least one pair of French doors accessing the balcony. • Rustic plank wood entry door. 	<ul style="list-style-type: none"> • First floor arched picture window at cross gable.
DETAILS	<ul style="list-style-type: none"> • Fixed panel or louvered wood shutters. (Each shutter must be sized to one-half of entire adjacent window width.) • Wood railing at balcony to match posts and beams. 	<ul style="list-style-type: none"> • Exposed decorative wood elements at balconies. • Ornate wrought iron railing at balcony.

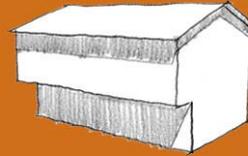
¹ Minimum three enhanced elements per house are required.

THE MONTEREY

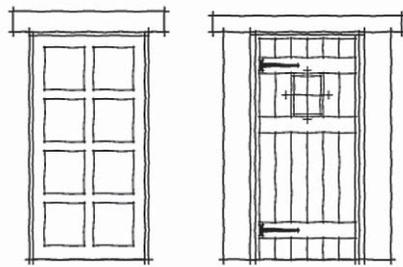
CROSS
GABLE



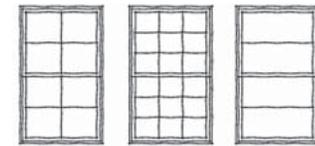
SIDE
GABLE



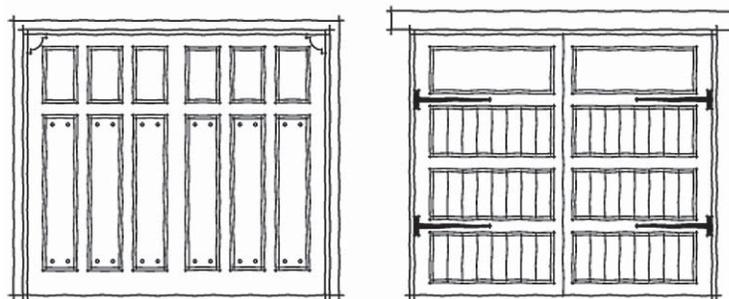
Entry Doors
and Surrounds



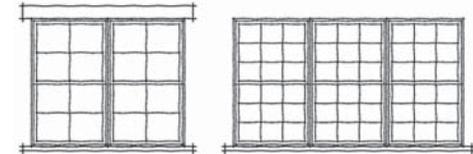
Window
Patterns



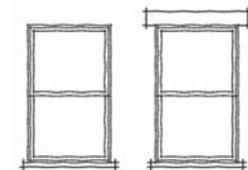
Garage
Doors



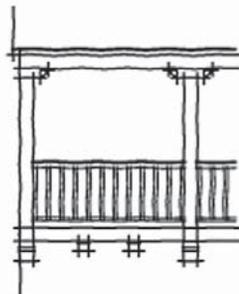
Window
Groupings



Window
Surrounds



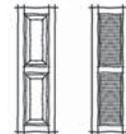
Porch
Columns



Chimneys



Shutters

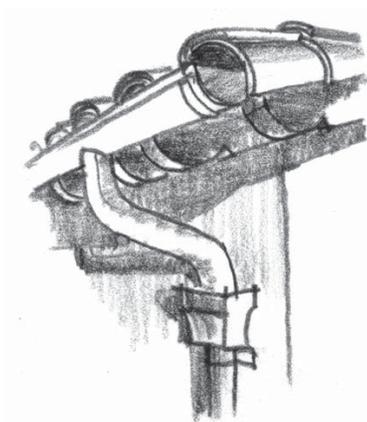


DETAILS

PICTORIAL EXAMPLES



Cantilevered Balcony



Rafter Tail and Downspout



Gable with Canales, Shutters, and Deep Recess



Historical Representation



Present Day Interpretation



Multifamily Interpretation

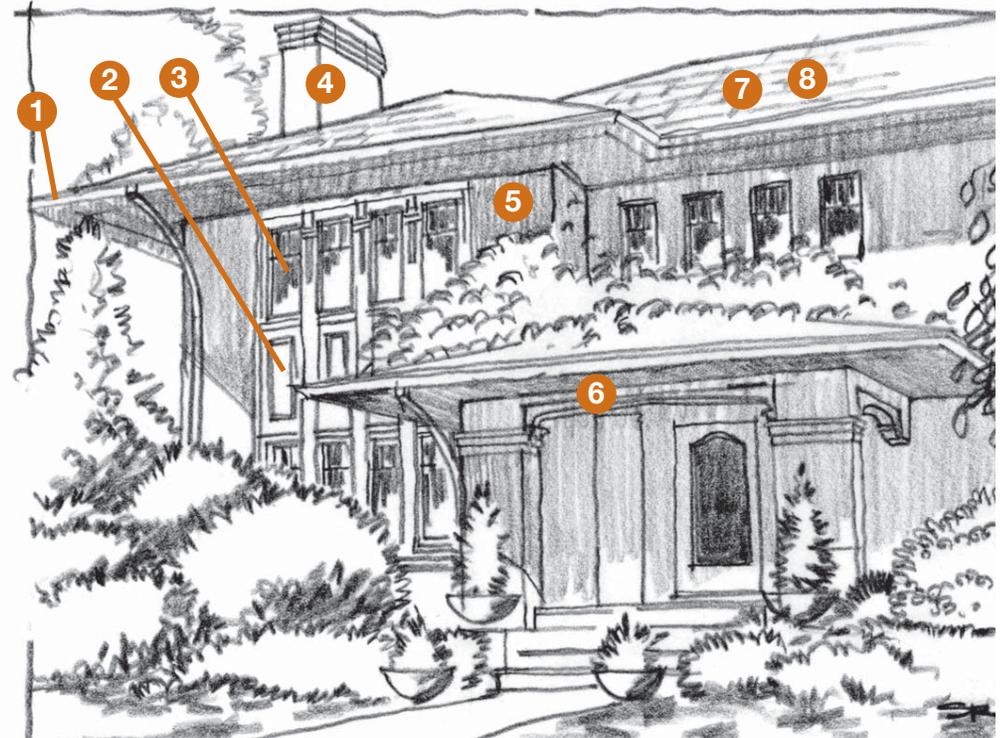
THE PRAIRIE

HISTORY AND INTENT

The Prairie style was borne of the Chicago Prairie School movement. The style is organic in nature, integrated with the land, using natural materials and abstracted nature forms. The Prairie emphasizes the integration of indoor and outdoor areas. Its trademark wide overhangs, appropriate for the Sacramento climate, typically identify the style. Although not as prevalent in the area as the Craftsman style, Sacramento Prairie homes are very distinctive and add a strong horizontal presence to the community.

The Prairie is found on the larger lots of the community, allowing room for the home to integrate with the land and create the horizontal lines so definitive of the style.

DISTINCTIVE STYLE ELEMENTS			
1	Long Soffited Eave Overhangs	5	Smooth Stucco
2	Panels Connect Upper and Lower Window Groupings	6	Raised Porch Extending from Main Building Form
3	Square or Rectangular Windows with Divided Lights	7	Two-Story Horizontal Massing
4	Massive Chimney Form	8	Low Pitched Roof

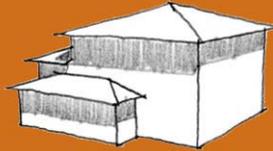


STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> One- or two-story with horizontal massing. Secondary masses perpendicular to the primary forms. 	<ul style="list-style-type: none"> Porte-cocheres (where applicable) and raised porches extending out from the entry of the home. Accentuated horizontal base extending out as a site or planter wall.
ROOF	<ul style="list-style-type: none"> Long, horizontal low-pitched hip roofs with large overhanging eaves, emphasizing horizontal planes (3.5:12 to 4:12 roof pitch). 36" minimum overhangs. Gable roof forms are also appropriate. Flat concrete tile with a shingle appearance. 	<ul style="list-style-type: none"> Terraces covered by primary roof form with massive rectilinear stone piers for roof support.
WALLS	<ul style="list-style-type: none"> Smooth stucco in combination with ledge stone or masonry wainscot base. Ledge stone used as post bases and fireplaces only. 	<ul style="list-style-type: none"> Extensive use of brick or ledge stone, used to emphasize the horizontal planes, with struck horizontal grout joints. Cement plank lap siding is found in some examples.
WINDOWS & DOORS	<ul style="list-style-type: none"> Square or rectangular windows with custom divided lights. Grouping and arrangement of windows should emphasize the geometry of the elevation. Ribbons of windows under deep roof overhangs. Wood window and door trim. 	<ul style="list-style-type: none"> Clerestory windows. Leaded glass inserts at entry.
DETAILS	<ul style="list-style-type: none"> Massive chimney forms, wrapped in stone or brick. Ornamental railings and gates. Wood beams and brackets. 	<ul style="list-style-type: none"> Metal or wood fascia. Carpenter detailing. Style-specific unique lighting fixtures. Low garden walls to enclose and frame outdoor living spaces.

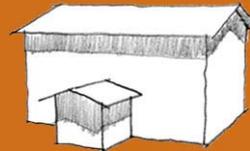
¹ Minimum three enhanced elements per house are required.

THE PRAIRIE

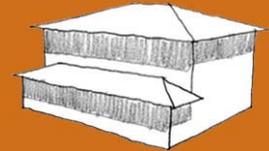
ASYMMETRICAL
HIP



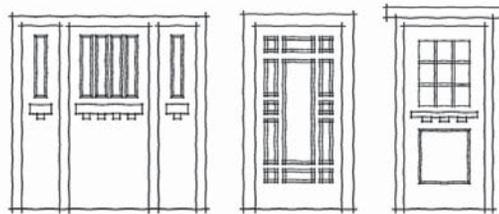
SIDE
GABLE



HIP WITH
FRONT ENTRY

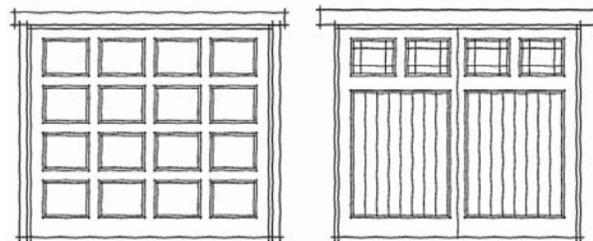


Entry Doors
and Surrounds



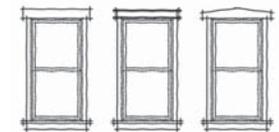
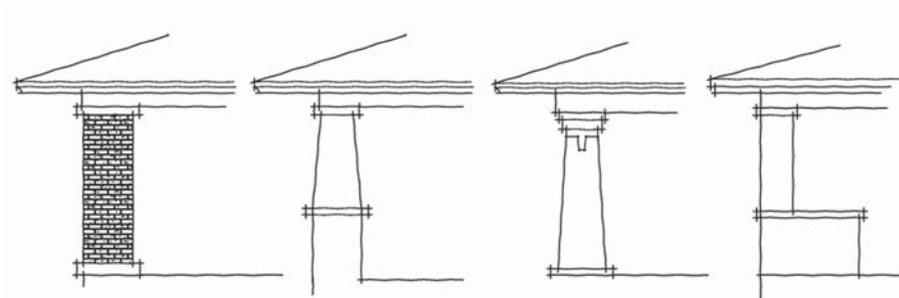
Window
Patterns

Garage
Doors

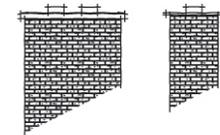


Window
Groupings

Porch
Columns



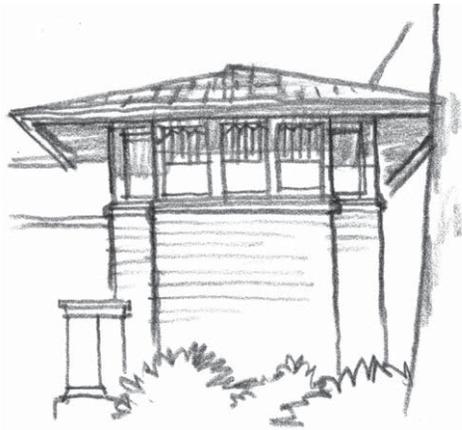
Window
Surrounds



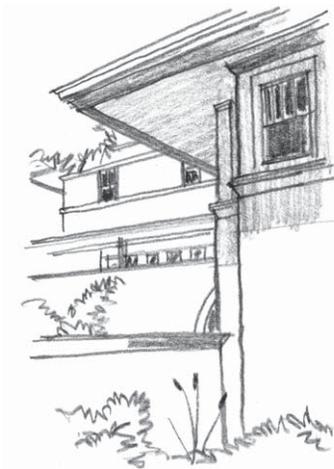
Chimneys

DETAILS

PICTORIAL EXAMPLES



Massing with Hip Roof Form



Low Walls, Horizontal
Banding, and Long
Overhang



Massing with Horizontal Banding



Historical Representation



Present Day Interpretation

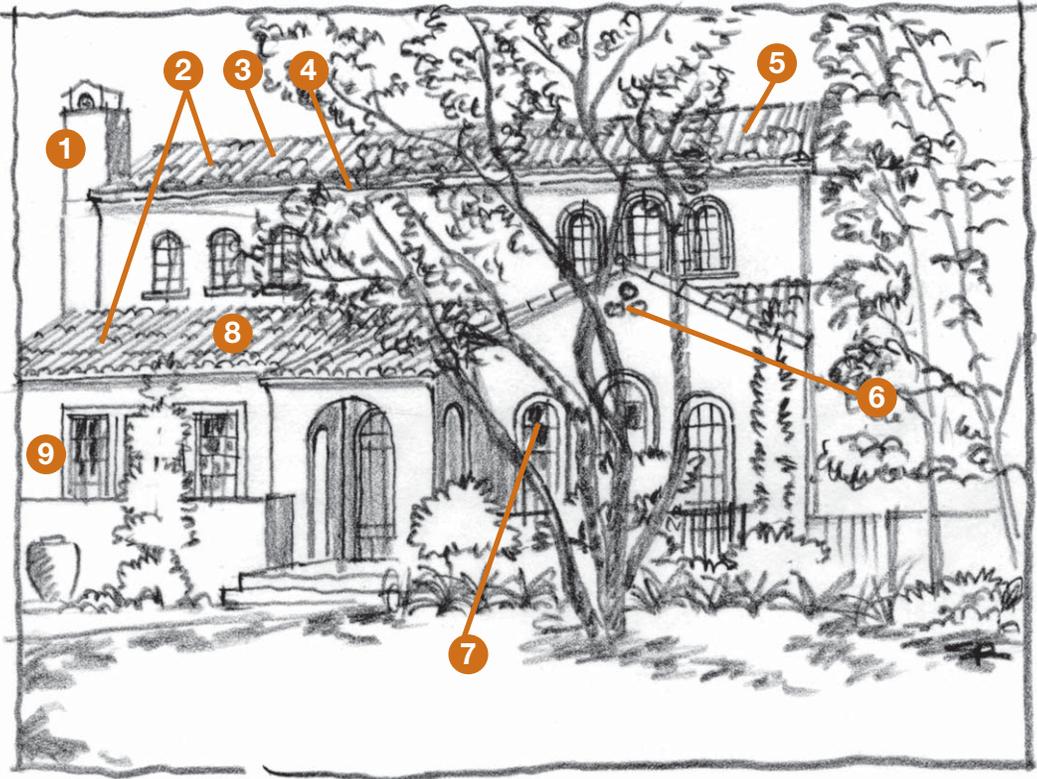
THE SPANISH ECLECTIC

HISTORY AND INTENT

The Spanish Eclectic house in California gained in popularity and sophistication in surface design after the 1915 Panama-California Exposition in San Diego. The Spanish Eclectic house is popular in all Sacramento Park Neighborhoods because of its adaptability of form and casual, playful character. Historic precedence can be drawn from a wide and diverse range of influences; region, chronology, and function (based on urban versus rural examples) all contribute to the evolution of the Spanish Eclectic style. Truly one of the most eclectic architectural styles, the Spanish Eclectic can vary from playful to exotic, bungalow to hacienda.

The Spanish Eclectic style will add to the intrinsic character and rich diversity of the streetscape. Offering an opportunity for bright colors and whimsical forms, the style will add a playful element to the neighborhood.

DISTINCTIVE STYLE ELEMENTS			
1	Chimney with Elaborate Cap	6	Canales at Gable
2	One Story with Stepped Back Second Story	7	Arched Windows Grouped in Threes
3	Side Gabled Form	8	Barrel Tile Roof
4	Tight Overhangs	9	Imperfect Smooth Stucco
5	Low Pitched Roof		



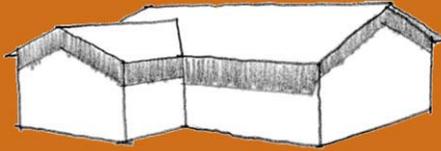
THE SPANISH ECLECTIC

STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> One-, one-and-a-half (with strong one-story element and stepped back second story), or full two-story massing. (The form is not rigidly defined; this style can be applied to a wide variety of asymmetric building mass configurations.) Roof form is predominately pitched, hipped, or gabled, but may also be parapeted. 	<ul style="list-style-type: none"> Massive chimney with buttressed form and elaborate cap with arched openings and small tiled roof. Massive battered (tapered) chimney with finial chimney cap. Recessed arcade along front elevation. Arcaded wing wall. Balconies.
ROOF	<ul style="list-style-type: none"> Low pitched roof (3:12 to 5:12). Simple flat, hip, or gable roof with one intersecting gable roof. Overhangs are typically tight, but can be up to 18". Fascia is either tight to the building (6" max) or nonexistent with rake tile providing the transition from wall to roof. Flat concrete tiles. Exposed rafter tails. 	<ul style="list-style-type: none"> Barrel or S-shaped concrete tiles.
WALLS	<ul style="list-style-type: none"> Smooth or imperfect smooth stucco. 	
WINDOWS & DOORS	<ul style="list-style-type: none"> Feature recessed arched picture window or three grouped arched windows. Vertical multi-paned windows or inserts at front elevations. Window head and jamb trim is absent. Modest (4" max) window sill trim. 	<ul style="list-style-type: none"> Accent beveled glass recessed window. Single or grouped arched windows. Decorative precast concrete door and window surrounds. Heavy wood head trim at windows. Thickened walls.
DETAILS	<ul style="list-style-type: none"> Shaped rafter tails at feature areas. Masonry vents. Canales. 	<ul style="list-style-type: none"> Shaped rafter rails throughout. Wrought iron balconies and accent details. Arched stucco column porches. Vibrant and colorful glazed Spanish tile accents.

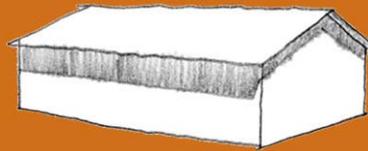
¹ Minimum three enhanced elements per house are required.

THE SPANISH ECLECTIC

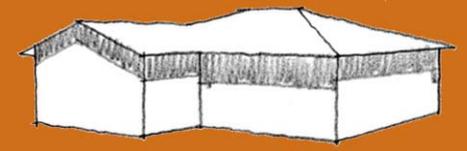
CROSS
GABLE



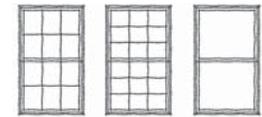
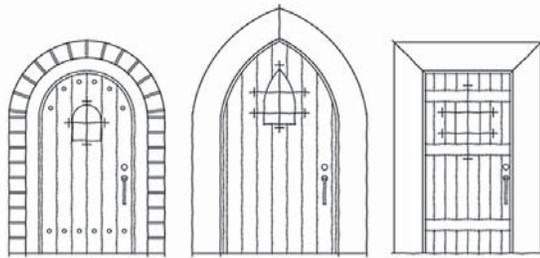
SIDE
GABLE



COMBINED HIP
AND GABLE

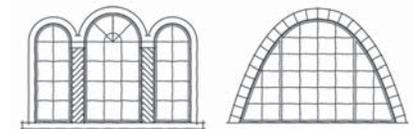
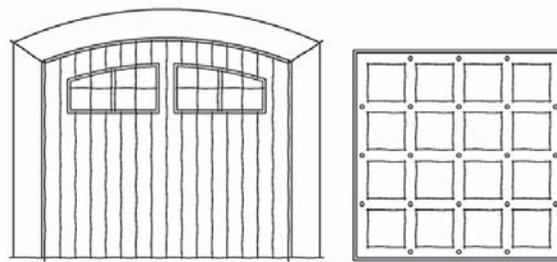


Entry Doors
and Surrounds



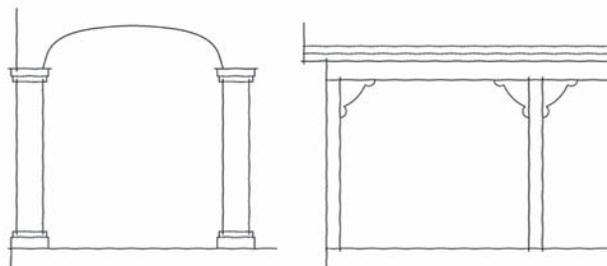
Window
Patterns

Garage
Doors



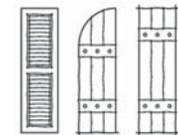
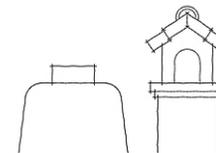
Window
Groupings

Porch
Columns



Window
Surrounds

Chimneys

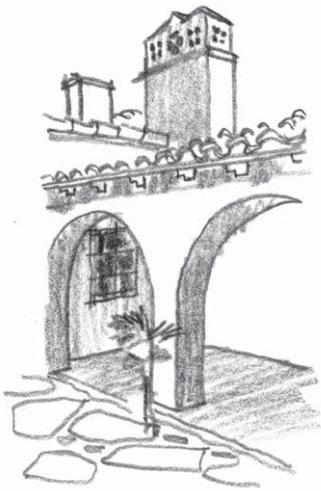


Shutters

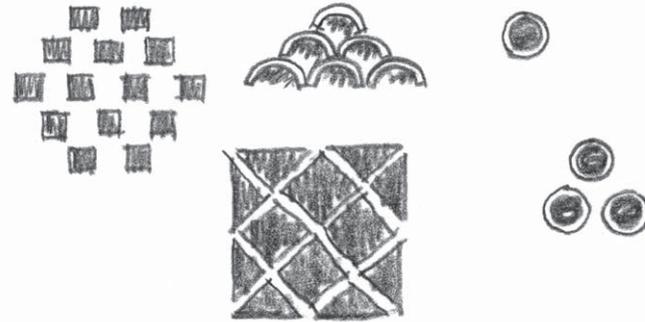
THE SPANISH ECLECTIC

DETAILS

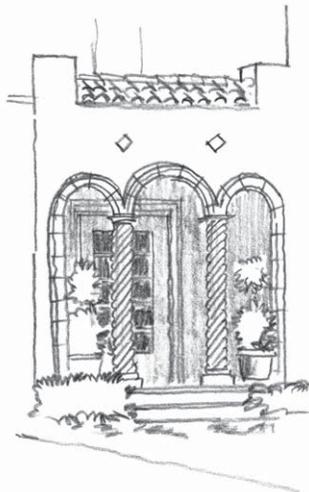
PICTORIAL EXAMPLES



Arches and Chimney
Elaboration



Decorative Vents



Deep Recessed Entry



Historical Representation



Present Day Interpretation

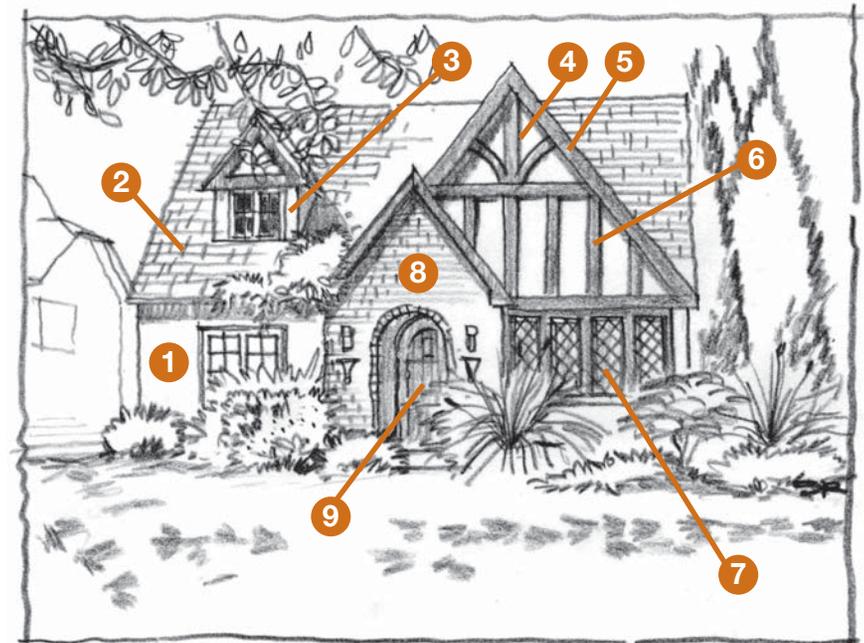
THE TUDOR REVIVAL

HISTORY AND INTENT

The Tudor Revival house was the most common design built in Sacramento during the 1920's and 1930's. The Tudor typically has a steeply pitched roof, with the principal roof being side gabled, and multiple asymmetric cross gables. The homes have applied half-timbering, many with face brick, and rarely with stone in Sacramento. Brick facing on Sacramento's Tudor homes is sometimes applied with contrasting dark colored bricks, painted brick, clinker bricks, and occasionally applied in a decorative pattern. Gabled dormers are common, with only modest eave extension. Windows tend to be vertically oriented, often with casements, and often with square gridded or diamond-pane leaded muntins. Tudor houses generally have prominent chimneys. Occasionally, Sacramento's Tudor houses have rolled roof edges that mimic thatched forms.

Incorporation of the Tudor Revival style will provide an opportunity to create picturesque cottages on smaller lots as well as stately manors on larger lots within the community.

DISTINCTIVE STYLE ELEMENTS			
1	Smooth Stucco	6	Decorative Half-Timbering
2	Steeply Pitched Main Roof	7	Diamond Grid Windows
3	Dormer	8	Brick at Entry or Dominant Element
4	Dominant Steeply Pitched Facade Element	9	Deeply Recessed Entry
5	Asymmetrical One-and-a-Half Story		



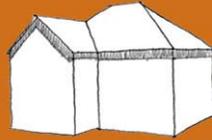
THE TUDOR REVIVAL

STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> Asymmetrical, one-and-a-half to two stories, commonly with upper rooms in the roof. Facade dominated by one prominent steeply pitched side-gabled roof, with multiple asymmetric steeply pitched cross gables. Visible chimney as component of roof design. 	<ul style="list-style-type: none"> Small entry porch. Side porches. Dormer windows at upper floor. Massive chimney as a significant form element.
ROOF	<ul style="list-style-type: none"> Steeply pitched roof, with cascading cross gables. 10:12 to 14:12 roof pitch. (8:12 pitch is acceptable on secondary roof forms.) Modest eave overhangs (12" max) and tight gable overhangs (6" max). Concrete shingles that are flat to resemble slate or thatch. 	<ul style="list-style-type: none"> Composition roofing materials rolled around eaves and rakes to suggest a thatched roof.
WALLS	<ul style="list-style-type: none"> Smooth or imperfect smooth stucco wall cladding to appear as masonry. Decorative half-timbering. 	<ul style="list-style-type: none"> Brick wall cladding (can be painted). Brick first-story walls with stone, stucco, or wooden claddings on principal gables or upper stories. Stone wall cladding as principal wall material with brick, stucco, or wooden trim. (Half-timbering is also common with this application.)
WINDOWS & DOORS	<ul style="list-style-type: none"> Tall, narrow windows, usually in multiple groups of three or more, commonly located on or below the main gable on one- or two-story bays. At least one diamond pane focal window. Divided light windows. Simple round-arched doorways with arched board-and-batten doors. 	<ul style="list-style-type: none"> Window casements of wood or metal. Casement windows with diamond panes. Renaissance detailing at doorways, such as small tabs of cut stone projecting into surrounding brickwork, giving a quoin-like effect. Tudor arches at door surrounds or entry porches. Small transoms above the main windows.
DETAILS	<ul style="list-style-type: none"> Decorative half-timbering. Use of a variety of wall materials is common, both for different vertical units and for different stories. 	<ul style="list-style-type: none"> Application of half-timbering elements depicting the structural composition of true post and beam construction. Massive stone or brick chimney. Chimneys crowned by decorative chimney pots. Patterned brickwork or stonework.

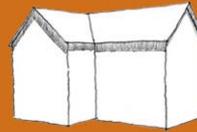
¹ Minimum three enhanced elements per house are required.

THE TUDOR REVIVAL

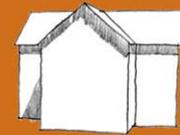
ASYMMETRICAL
HIP



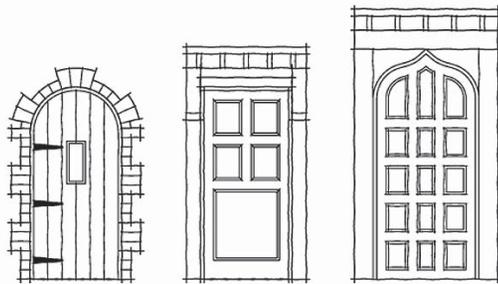
CROSS
GABLE



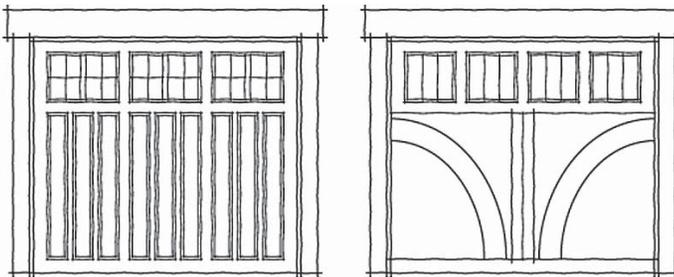
CENTER
GABLE



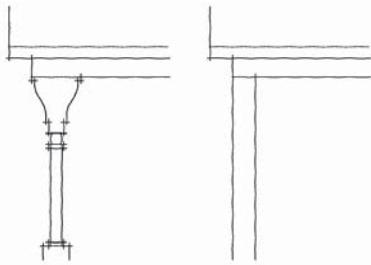
Entry Doors
and Surrounds



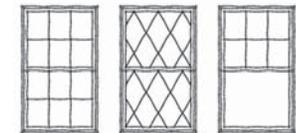
Garage
Doors



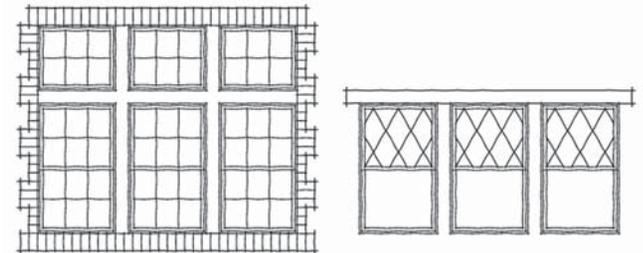
Porch
Columns



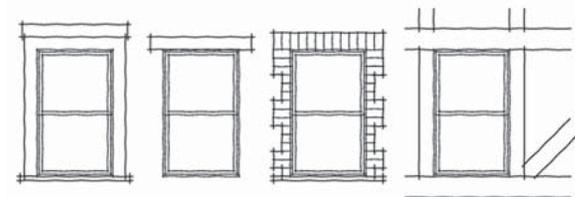
Window
Patterns



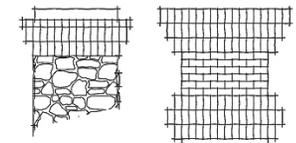
Window
Groupings



Window
Surrounds



Chimneys



DETAILS

PICTORIAL EXAMPLES



Brick Deep Recessed Entry



Decorative Half-Timbering



Historical Representation



Stone/Brick Raised Entry



Present Day Interpretation



Multifamily Interpretation

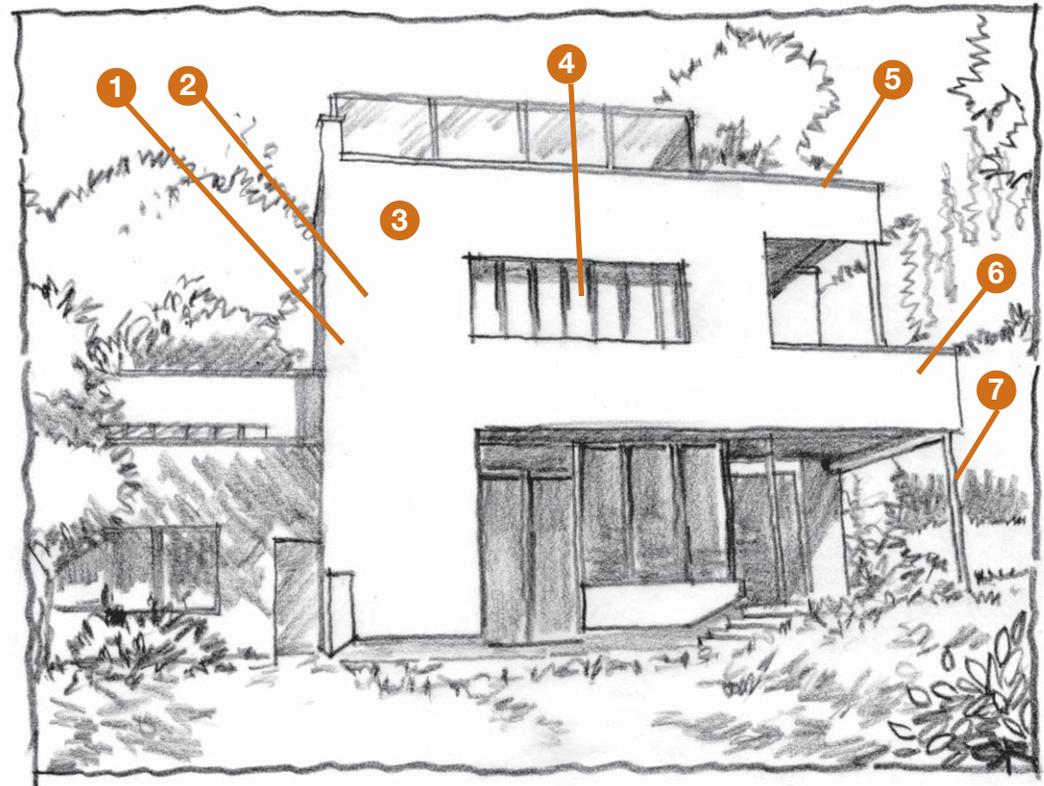
THE INTERNATIONAL

HISTORY AND INTENT

The International style was the predominant of the Modernist styles in Sacramento. The International home is focused on geometry, based solely on form, proportion, and composition. The potential for mass appeal and mass production was inherent to the style; it represents everything that the Arts and Crafts movement did not. The International style has a flat roof, usually without coping at the roofline. Smooth, unornamented wall surfaces with no decorative detailing at doors or windows and an asymmetrical facade distinguish this modernistic style. In high-style International style houses, long ribbons of windows are common, sometimes wrapping around building corners. Large, floor-to-ceiling plate glass windows are also used. Cantilevered projections are favored, with sections of roof, balcony, or second stories dramatically jutting over the wall below.

The primary intent of the International style is to enhance the eclectic mix of architecture that comprises traditional Sacramento Park Neighborhoods.

DISTINCTIVE STYLE ELEMENTS	
1	Composition Defines Form
2	Asymmetrical Form
3	Smooth Stucco Finish
4	Ribbon of Windows
5	Flat Roof
6	Cantilevered Recessed Areas
7	Plain Round Supports

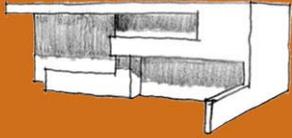


STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> • Composition of wall massings and voids, cantilevered roof planes, and large expanses of glass that define the form. • Asymmetrical facade. 	<ul style="list-style-type: none"> • Sections of roof, balcony, or second stories dramatically cantilevered over the wall below.
ROOF	<ul style="list-style-type: none"> • Flat roof, usually without coping at the roofline. • Multiple roof levels in two-story applications. 	<ul style="list-style-type: none"> • Areas of wide, boxed overhangs intersecting walls below the roofline. • Projecting cantilevered roof elements.
WALLS	<ul style="list-style-type: none"> • Smooth, unornamented wall surfaces with no decorative detailing at doors or windows. • Smooth stucco finish. 	<ul style="list-style-type: none"> • Smooth board walls. • Smooth brick walls.
WINDOWS & DOORS	<ul style="list-style-type: none"> • Windows set flush with the outer wall. • Large window assemblies including fixed and operable sections. • Long ribbons of windows. • Front door not accentuated. 	<ul style="list-style-type: none"> • Windows wrapping around building corners. • Large, floor-to-ceiling plate glass windows. • High, clerestory ribbon windows.
DETAILS	<ul style="list-style-type: none"> • Plain round supports for porches or portions of house. 	<ul style="list-style-type: none"> • Cylindrical forms.

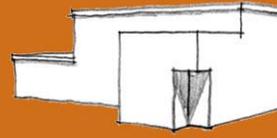
¹ Minimum three enhanced elements per house are required.

THE INTERNATIONAL

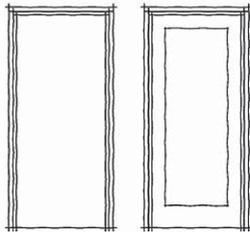
CANTILEVERED



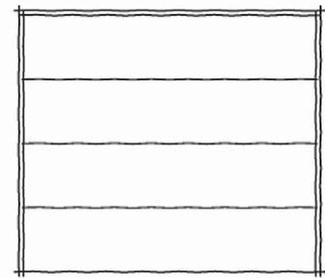
FLAT ROOF



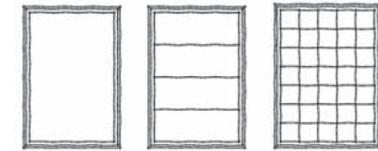
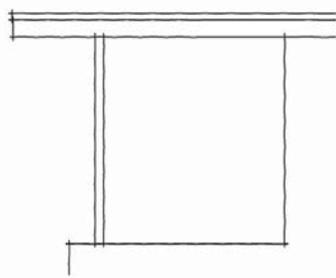
Entry Doors
and Surrounds



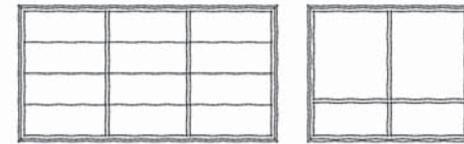
Garage
Doors



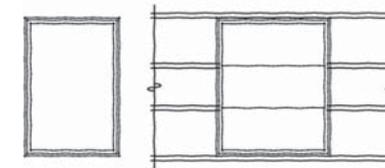
Porch
Columns



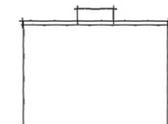
Window
Patterns



Window
Groupings



Window
Surrounds

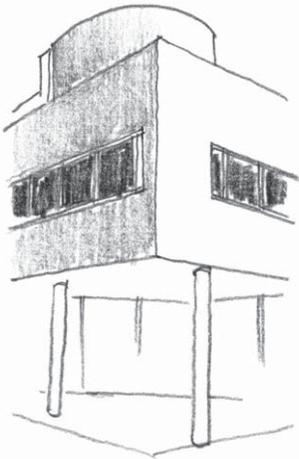


Chimneys

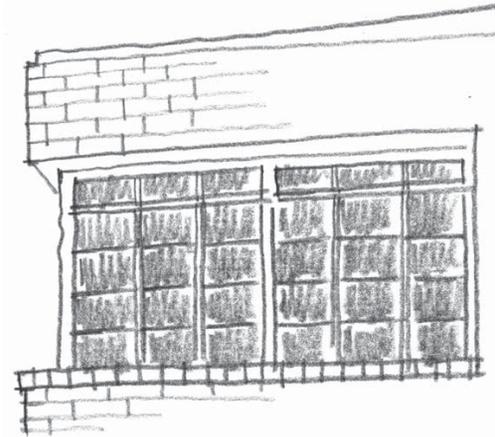
THE INTERNATIONAL

DETAILS

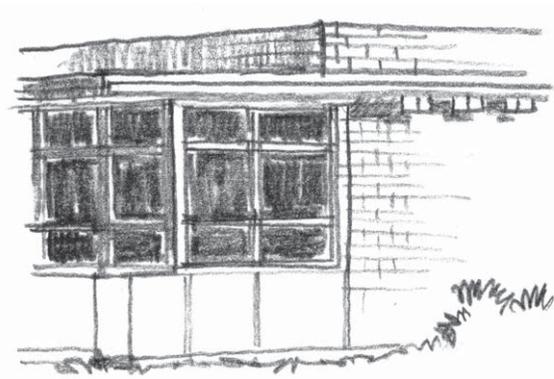
PICTORIAL EXAMPLES



Massing/Supported
Corner



Corner Window



Cantilevered Roof with Corner Window



Historical Representation



Present Day Interpretation

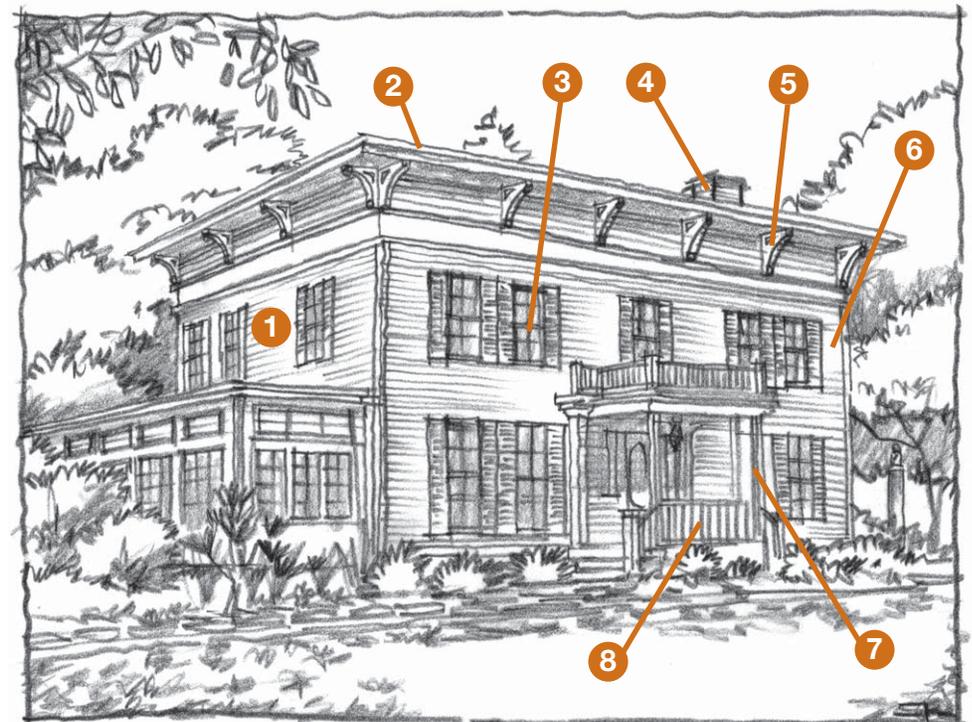
THE ITALIANATE

HISTORY AND INTENT

Italianate houses built in the United States generally followed the informal rural styles of the picturesque movement. The style was most popular from 1855 to 1880, with Sacramento examples being built by the founders of the city. Examples range from high-style ornately detailed mansions to simple, elegant, and refined versions, both single family and townhomes.

The Italianate embodies the simple, elegant, and refined homes of early Sacramento. These homes bring a sophisticated and formal atmosphere to the neighborhood streetscape, presenting juxtaposition between more playful styles such as the Spanish Eclectic.

DISTINCTIVE STYLE ELEMENTS			
1	Tightly Spaced Horizontal Siding	5	Decorative Cornice with Brackets
2	Low Pitched Hipped Main Roof	6	Two-Story Formal Massing
3	Tall Narrow Windows in Pairs	7	Slender, Square Porch Columns
4	Brick Chimney	8	Entry Porch

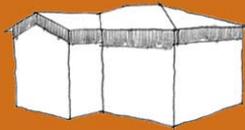


STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> Formal massing, whether asymmetrical or symmetrical, generally in two or three stories. Hipped roof is the dominant form. Single-story porches with slender square or round columns. 	<ul style="list-style-type: none"> L-shaped plan form with an engaged tower. Porches that wrap corners.
ROOF	<ul style="list-style-type: none"> Low pitched hip roofs up to 4:12. Decorative cornice with brackets under wide overhanging eaves (18" min). Overhang size is predicated by cornice and bracket design and must be proportional in scale. 	<ul style="list-style-type: none"> Soffitted eaves with enhanced frieze detailing. Cupola.
WALLS	<ul style="list-style-type: none"> Generally tightly spaced (4"-6") horizontal siding. Smooth stucco can also be used. Tightly spaced horizontal siding or brick as accent materials. 	<ul style="list-style-type: none"> Brick or masonry wall cladding. Balcony projections on upper floors.
WINDOWS & DOORS	<ul style="list-style-type: none"> Tall narrow rectangular windows. Single-hung pedimented windows with window crowns. Paired or tripled windows are common. 	<ul style="list-style-type: none"> More elaborate built-up window trims. Bay windows. Paired or single doors with glazing and elaborate trims or pediments. Windows may be flattened arch, segmented, or full arch.
DETAILS	<ul style="list-style-type: none"> Repeated corbels and brackets. Symmetrical arrangement of details. 	<ul style="list-style-type: none"> Large eave brackets arranged in pairs on a deep trim band elaborated with panels or moldings. Louvered or paneled shutters. (Each shutter must be sized to one-half of entire adjacent window width.)

¹ Minimum three enhanced elements per house are required.

THE ITALIANATE

FORWARD
GABLE



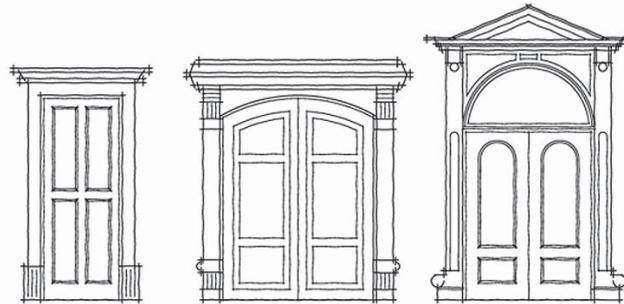
SIMPLE
HIP



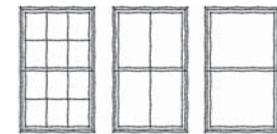
CENTER
GABLE



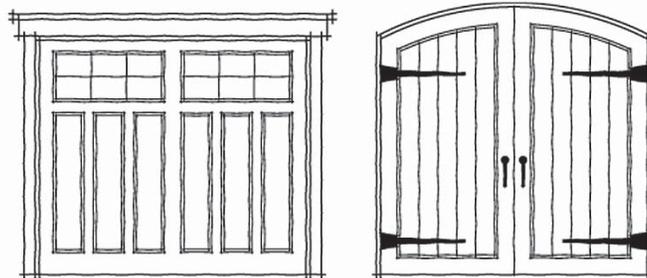
Entry Doors
and Surrounds



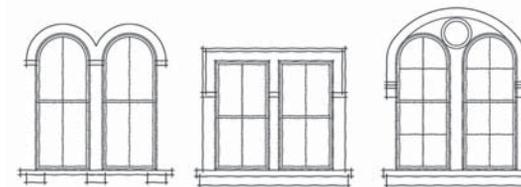
Window
Patterns



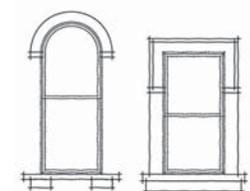
Garage
Doors



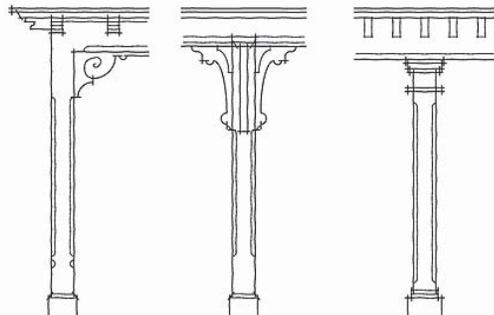
Window
Groupings



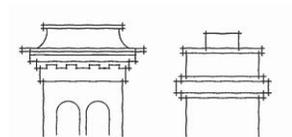
Window
Surrounds



Porch
Columns

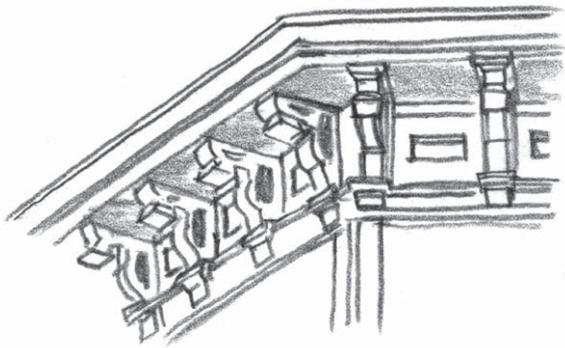


Chimneys



DETAILS

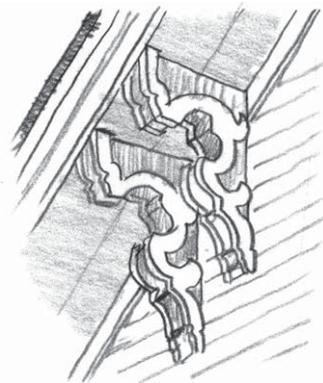
PICTORIAL EXAMPLES



Eave Brackets



Entry



Gable Brackets



Historical Representation



Present Day Interpretation



Multi-Family Interpretation

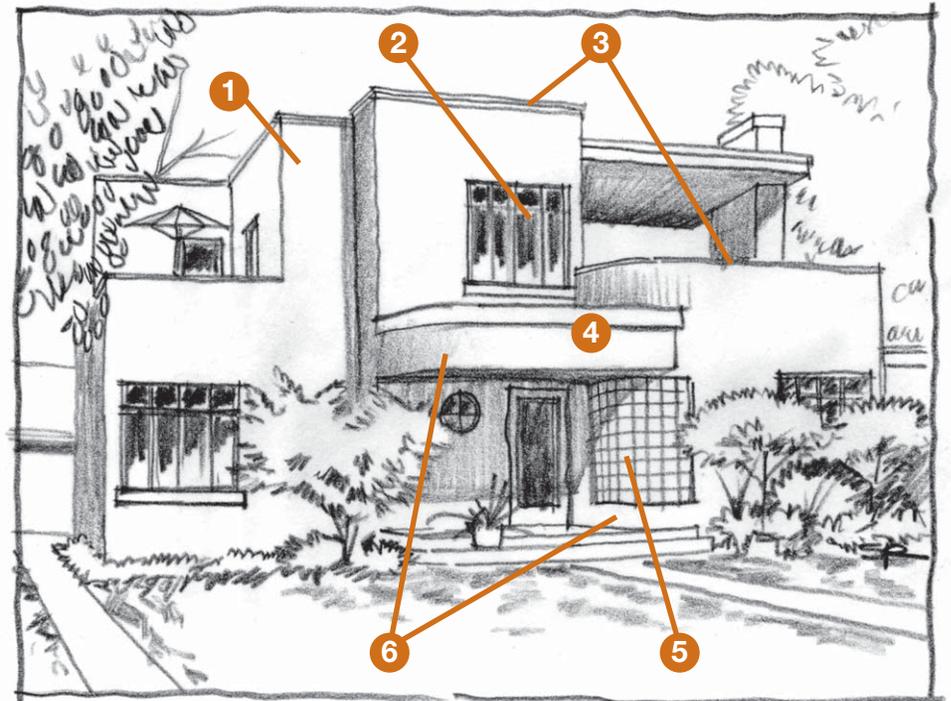
THE MODERNE

HISTORY AND INTENT

The Modernistic styles that came of age in the 1930's are rare to Sacramento. Smaller cottage forms occasionally reveal the influence of the "Streamline" style, which gives the feeling that airstreams could move smoothly over the structure's smooth surface, curved corners, and horizontal emphasis. Moderne examples in Sacramento have rounded corner walls and glass block, and small round windows are common. All of the building's features, including horizontal grooves or lines in the walls and horizontal balustrade elements, give a streamlined emphasis. The facade is usually asymmetrical in design and windows are frequently continuous around corners. Glass blocks are not only used in windows, but also as entire sections of wall.

The Moderne style is intended to emphasize the eclectic and distinctive nature of the community.

DISTINCTIVE STYLE ELEMENTS	
1	Asymmetrical Form
2	Continuous Windows at Corners
3	Flat Roof and Roof Decks
4	Cantilevered Entry Canopy
5	Glass Block as Accent
6	Curvilinear Form

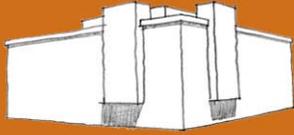


STYLE ELEMENTS	MINIMUM ELEMENTS	ENHANCED ELEMENTS ¹
FORM	<ul style="list-style-type: none"> Asymmetrical facade based on a composition of solids and voids. 	<ul style="list-style-type: none"> One or more corners of the building curved.
ROOF	<ul style="list-style-type: none"> Flat roof, usually with small ledge (coping) at the roofline. 	
WALLS	<ul style="list-style-type: none"> Smooth wall surface, usually of stucco. 	<ul style="list-style-type: none"> Horizontal grooves or lines in walls and horizontal balustrade elements to give a horizontal emphasis.
WINDOWS & DOORS	<ul style="list-style-type: none"> Windows continuous around corners. Glass blocks used in accent windows. 	<ul style="list-style-type: none"> Glass blocks used as entire sections of wall. Small round windows. Windows that curve along with curved building corners.
DETAILS	<ul style="list-style-type: none"> Delicate steel columns as porch supports (where applicable). Pipe railing where used. Cornice details, usually of metal, at roofline or floating above entries. Trim used to accentuate the forms and emphasize the geometry of the design, rather than to decorate windows and doors. 	<ul style="list-style-type: none"> Curvilinear forms. Floating entry canopies.

¹ Minimum three enhanced elements per house are required.

THE MODERNE

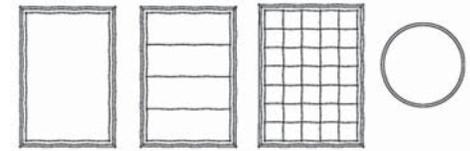
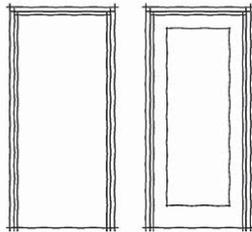
ART
MODERNE



MODERNE

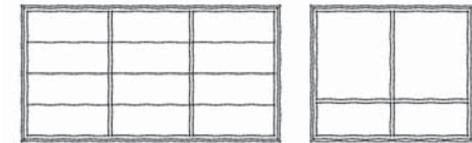
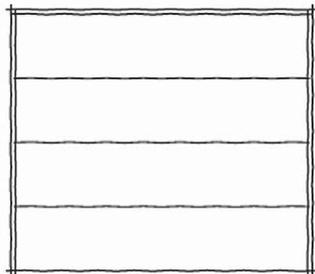


Entry Doors
and Surrounds



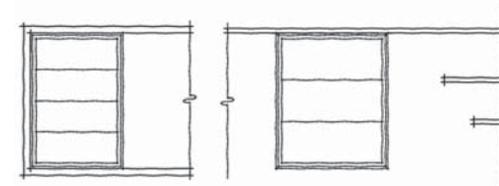
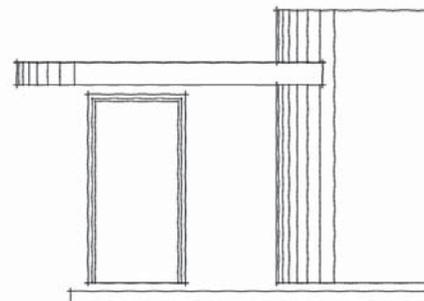
Window
Patterns

Garage
Doors

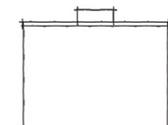


Window
Groupings

Porch
Columns



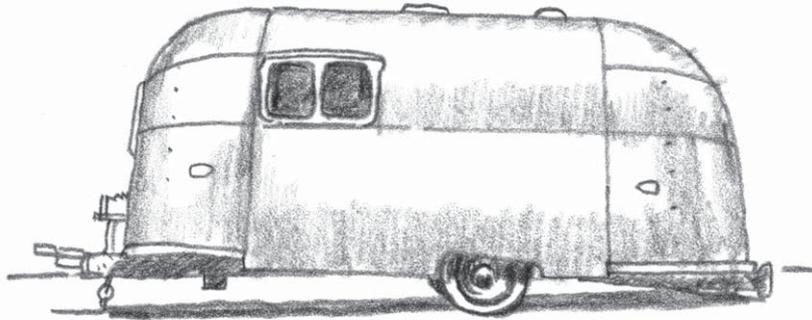
Window
Surrounds



Chimneys

DETAILS

PICTORIAL EXAMPLES



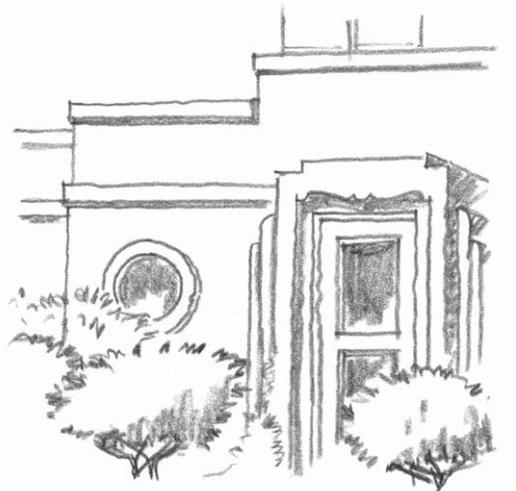
Moderne Design Aesthetic



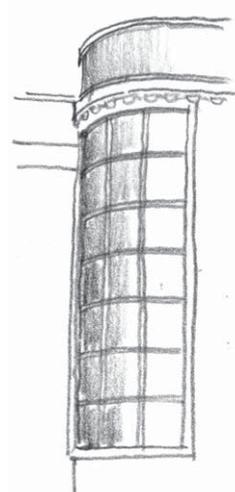
Historical Representation



Multifamily Interpretation



Round Window, Elaborated Entry, and
Decorative Banding



Rounded Corner
Glass



Present Day Interpretation

CHAPTER 7: COMMERCIAL CENTERS

7.1 INTRODUCTION

This chapter establishes the development standards, design guidelines, and architectural guidelines for commercial development within the Plan Area. The provision of commercial uses within the project supports the guiding principles of these PUD Guidelines by providing a mixture of uses to create community, promote sustainable practices, and reduce reliance on the automobile. A reduction in vehicular trips and associated reduction in VMT in turn contributes to the overall wellness of the community and larger region by reducing or eliminating travel times, encouraging alternative modes of travel to purchase goods and services, and improving air quality.

As illustrated by **Figure 7-1**, commercial development will occur at two locations within the Plan Area. The Community Commercial Center is located at the southwest corner of Jackson Highway and South Watt Avenue, while the Four Corners Village Center is located along the intersection of Rock Creek Parkway and Aspen Promenade within the heart of the community. Both commercial centers have been located along major roadways, with higher density residential as an integrated land use. In addition, as described



Figure 7-1: Commercial Locations



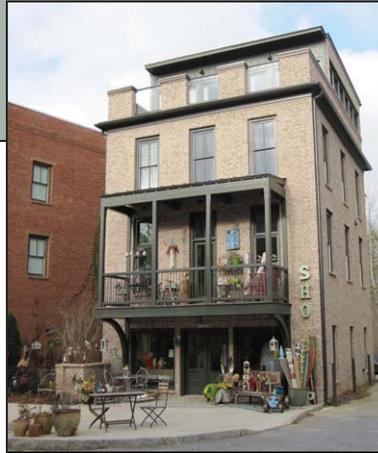
in greater detail in Chapter 5 of these Guidelines, transit service, trails, and shortcuts link these commercial centers to residential land uses in order to simplify access and further support the success of these commercial areas.

7.2 COMMERCIAL FRAMEWORK

7.2.1 COMMUNITY COMMERCIAL CENTER

The Community Commercial Center is located in the northeast corner of the Plan Area and is bounded on the north by Jackson Highway and on the east by South Watt Avenue. This location provides tremendous visibility and accessibility from adjacent roadways and major transit lines planned along both corridors. The internal circulation system of the Plan Area has been configured to facilitate access to and from commercial uses within the community.

The Community Commercial Center is intended to be grocer-anchored with various commercial/retail uses to meet the daily shopping and service needs of the community, while providing opportunities for mixed-use residential housing types as well. The proposed mixed-use nature of the site is intended to have second floor residential units over in-line commercial shops or live/work loft units facing the ring road. The inclusion of residential along the ring road can help enliven the Commercial Center and promote eyes on the street while providing for a smooth transition to residential uses along the ring road.



7.2.2 FOUR CORNERS COMMERCIAL

Commercial uses are intended to enliven and augment the land uses located within the Four Corners Village Center District. As described in Section 2.3.2 of these Guidelines, this central district has been designed to provide a lively combination of mixed-uses, neighborhood-oriented services, recreational areas, and the Urban Farm in order to support transit and foster community interaction.

This district is intended to provide a complementary mixture of high-density residential along with neighborhood-serving commercial, office, and personal service uses. Residential mixed-use may be either vertically or horizontally related (or a combination of both), and could include multi-family residential uses with ground floor retail and/or commercial uses on key corners or prominent locations on the site. This designation may also include live/work lofts with ground floor small-scale office and service uses that accommodate small business users and entrepreneurs.

Because commercial land uses within this district fall under the RMX-SPD-PUD Zoning established by the New Brighton SPD-PUD Ordinance, development standards for this district are set forth within Chapter 6, Sections 6.4 and 6.5 of these Guidelines. Commercial components of these developments shall comply with the site design guidelines and architectural requirements set forth within this chapter.

7.3 DEVELOPMENT STANDARDS

7.3.1 PERMITTED USES

Permitted uses within the Community Commercial Center are as shown for the SC-SPD-PUD zone in the adopted New Brighton SPD Ordinance.

7.3.2 HEIGHT AND AREA REGULATIONS						
Lot Characteristics	Minimum Lot Area	No Req.	Maximum Building Height	45' / 3 Stories		
	Floor Area Ratio	.20-2.0		Parking Requirements ³	Section 17.643	
Principal Building Setbacks (Min.)⁷	Jackson Highway and South Watt Avenue	20'		Site Characteristics	Landscape Coverage ⁴	20% Minimum
	Other Public Streets	5'			Landscape	Chapter 4 ⁵
	Internal Drives and Parking Areas	5'			Fences and Walls	Chapter 4 ⁵
	Interior Side/Rear (to Property Line) ¹	0'			Paving and Hardscape	Chapter 4 ⁵
Encroachments	Outdoor Seating Areas ²	0'			Lighting	Chapter 4 ⁵
					Signage	Site Furniture
						Parking Lot Landscaping
						Section 15.148 ⁶

¹ If abutting a residential property the minimum interior side/rear setback shall be 15'.

² Outdoor seating areas may be located within setback areas but outside of right-of-way.

³ Parking requirements shall conform to Section 17.64 of the City of Sacramento Zoning Code.

⁴ Landscape areas may include outdoor public spaces.

⁵ See Chapter 4 of these PUD Guidelines.

⁶ Project signage shall conform to Section 15.148 of the City of Sacramento Zoning Code.

⁷ All setbacks are measured from back of walk unless otherwise specified.

7.4 SITE DESIGN GUIDELINES

The creation of successful commercial areas is dependent upon crafting a mixture of unique tenants, memorable architectural styles, safe and easy access, and engaging activity areas which offer an opportunity to rest, gather, and socialize. If executed correctly, successful commercial areas can enliven a community and provide a focal point for its residents to enjoy.

The following design guidelines have been prepared to guide development of commercial locations within the Plan Area. They are derived from an evaluation of the best practices of several of the most successful neighborhood and community commercial areas across the nation. When utilized in conjunction with the Development Standards in Section 7.3 and the Architectural Guidelines in Section 7.5, they provide the framework for establishing the commercial areas as desirable destinations for residents and visitors.

7.4.1 BUILDING FORM AND ORIENTATION

- Buildings within the Community Commercial Center shall be oriented to reinforce a strong street edge while allowing for easy access to the interior of the commercial center.
- Buildings shall be designed to be highly visible from Jackson Highway and South Watt Avenue while providing easy access to and from these roadways.
- Buildings along the ring road shall address the roadway with building entries and facade articulation in order to avoid expanses of blank walls.
- Buildings shall have prominent entryways, windows, and arcades along plazas and high-traffic pedestrian areas to encourage pedestrian activity. Secondary facades and public entries should be located adjacent to the interior parking area.
- Buildings shall be clustered to create a concentrated, positive outdoor setting and should frame pedestrian spaces with their architectural form and massing.
- Buildings shall be designed to address transit stop locations and provide views and access.
- Primary facades of buildings along the exterior of the site shall be oriented to the street edge, whereas primary facades of buildings in the interior of the site should be oriented toward parking areas. Attractive facades and secondary entries, where appropriate, should also be provided on the street side and wherever visible by the public to create visual appeal and facilitate pedestrian access.
- Buildings at corner locations shall have corner architectural treatments such as chamfered entryways, variations in building height, towers, or other architectural features that serve as landmarks.



- Large residential buildings adjacent to the street shall be designed with varied setbacks to avoid long, monotonous, featureless walls, and provide interest along the streetscape.
- Tenant spaces should be clearly identifiable and may utilize any number of techniques including:
 - Alternating building or roof heights between tenants.
 - Varying building facades through the use of color and material treatments, recessed entrances, and varying landscape and pedestrian areas.
 - Incorporating roof overhangs, window boxes, or arcades.
 - Building pilasters, columns, or piers between building bays.

7.4.2 CIRCULATION AND PARKING

Commercial areas will be designed to accommodate vehicular traffic in parking areas at the front of large-scale commercial buildings, with additional circulation routes that will accommodate pedestrians and bicyclists. An emphasis will be placed upon pedestrian connections to and from transit stops and adjacent residential areas.

- Overall site design shall use pedestrian circulation and activity as a primary organizing feature.
- Vehicular and pedestrian circulation from within the Plan Area shall be facilitated by a roadway connection to Rock Creek Parkway.
- Pedestrian connections shall be provided to Aspen Promenade, adjacent multi-family residential areas, and transit stops along Jackson Highway and South Watt Avenue.
- Major pedestrian access routes through large parking fields should be emphasized and clearly designated. This may be accomplished through a variety of means including, but not limited to, change of paving material and/or color, landscaping, and the use of special signage and lighting.
- The interior of the commercial center shall be configured to provide an internal open space and courtyard area that aligns and/or links to the Aspen Promenade Mini-Park.
- Bicycle routes through commercial areas should be clearly marked with pavement striping and signage.
- Bicycle parking should be provided at all anchor stores and equally distributed along anchor tenant storefronts. Bicycle parking should be easily visible from store entries, windows, and security locations.



- Transit stops should include amenities to encourage transit use including shelters, benches, lighting, and waste receptacles.
- Community information boards, or kiosks, providing information about transit, ride sharing, recreational opportunities, neighborhood events, etc., should be provided at high-traffic areas and in main gathering places within commercial areas.

7.4.3 LOADING AND SERVICE AREAS

Loading and service areas should be placed at the rear and/or side of commercial buildings, depending upon the design of the commercial site. Service and loading areas should be designed to minimize conflicts with vehicle and pedestrian routes. Functional service areas and prominent commercial entries of buildings should receive focused design attention and consideration and should be carefully located and well screened to reduce noise and view of loading areas.

- Loading space, trash, and recycling areas should not encroach into the public right-of-way or setback areas.

- Loading and trash areas should be located to minimize their visual impact on the community, either behind or at the side of buildings, and away from public and residential areas.
- Siting considerations should be given to the location of mixed-use residential and loading and service areas in order to minimize compatibility issues.
- Trash and recycling areas should be located adjacent to one another where possible.
- Loading space, trash, and recycling areas should be screened from public view by landscaping, decorative walls, or other means. Walls, if used, should be a minimum of 6' in height and should be constructed of a solid masonry material with a decorative exterior surface similar to that used on the primary buildings.
- Loading space, trash, and recycling areas should be well lit to promote safety and discourage loitering in these areas.
- A concrete apron should be constructed in front of each trash and recycling enclosure to facilitate pickup and protect adjacent asphalt.
- Service and loading areas should be designed to minimize conflicts with vehicles and pedestrians. Service areas should be screened from public view adjacent to residential land uses and public streets.

7.5 ARCHITECTURAL GUIDELINES

The commercial areas within the Plan Area provide an opportunity for a distinctive architectural palette consistent with the commercial architecture found in historic areas of Sacramento, including the Park Neighborhoods, Old Sacramento, downtown, the Railyards, and the farms that were prevalent in the area.

This section defines the recommended architectural styles for the commercial areas of the Plan Area and describes the key elements of each style. Variations in architectural style may be permitted, subject to review and approval by the New Brighton Architectural Review Committee. The commercial architectural palette includes the following styles:

- Industrial Warehouse
- Art Deco
- Agrarian
- River Delta
- Spanish Eclectic

While these styles are deeply rooted in history, there is room for appropriate levels of abstraction to these traditional commercial styles. The balance between maintaining the historical integrity of an architectural style and imposing a truly abstract interpretation is critical. This optimal balance can be achieved by simply updating the style with modern materials while maintaining the form. The building should still convey the root style, but



the materials offer the opportunity to abstract the essence of the style while creating a contemporary interpretation. The end result should be an eclectic retail and commercial environment that has the appearance of being built-over-time.

7.5.1 INDUSTRIAL WAREHOUSE

With the industrial revolution came the need for buildings to house the associated mass production. Borne of practicality and function, the utilitarian forms and box-like structures were in stark contrast to the Victorian buildings predominant at the time. A lack of detail and ornamentation is indicative of the industrial warehouse style, with the building materials and window form and arrangement serving to define the essence and distinction of the architecture.

Defining Elements

There are certain key elements and details that are characteristic of the industrial warehouse vernacular to consider when designing this style of building. Table 7-1 details these elements and a



Table 7-1

DEFINING ELEMENTS	
1	Divided Light Windows, Either Square, Rectangular, or Arched
2	Brick as the Primary Wall Material
3	Vertical and Box-Like Form with Minimal Setbacks
4	Horizontal Lines Emphasize the Building Geometry
5	Awnings Can Be Either Traditional or Contemporary
6	Accent Material at Wainscot to Create a Pedestrian Scale
7	Building Articulated with a Regular Pattern of Bays
8	Colored Window Mullions and Door Frames
9	Flat or Low-Pitched Roof with a Parapet Wall, with or without Minimal Vertical Articulation at the Front Facade
10	Signage and Murals Painted Directly on Building Walls

minimum of five of these defining elements shall be incorporated in Industrial Warehouse style architecture within the Plan Area.

Contemporary Interpretation

The industrial warehouse style lends itself to abstraction through material use and roof form. The basic building form should retain its box-like appearance, but the primary wall material could be metal or a less traditional masonry (such as yellow brick). The roof may take on a barrel form in a standing seam material or corten steel. Window patterns may be abstracted, but must still be ordered. The addition of outdoor space in the form of simple balconies is appropriate on the abstracted warehouse style.

DEFINING ELEMENTS

1	Barrel Roof Form in Standing Seam Metal
2	Metal as Primary Wall Material
3	Abstracted Window Patterns
4	Simple Balcony



7.5.2 ART DECO

The Art Deco style is a post-war representation of all things modern, luxurious, and decadent. The style was common in public and commercial buildings in the 1920’s and early 1930’s and can be seen throughout Sacramento. The style is highly decorative and ornamented, with quintessential patterns such as zigzags, sunbursts, Egyptian motifs, and chevrons.

Defining Elements

Art Deco architecture has specific characteristic patterns, forms, and details that are characteristic of the style and must be considered when designing this style of building. **Table 7-3** details these elements, and a minimum of five of these defining elements shall be incorporated in Art Deco style architecture within the Plan Area.



Table 7-3

DEFINING ELEMENTS	
1	Vertical Elements, Which Can Extend Past the Roofline, to Define Building Sections
2	Stepped Cornice Detail
3	Recessed Accent Color and Pattern
4	Vertical Divided Light Windows
5	Tile as a Primary Building Material
6	The Art Deco Color Palette Consists of Cooler and More Metallic Colors
7	Horizontal Banding
8	Accent Patterns, Such as Chevrons
9	Vertical Tower Element
10	Rounded Building Form





7.5.3 AGRARIAN

With Sacramento's history of farmlands and ranches, examples of Agrarian style architecture are frequently found in old farmland areas. Barns, outbuildings, and old farmhouses are prime examples of this architectural vernacular. In addition to traditional interpretations, Agrarian style architecture also lends itself strongly to contemporary reinterpretation of traditional forms and use of innovative materials and applications, and designers are encouraged to explore such interpretations.

Defining Elements

Agrarian architecture has specific forms and details that are characteristic of the style and must be considered when designing Agrarian style buildings. Table 7-4 details these elements, and a minimum of five of these defining elements shall be incorporated in Agrarian style architecture within the Plan Area.

Table 7-4

DEFINING ELEMENTS	
1	Reclaimed Lumber
2	Heavy Beam as Header Element
3	Utilitarian Unornamented Awnings
4	Clerestory Windows
5	Divided Light Windows in Casual Arrangements
6	Rustic Doors with Heavy Forged Hardware
7	Saltbox Form
8	Contemporary Metal Siding
9	Reinterpreted Traditional Barn Form
10	Contemporary Metal Signage
11	Buildings Casually Arranged Around a Common Gathering Space
12	Rich Color Palette
13	Contemporary Awning Interpretation with Standing Signage
14	Low-Pitched Split Contemporary Roof Form
15	Aluminum Window Frames
16	Contemporary Tile as Primary Building Material
17	Poured-in-Place Concrete

Contemporary Interpretation

The Agrarian style lends itself strongly to interpretation and abstraction, with its utilitarian and casual forms. Traditional rural forms can take on contemporary proportions, with a narrow clerestory or a split roof; wall and roof materials can be re-interpreted by using self-rusting metals (such as corten, or cold-rolled steel) or wood siding with an unexpected exposure (very narrow or very wide); and colors can be abstracted and applied in unique ways, such as vibrant red doors, or entirely monochromatic dark buildings. Signage also presents an opportunity for contemporary abstraction through form, placement, and lighting.



7.5.4 RIVER DELTA

River cities such as Sacramento have a unique architectural vocabulary along the water. The architecture is casual and focused on the natural outdoor amenity, with large expanses of outdoor gathering spaces to enjoy the surroundings. Elements of the style have a distinctly southern touch and provide an opportunity for a whimsical flare through the use of lighter colors and details.

Defining Elements

River Delta style architecture has specific characteristics that are definitive of the style and must be considered when designing this type of building. Table 7-5 details these elements, and a minimum of five of these defining elements shall be incorporated in River Delta style architecture of the Plan Area.

Table 7-5

DEFINING ELEMENTS	
1	Balconies at Upper Floors
2	Dormer Windows
3	Unique Building Form Consistent with Street Curve
4	Casual Building Form with Wide Overhang
5	Large Awnings to Promote Outdoor Gathering
6	Expansive Balconies and Decks
7	Bermuda Shutters
8	Pastel Tropical Colors Blended with Whitewashed Finishes
9	Vertical Tower Element
10	Rounded Building Form



Contemporary Interpretation

The River Delta style is contextual and largely based on function and lifestyle, making it a highly adaptable style with ample opportunities for unique interpretation. A contemporary River Delta style can be achieved through simplified forms and highly ordered fenestration patterns, along with streamlined outdoor spaces with simple railings and contemporary awning or roof structures. The color palette also provides an opportunity for creating a contemporary twist to the style. The traditional River Delta style can be very vibrant and generous with color application, a contemporary interpretation can utilize more refined color palette with judicious splashes of accent colors in strategic locations, such as entryways or window surrounds.





7.5.5 SPANISH ECLECTIC

The Spanish Eclectic style is characterized by its asymmetrical and highly adaptable form and a casual, playful character. The style evolved based on region, chronology, and function, and can range from exotic to whimsical. Details are critical to the Spanish Eclectic style, with wood and metal elements throughout.

Defining Elements

The Spanish Eclectic style has specific details, forms, and characteristics that are definitive of the style and must be considered when designing Spanish Eclectic architecture. Table 7-6 details these elements, and a minimum of five of these defining elements shall be incorporated in Spanish Eclectic style architecture of the Plan Area.

Table 7-6

DEFINING ELEMENTS	
1	Flared Wing Walls
2	Recessed Entry Addressing the Corning
3	Arcades along Pedestrian Level
4	S-Tile Roof
5	Arched Windows Grouped in Threes
6	Second-Story Balcony Element with Heavy Wood Supports
7	Tower Element
8	Walled Courtyards

Contemporary Interpretation

Creating an abstracted Spanish Electric is an exercise in simplification and refinement. The contemporary interpretation removes much of the ornamentation of the style, concentrating any decorative elements at high-impact areas. For example, Spanish tiles, a common element of Spanish Eclectic architecture, may be present only at window sills or at stairs,

leaving the remaining wall surface unornamented. The primary wall material is smooth stucco in a very rectilinear form. Colors can range toward a cooler palette rather than the traditional warm tones. Parapet roofs are very appropriate for the contemporary interpretation of this style and can offer opportunities for unique and vibrant outdoor spaces.

