

7.0 Design Standards for New Subdivisions

7.1 Applicability

These Design Standards will be used by the City in determining the appropriateness of proposed new construction within new and proposed subdivisions.

Additional standards to be followed are found in the City of Jackson Development Code, Article III, Section 17.30.70

7.2 Objectives

The design of each project should work toward achieving the following objectives:

1. Encourage housing options for diverse lifestyles and socio-economic levels.
2. Encourage open space preservation and the preservation of natural landforms.
3. Building design should be compatible with the pattern language of the neighboring buildings in size, scale, proportion and style.
4. Encourage compact building design rather than conventional land consumptive development.
5. Encourage conservation of natural resources by encouraging building methods and materials that use resources more efficiently. Fit form to function, use local materials, reduce construction waste, support restoration, and design for long term use.
6. Support in-fill projects while assuring compatibility with existing residential neighborhoods.

7.3 Architectural Design Standards

The Architectural Design Standards provide property owners, architects, homebuilders, and contractors with a set of parameters for the preparation of drawings and specifications. Adherence to these Standards will assure homeowners that a consistent level of quality and visual harmony will be maintained within and between individual residential neighborhoods in new subdivisions.

Design Standards fall into two general categories:

1. Common elements are to be applied uniformly to the project with the intent to ensure a visually-cohesive community.

2. Parcel-specific elements address specific areas where careful design consideration must be given to site design and building layout to ensure that an appropriate interface with adjoining parcels is achieved.

The intent of the Architectural Design Standards is to provide clear standards for the design and construction of new individual residential lots and homes in new subdivisions. The Architectural Design Standards seek to respect the architectural heritage of the City of Jackson and provide a clear vision of the architectural styles. Jackson, established in the early days of the California Gold Rush, is rich with historical examples of regional architectural styles.

The keys to creating a “sense of place” are architectural consistency, authenticity of detailing, and neighborhood design elements that add variety and balance to the overall community flavor. Key issues to be addressed include:

1. Retention of oak trees,
2. Minimization of building pad and driveway grading,
3. Garage and driveway orientation to streets,
4. Authentic façade and window treatments,
5. Roof treatments,
6. Building setbacks and orientations,
7. Fencing materials,
8. Design and construction of unattached structures, and
9. Appropriate architectural styles, construction materials, landscaping design, and use of colors.

7.4 Architectural Concepts

A brief review of architectural concepts and essential design characteristics are included to establish the general architectural character of the structures and quality control mechanisms that shall be employed to maintain architectural integrity. The built environment of new subdivisions shall employ elements of the following architectural styles:

1. Victorian Period Styles, particularly the Queen Anne Style;
2. Craftsman/Bungalow;
3. Western Farmhouse (local variation);
4. Spanish Eclectic (local variation);
5. Rural Italian (local variation); and
6. National Style.

Architectural design shall be selected from these styles. To best emulate the diversity of Jackson, no individual neighborhood should be dominated by one architectural style. The built environment shall employ architectural materials and colors consistent with styles

located in the neighborhood. These shall be applied to visible common area infrastructure such as street lamps, street furnishings, and fencing. Landscape design will be a key element in protecting the character of new subdivisions. Native oak woodland habitat will be conserved throughout new subdivisions, including throughout residential neighborhoods. An intensive street tree program will be implemented along new streets, and large lots will require landscape designs to be submitted as part of the Architectural Review Committee review.

The primary goal of the architectural concepts is to create homes with a balance of form, massing, and scale that will appeal to new homebuyers, yet respect the overall neighborhood. The following builder standards establish essential characteristics that will promote and support these goals:

1. Houses should be oriented to the street.
2. House design should provide visual diversity and interest.
3. Two elevations of the same style or plan type, side-by-side within a given street scene, are not allowed.
4. The impact of upper stories should be reduced through stepbacks, varied massing, and articulated vertical and horizontal elements.
5. Long horizontal masses should be broken and counterbalanced by strong vertical elements.
6. Garages should be de-emphasized at the street frontage through creative location, detailing, and configuration.
7. Entries and windows should be proportional to the overall structure.
8. Finish materials should be complementary.
9. Detailing should emphasize the appropriate historic styles.
10. Colors should be appropriate for the architectural style, with accent colors on doors, windows, shutters, wrought iron, awnings, and trim as appropriate.

7.5 Residential Site Design Overview

Residential site design standards concentrate on the location and arrangement of features common to house sites and how the features interact with adjacent houses and public areas. The features include, but are not limited to, driveway location, building setbacks, limited grading, retention of oak trees, garage orientation, and recreation facilities. See Figure 7-1 for examples of tree retention and limited grading.

7.5.1 Garage / Floor Plan Configurations

See Figure 7-2 for detail on garage/floor plan configurations.

7.5.2 Design Oriented to the Street

- a. Houses must contain at least one interactive element that creates a human scale and is inviting. Interactive elements include porches, verandas, porte-cocheres, balconies, decks, porticos, colonnades, trellises, arbors, and courtyards (see Figure 7-3 for illustrations of interactive elements).
- b. Living areas should be placed toward the front of the house.
- c. The design and orientation of interactive elements should allow residents to have “eyes on the street”, which contributes to pedestrian safety, a sense of place and activity, and neighborhood socialization.

7.5.3 Exterior Treatment

The architectural use of exterior materials to enhance the richness of a home’s character is encouraged. These may include:

- a. Combinations of various finish materials.
- b. Use of material change (vertical and/or horizontal) to break-up building form and create movement along the façade.
- c. Architectural treatments and trims applied to building façades.
- d. Dominant material shall comprise a maximum of 80% of primary elevations.
- e. Finishes shall not terminate on outside corners; minimum wrap back at an outside corner is 36 inches.
- f. Wrap-around porches, loggias, colonnades, and porches combined with entry elements.
- g. Wide variety of column details and materials are encouraged.
- h. Entry elements with varied heights and proportions.
- i. Windows and doors that are detailed, sized, and positioned appropriately within the context of the architectural style.
- j. Enhanced rear and side elevation detailing and finishes.
- k. Relationship of building materials to landscape paving, garden walls, and accent element material.
- l. Development of overall design character relating building elements to landscape elements.

7.5.4 Massing, Scale, and Proportion

The following techniques are appropriate means to achieve proper massing, scale, and proportion:

- a. One-story homes.
- b. Two-story massing shall be controlled and balanced with the one-story massing to reduce the dominance of two-story massing. This is further

reinforced with varied setbacks and allowable square footage for first and second floors on home site plot plans.

- c. Varied setbacks (for front, side, and rear yards) for different components of the home such as the garage and second floors.
- d. Utilization of ell (a wing at right angles) and porches.
- e. Staggered offset wall planes on façades, when possible.
- f. Massing characterized by a series of stepping forms.
- g. Minimum of three façade element breaks at building front elevation.
- h. Minimum of two façade element breaks at the building rear elevation.
- i. Minimum of one façade element break at the side elevations.
- j. Minimize corner home site impact by designing homes with reduced building heights at corners.

7.5.5 Garages and Driveways

- a. Garage façades should be articulated, particularly for garage forward plans (see Figure 7-5 for illustration of garage façades).
- b. Pairs of single garage doors are encouraged, and offsetting these garage doors creates variety along the façade (see Figure 7-5 for illustration of paired single garage doors).
- c. Garage doors shall have a minimum six-inch recess from the frame to create a shadow line.
- d. Variation of garage door styles is strongly encouraged.
- e. Tandem 3-car garages will be allowed, as long as permitted by lot and floor plans.
- f. Locating a small planter area with sufficient space for a vine to trail on the garage or planting a columnar tree or shrub is encouraged.
- g. “Hollywood-style” driveways, with landscape strip at least six inches to two feet wide between two paved tire paths, are encouraged.
- h. Driveway surfaces shall have patterns or scored lines that will create pleasing texture compatible with the architecture.

7.5.6 Projections and Bays

- a. In order to create variety and human scale in the façades, bays and projections are permitted to encroach up to two feet into the side-yard building setback.
- b. No projections and bays are allowed within the front setback from the street to livable structure.

7.5.7 Roof Form and Configuration

- a. The minimum roof pitch shall be five feet vertical to 12 feet horizontal (5:12). Roof pitches may be reduced to 4:12 (minimum) dependent on the specific architectural style (Prairie, Craftsman and Rural Italian)

or, if the roof pitch is critical to the overall design, from a massing, scale and/or architectural standpoint. Flat roofs are not allowed.

- b. Generous eaves and overhangs should be included to provide shadow and texture to houses if compatible with the architectural style.

7.5.8 Windows and Doors

Window projections and window and door detailing patterns shall be compatible in scale with the home and the architectural character.

- a. Windows shall be rectangular and vertically proportioned. The window height shall be greater than its width. Circular or square accent windows may be used sparingly subject to historical precedence.
- b. Windows are encouraged to have divided lights.
- c. Windows may be grouped together provided there is a separating vertical trim or wall element.
- d. Transom windows are allowed and encouraged based on the appropriate architectural style and wall massing.
- e. Recessed doors and windows are required with the appropriate supporting architectural style.
- f. Wood and wood clad windows are preferred; aluminum or steel hinged windows are allowed.
- g. Window frames are encouraged to be a color other than white.
- h. Glass block is allowed provided it is not used in a dominant elevation.
- i. Mirrored glass is not allowed.
- j. Door and window shutters are allowed; operable with authentic hardware is encouraged.
- k. Entry doors are encouraged to be solid wood panels, wood planks, carved wood, or combinations of the above.

7.5.9 Materials and Features

Building materials are an important element in maintaining the character of the individual home sites. The imaginative use of building materials can be combined to create unique designs, while providing individual identity to homes.

Color can act as a theme-conveying element that is reflective of a particular architectural style. Combinations of subdued and rich colors that are earthy in nature will blend naturally with hillside settings and are encouraged to be used as predominant colors throughout the neighborhood. The use of bright, vibrant exterior colors shall be evaluated on a case-by-case basis.

Architectural Styles

The rich character and personality of new subdivisions will be achieved through the consistent application of the architectural styles portrayed within these standards. Application of the architectural styles shall incorporate the use of detail, massing, and form. Examples of appropriate architectural styles are:

1. Victorian/Queen Anne
2. Craftsman/Bungalow
3. Western Farmhouse
4. Spanish Eclectic
5. Rural Italian
6. National Style

Pure and contemporary adaptations of the appropriate styles are acceptable. The mixture of these architectural styles is intended to promote a unique but cohesive community style. The adaptation of styles can produce a formal, symmetrical design; or an informal asymmetrical design. The character of new subdivisions will emerge from the integration of these styles, including the use of similar details, materials, and colors to produce a true California personality. Typical architectural elements and features of these styles are described below in the following sections.

7.6.1 Victorian/Queen Anne

The Queen Anne style (see Figure 7-6 for illustrations of the Victorian/Queen Anne style) is a varied and decoratively rich style. The asymmetrical composition consists of a variety of forms, textures, materials, and colors. Architectural elements include towers, turrets, tall chimneys, projecting pavilions, porches, bays, and encircling verandas. Elements and forms from styles are manipulated into an expressive visual display. These include:

- a. Use of a minimum of five colors;
- b. Roof pitches, with a minimum pitch of 8:12 to 12:12;
- c. Metal roofs;
- d. Wall texture variations;
- e. Scalloped shingle siding;
- f. Full width asymmetrical porches;
- g. Gable ornaments;
- h. Highly-detailed turned spindle porch supports;
- i. Three or more lines of windows;
- j. Single-hung windows;
- k. Colored glass panels in windows;
- l. Octagonal and other towers; and
- m. Windows walk railing
- n. Beveled glass in entry doors.

7.6.2 Craftsman/Bungalow Style

The Craftsman/Bungalow style (see Figure 7-7 for illustrations of the Craftsman/Bungalow style) evolved from the late nineteenth century English Arts and Crafts movement during the Industrial Revolution. California architects Bernard Maybeck and Green and Green continued developing this movement with their characteristic crafted detailing on the exterior of their homes. These intricately designed buildings are characterized by the use of hand-finished materials with a rusticated texture. Design characteristics include:

- a. Predominately low-pitched gabled roofs, with the occasional hipped or shed roof;
- b. Deep 18-inch minimum overhangs accentuated with exposed and extended rafters;
- c. One-story and 1½-story massing (Bungalow style);
- d. Exterior wall materials with combinations of wood shingles, siding, board and batten, stucco and foundation, or wainscot using stone or brick;
- e. Porches, partial or full front, with a variety of wood column and beam detailing with stone or brick pilaster base;
- f. Multi-paned windows with wood or stucco trim surrounds (four inch minimum);
- g. Asymmetrical massing and proportions;
- h. Front door – divided or undivided glass or multi-panel solid with side lights or transoms;
- i. 5:12 to 6:12 roof pitch with flat concrete or slate type tile;
- j. Colors varying widely from light to dark with contrasting or complimentary trim;
- k. Grouped windows with decorative enhancement;
- l. “Bell” towers for interest;
- m. Dormers;
- n. Window boxes;
- o. Transoms over windows and main doors;
- p. Triangle knee bracing on gable ends;
- q. Battered or sloped square porch columns of brick or stucco;
- r. Smooth stucco or lapped siding brick or stone accents; and
- s. Wood or wood-like trim.

7.6.3 Western Farmhouse

Western Farmhouse (see Figure 7-8 illustrations of the Western Farmhouse style) evokes a style of early California farmhouse and mining cities. Its rustic utilitarian qualities represent the simplicity of construction techniques and materials typical of this period. Design characteristics include:

- a. Rectangular massing typically two-story with one-story covered porches;
- b. Dominant gable roof forms with shed and hip accent features such as covered porches and dormers;
- c. Roof pitch ranging from 5:12 to 10:12;
- d. Roof materials typically flat concrete tile or slate in dark earth or gray tones with occasional metal roof accents;
- e. Extended wood eave and rake overhangs;
- f. Roof dormers – shed or gabled;
- g. Exposed wood or faux rafters, rakes and structural members;
- h. Exterior materials – siding, board and batten, stucco, stone, timbers and beams;
- i. Windows and doors may be wood clad, painted aluminum or vinyl;
- j. Picket railings;
- k. Simple 2x4 wood window and door trims;
- l. Square wood post or column supports;
- m. Detailing representing a simple rustic quality;
- n. Colors in the earth tone range (typically brown tones, light to dark);
- o. Limited use of shutters;
- p. Faux, composite, and cementous materials may be substituted for wood details, trims, and stone.

7.6.4 Spanish Eclectic

Spanish Eclectic (see Figure 7-9 for illustrations of the Spanish Eclectic style), often referred to as Spanish Colonial Revival, borrows its detailing from various Spanish architectural styles, including Moorish, Gothic, Byzantine and Renaissance Spanish influences. Key architectural elements developed in 1915 after the Panama-California Exposition imitated the more elaborate Spanish styles. Typical design elements include:

- a. Low pitched roofs (4:12 to 5:12), with minimal 12-inch or no overhang, gabled, or hipped design;
- b. Singular or multiple arched openings and recesses;
- c. Stucco exterior finish;
- d. Asymmetrical massing;
- e. Stucco or tile decorative gable end vents;
- f. Projected window and door balconies, open or roofed, with a variety of wood or wrought iron railings;
- g. Round or square columns at one- and two-story porches;
- h. Elaborate decorative wrought iron lighting and hardware;
- i. Garden walls as extensions of the building to form enclosed spaces or “outdoor rooms”; and

- j. Entry gateways forming entry courtyards, where the gateway functions as the “front door.”

7.6.5 Rural Italian

Dominating American house styles between 1850 and 1880, Rural Italian (see Figure 7-10 for illustrations of the Rural Italian style) was commonly found throughout the growing cities and cities of the United States. Italian homes were informal rural adaptations of the picturesque movement. These rambling Italian and Spanish farmhouses were models for villa-style architecture. American prototypes were altered and improved beyond their original Latin origins. The adaptation of the Italianate style is described with Tuscan origins of simple forms, massing, and details as depicted herein. Stylistic treatments include:

- a. Two-story symmetrical or asymmetrical massing;
- b. Low-pitched barrel or “S” tile roofs;
- c. Deep overhanging eaves with decorative brackets and frieze board;
- d. Square towers or cupolas in a wide variety of forms and detailing;
- e. Simplistically trimmed and appointed with rectangular and arched tall/narrow windows;
- f. Projecting balconies adorned with wrought iron railings; and
- g. Stucco, stone, and brick exterior finishes, applied to full vertical massed elements.

7.6.6 National Style

In the early years of the nineteenth century, the Greek Revival style was labeled America’s first national architecture and was adapted from a classical form that possessed a sense of a past that the young United States lacked. See Figure 7-11 for illustrations of the National style. Design characteristics include:

- a. Rectangular massing, typically two-story with one-story covered porches;
- b. Gable roofs with a minimum pitch of 8:12 to 12:12;
- c. Windows recessed behind porches;
- d. Wrap-around porches at front and sides;
- e. Porches supported by rows of columns with base, shaft, and capital;
- f. Double hung windows;
- g. Picket railings;
- h. Simple 2x4 wood window and door trims; and
- i. Square wood post or column supports.

7.7 Walls and Fencing

Walls and fences throughout a new subdivision can serve multiple functions. They may be employed in mitigating nuisance environmental impacts such as noise and light pollution, or aid in providing effective separation for some incompatible land uses. They provide security, privacy, and a visible delineator of separate land uses and ownership within the subdivision.

There are five basic types of walls and fences that will be approved for varied uses in a project. Each of these fence types is limited in its approved use. Approved wall and fence types are described both in general applicability and construction below. Please refer to Development Code, Article III Section 17.30.070 for requirements on fences in private areas.

7.7.1 Walls and Fencing Common Areas Design Standards

- a. For lots and properties adjacent to a golf course and preserved open space, either open fencing or no fencing shall be required. Exceptions being that wall fence combinations are acceptable as long as knee wall heights do not exceed two feet (2') above finished grade. Acceptable privacy barriers for lots and properties adjacent to the golf course include landscape berms and walls less than 3.5 feet in height.
- b. A wall or fence that is to be painted, stained, or have a surface treatment applied and is within public view shall submit color and material samples to the Design Review Committee for approval prior to construction to ensure that colors and materials selected are in keeping with the overall project's design theme.
- c. Masonry and rock walls shall be used on primary applications of walls and fences such as environmental nuisance mitigation, land use separations, privacy, and security. Masonry and rock walls may be used for application specified in this plan.
- d. Retaining walls shall be made of locally native, natural, or other materials with colors and textures that blend with the existing natural landscape;
- e. Retaining walls exceeding five feet in visible height shall be broken into multiple terraced walls. Terraced walls shall include landscaping on terraces.
- f. Landscaping shall be required adjacent to visible walls greater than 5 feet in height.
- g. For walls 3.5 feet in height or taller, a maximum of thirty feet of run is allowed before a design "break" is introduced, such as a column, change in wall texture and/or color, horizontal jog, or section of open fence. Exceptions may be granted by the City based on the mass of the column(s) and the length of the runs.

- h. For walls less than 3.5 feet, a maximum of sixty feet is allowed before a design “break” is required. Exceptions may be granted by the City based on the mass of column(s) and the length of the runs.
- i. For walls constructed within the project, samples of materials and colors will be submitted to the Design Review Committee for approval prior to construction.
- j. Wall materials and design theme shall be consistently applied throughout individual neighborhoods.
- k. Materials used in the construction of fences and masonry and rock walls shall be rot-, weather-, and insect-resistant.
- l. Acceptable materials include, but are not limited to, brick, split face concrete block, cultured stone, natural stone, themed precast concrete, and concrete masonry units (CMU) as a base material for stucco or other decorative surface application.
- m. Vinyl fence that mimics wood privacy fence is not allowable except on a case-by-case basis as approved by the Design Review Committee.

7.7.2 Wood Fencing Standards

Two types of wood fencing are specified for use in a project: standard wood fences, located in areas that are less visible from public view; and enhanced wood fences, generally located in areas with prominent public visibility. Both fence types are intended to provide security, screening, and privacy.

- a. Standard Wood Fence
 - 1. Standard wood fences are typically located adjacent to parks, adjacent lots, or other areas with limited public views.
 - 2. When used as a privacy or security screen for non-residential zones, the maximum height is six feet. In residential zones, Development Code, Article III, Section 17.30.070 requires that the maximum height above finish grade is six feet for fences located in the required rear or side yards and three feet for fences located in the required front or street side yard.
 - 3. In cases where the fence serves as a purely decorative element or as a physical boundary marker in non-residential zones, varying height is acceptable.
 - 4. Typical sections may be eight to ten feet in length supported by four-by-four posts. Alternative designs of wood privacy fence are encouraged providing they serve the purpose of privacy and security.

b. Enhanced Wood Fence

1. The enhanced wood fence is a variation of a standard wood fence with decorative columns at regular intervals. This fence type is typically located along collector streets at the back of the landscape corridor, usually where residential lots back or side onto the street.
2. Masonry columns shall be used for enhanced wood fences at each side of neighborhood vehicular and pedestrian entrances so as to visually define openings. They shall be used at each angle point (change in direction) to enhance wall aesthetics.
3. Columns are encouraged at regularly spaced intervals along lengths of fences, no more than thirty feet apart. Larger intervals may be allowed provided the mass of columns are proportional to the spacing.
4. Columns shall be constructed of weather-, rot-, and insect-resistant materials complementary to the wood fence.
5. Acceptable materials may include but are not limited to: split block, brick, stone, cobble and stucco finish. The column material and fence design shall be consistently applied throughout individual neighborhoods.
6. Standards associated with a standard wood fence shall apply to the enhanced wood fence.

c. Open Fencing Standards

1. Open fences are intended to provide a nearly transparent barrier at developed edges adjacent to open space parcels.
2. Materials in open fence types shall typically be dark in color to diminish their presence as a foreground element.
3. They may serve for security and safety uses within the project. Depending on the interface, open fencing may be used between open space areas and the rear and side property line of residential parcels, along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels.
4. Open fences may be used to separate different functions within landscape corridors (for example, to restrict access of bikes and motorized vehicles) and at other miscellaneous locations within the project.
5. Open fencing may be used as a decorative element or to delineate paths and circulation. There are four types of open fencing approved for use in the project: Tubular steel, (wrought iron), Post and cable, Wood rail, and Chain link/mesh fence.

a. Tubular Steel Open Fence

1. The standard tubular steel fence is preferred for most open fence applications.
2. An enhanced version of tubular steel fence that incorporates masonry columns or a combination of columns and wall is encouraged in areas within prominent public view or are associated with public areas within the project.
3. Open fencing shall be between 2.5 to 6 feet in height and constructed of tubular steel (wrought iron).
4. Brick or other masonry columns may be used as an optional detail with tubular steel or wrought iron fences.
5. Standard tubular steel fences may be combined with masonry wall applications.
6. Both sides of fencing are to be addressed aesthetically if they are visible from streets.
7. Combinations of tubular steel fencing and masonry wall shall not exceed six feet.
8. Tubular steel fence shall be dark in color in order to diminish its presence as a foreground element.

b. Post and Cable Open Fence

1. Post and cable fences are typically the simplest and most cost effective constructions for fence. This category includes barbed wire livestock fence. Post and cable fences have limited applicability for most project needs, as they are not generally effective for privacy, security, or environmental mitigation methods. They do find applicability as safety barriers, separating some land uses, delineating protected areas, defining property boundaries, preventing vehicle access, and as a decorative landscape element.
2. Post and cable fencing shall not exceed four feet in height except on a case-by-case basis as approved by the Design Review Committee.
3. Barbed wire fences are acceptable in limited application, namely, at project boundaries where the purpose of the fence is for restricting movement of livestock, both sides of the fence are expected to remain open space for at least 10 years or more, and both sides of the fence are out of the general public view.

c. Wood Rail Open Fence

1. Wood rail fences are reminiscent of stockyard and ranch house and plantation fences from the turn of the century. Styles varied significantly based on region, but typically included formal white three rail fences in eastern states, rough lodgepole post and rail fences in Rocky Mountain states, and split rail cedar fences in Pacific coast states.
2. Wood rail fences may be applied as an area boundary or as a decorative element in landscape applications.
3. Painted wood rail fence and vinyl fences that mimic wood rail are not permitted except as approved on a case-by-case basis by the Design Review Committee.
4. Wood rail fences shall not exceed four feet in height unless approved by the Design Review Committee on a case-by-case basis.

d. Chain Link or Other Mesh Open Fence

1. Chain link or an alternate mesh fence shall only be used when it may be demonstrated that there is not a feasible alternative provided for in these Design Standards. There are applications where chain link or mesh fence is the most appropriate for a given application. The project may include appropriate uses, including tennis courts and golf course maintenance facilities.
2. Chain link or mesh fencing and associated posts and hardware shall be constructed using dark colored vinyl-coated materials of the same color.
3. Chain link or mesh fencing shall have a taut cable in lieu of a pipe as a top rail.
4. Where privacy slats are specified, they shall be of the same color as the fence.
5. The maximum height shall be consistent with the proposed use.
6. A proposed installation of chain link or mesh fence shall be reviewed and approved by the Design Review Committee.

7.7.3 Soundwalls

Where soundwalls are required for screening, noise attenuation, and security reasons, these elements shall complement a project's rural setting and shall be heavily landscaped and screened from the public right-of-way.

1. Berming along soundwalls shall create the appearance of soundwalls no taller than five feet. In a case where additional height is required for sound or light nuisance mitigation, physical separation from the nuisance source may be used in combination with the wall to achieve the desired result.
2. Additional landscape setbacks, street trees, and accent trees at entries are strongly encouraged to improve the appearance of the soundwalls.
3. Soundwalls shall be constructed of natural materials, such as natural woods, common brick, stone, river rock, clinker brick, and wooden beams, rather than chain link. Concrete, including split face block, or other contemporary materials, are acceptable as long as they appear natural.
4. Soundwalls shall be architecturally treated on both sides.
5. Soundwalls shall incorporate standards to provide for wall inserts and/or decorative columns or pilasters to provide relief.

Figure 7-1 Examples of Tree Retention and Limited Grading



Figure 7-2 Garage/Floor Plan Configurations

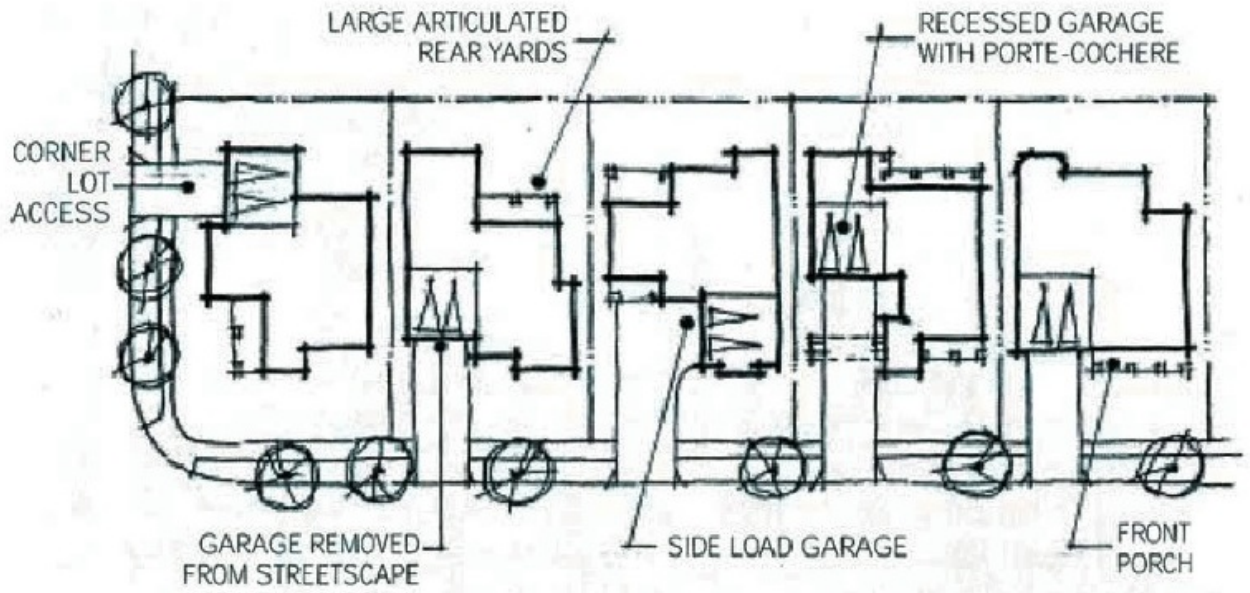
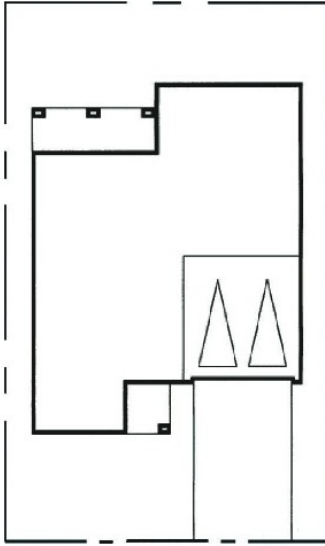
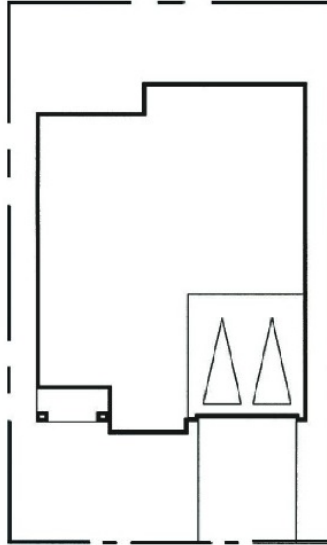


Figure 7-3 Garage/Floor Plan Configurations (Continued)



Medium-Recessed Garage:

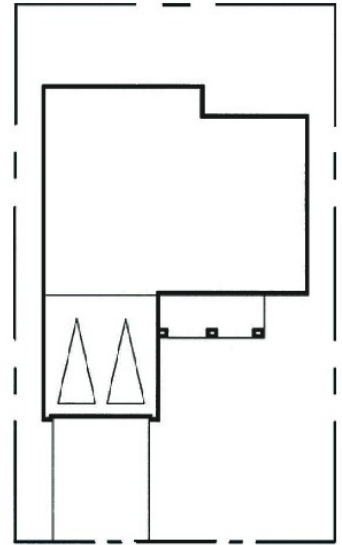
The garage is recessed from four feet (4') to up to ten feet (10') from the front of the house.



Shallow-Recessed Garage:

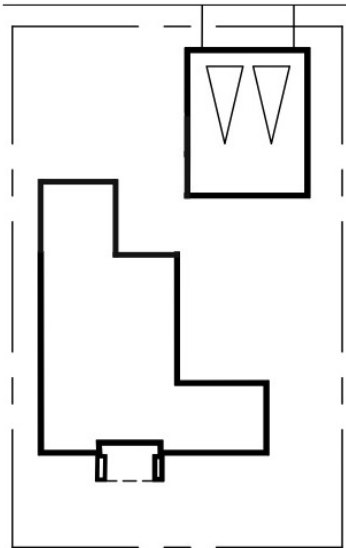
The garage is recessed from three feet (3') to up to five feet (5') from the front of the house*.

* Three feet is the minimum offset to qualify as a recessed garage. Refer to Forward Garage for offsets less than three feet.

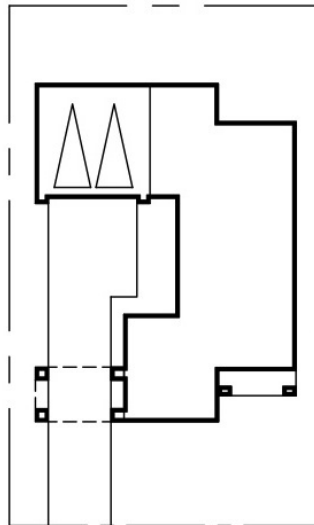


Flush-Forward Garage with Porch:

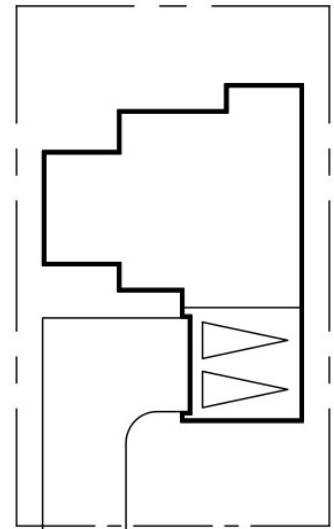
The garage is located forward of the front of the house (garage forward). Garages may be located with to a minimum setback of twenty feet (20').



Detached Alley Garage:



**Deep Recessed Garage w/
Porte-Cochere:**



Side Loaded Garage:

Figure 7-4 Examples of Interactive Elements

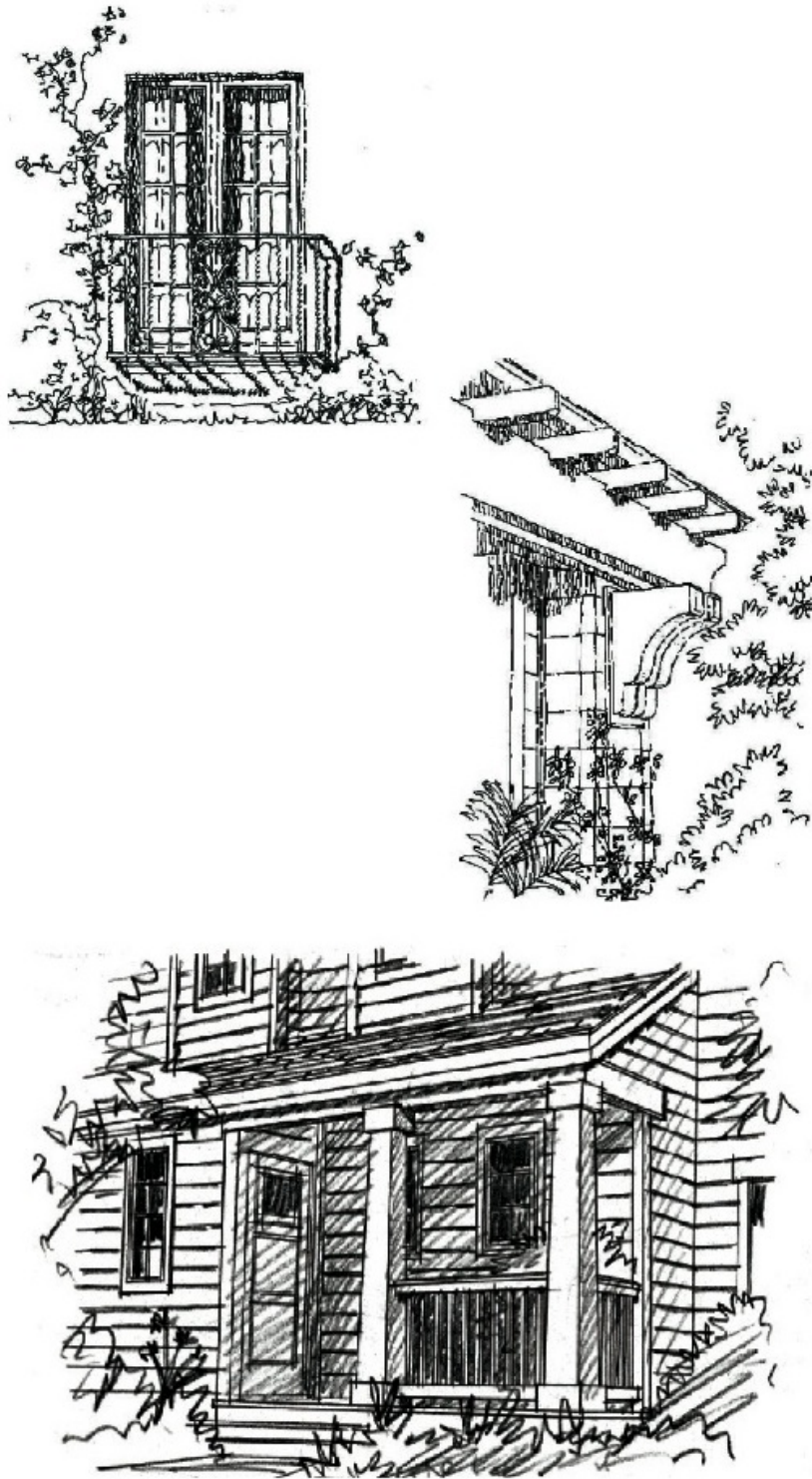


Figure 7-5 Examples of Garage Façades

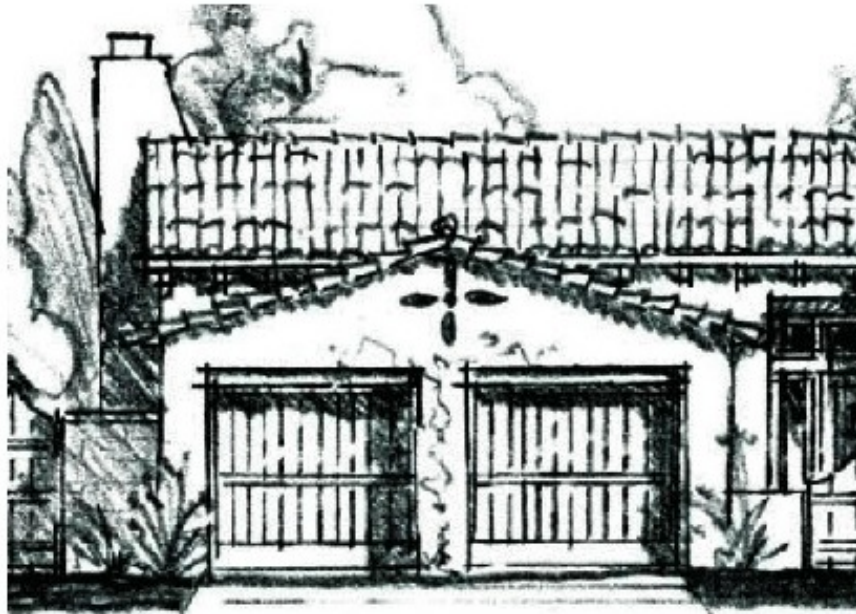


Figure 7-6 Examples of Victorian/Queen Anne Style



Figure 7-7 Examples of Craftsman/Bungalow Style

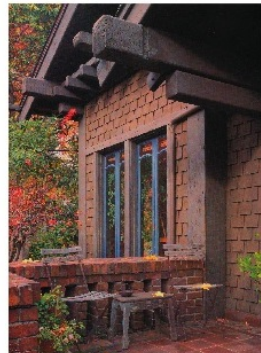
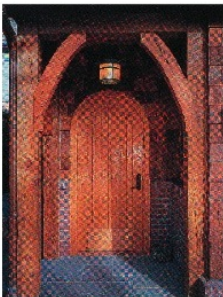


Figure 7-8 Examples of Western Farmhouse Style



Figure 7-9 Examples of Spanish Eclectic Style

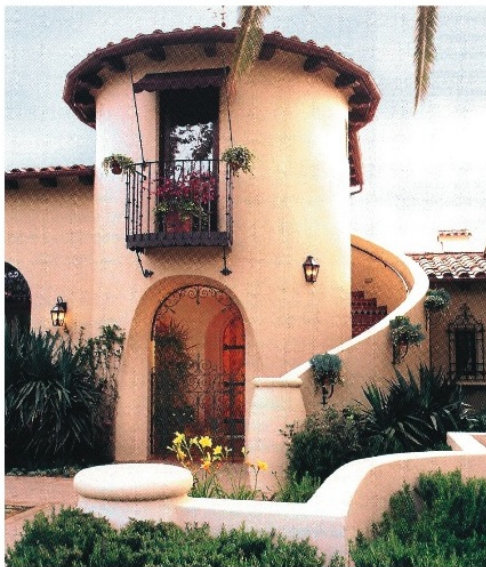


Figure 7-10 Examples of Rural Italian Style

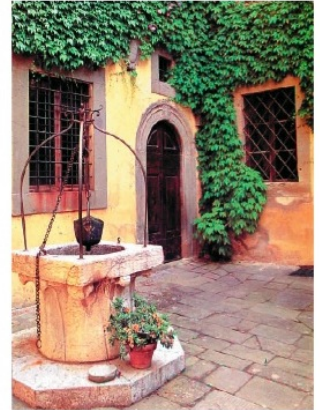


Figure 7-11 Examples of National Style

