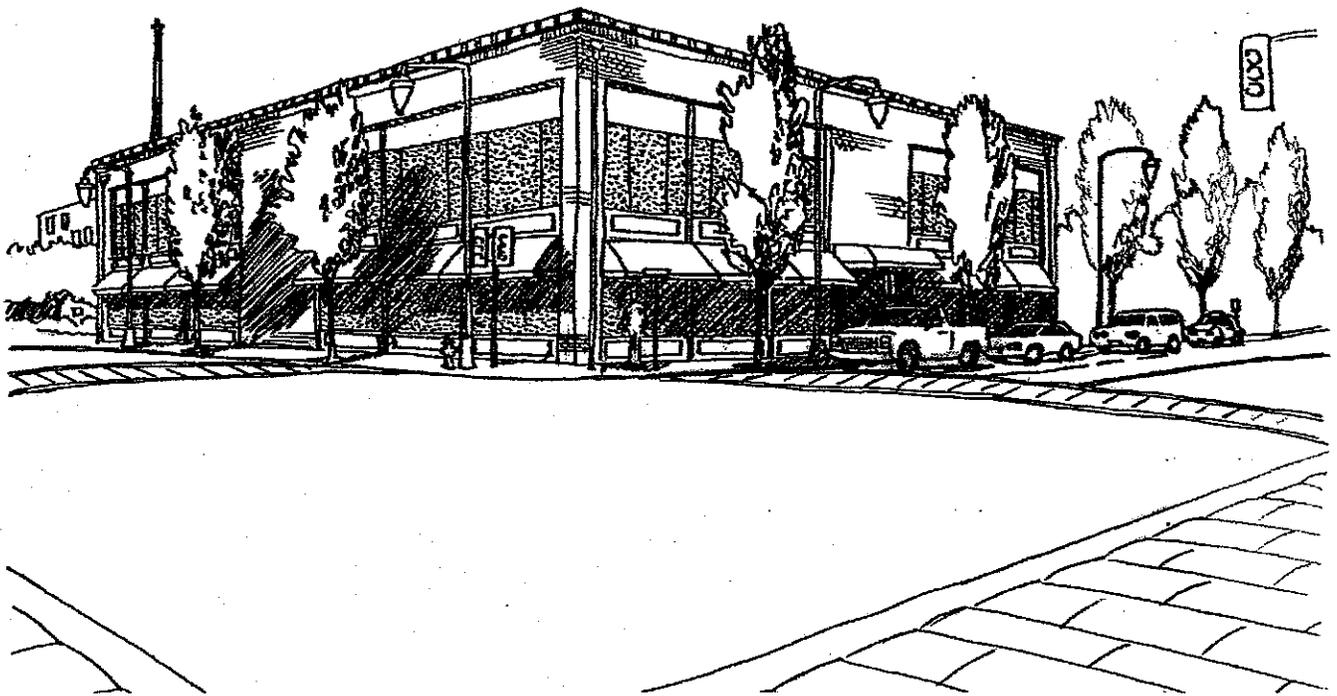


# CITY OF WILLOWS

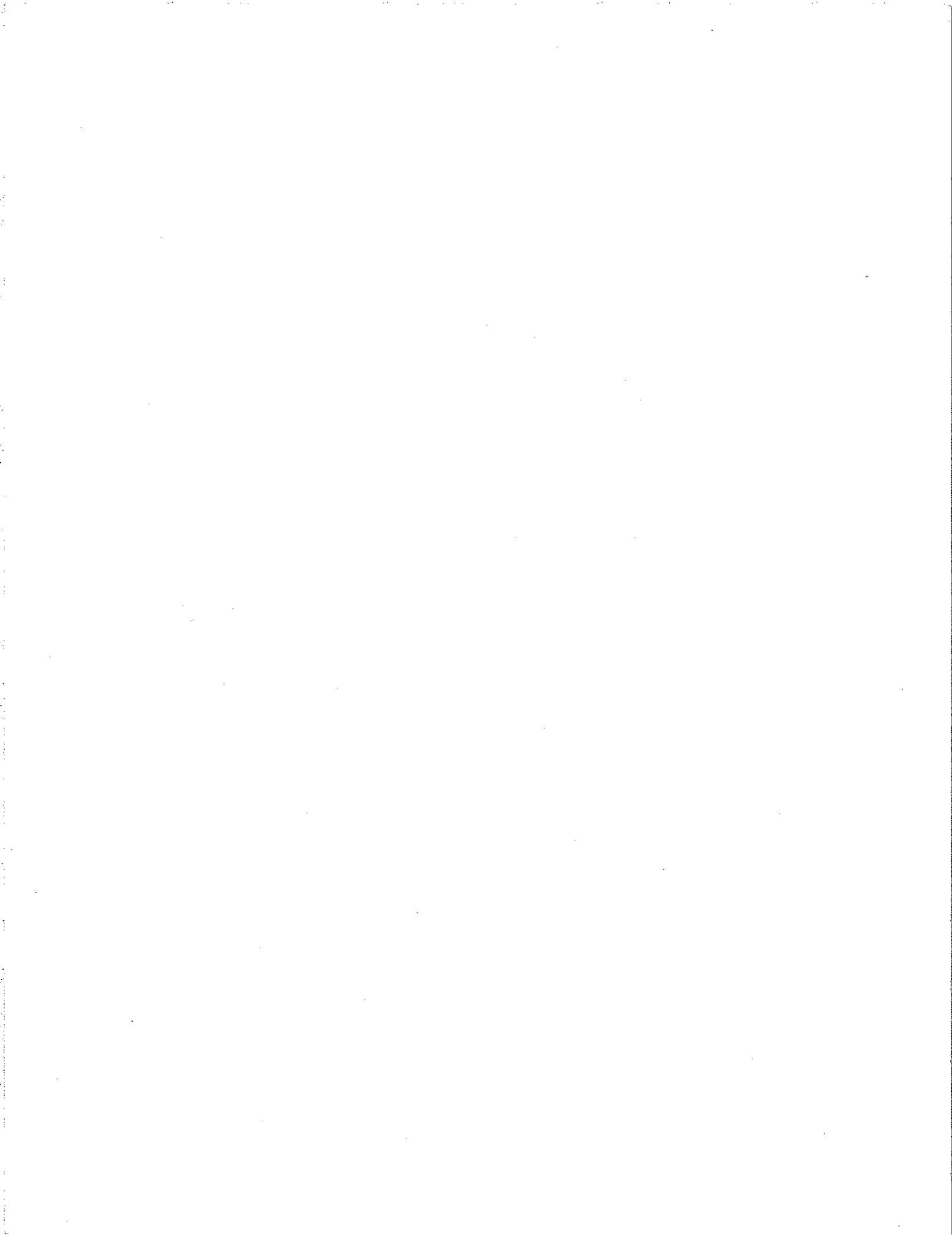
## Historic Downtown and Wood Street Design Guidelines



June, 2000

Submitted By:

Mogavero Notestine Associates



# TABLE OF CONTENTS

<b>INTRODUCTION</b> .....	<b>1</b>
<b>APPLICATION</b> .....	<b>1</b>
<b>AREA DESIGN CONCEPT (WOOD STREET)</b> .....	<b>2</b>
<b>AREA DESIGN CONCEPT (HISTORIC DOWNTOWN)</b> .....	<b>3</b>
<b>SITE PLANNING</b> .....	<b>4</b>
General Concept - Placemaking .....	4
General Concept - Location of Structures .....	4
General Concept - Public and Semi-Public Open Space .....	5
General Concept - Entries .....	5
General Concept - Pedestrian Activated Edges .....	6
General Concept - Observation/Visibility .....	6
<b>SITE DESIGN</b> .....	<b>7</b>
General Concept - Planting Design Concept .....	7
General Concept - Landscape .....	8
General Concept - Paving/Hardscape .....	8
General Concept - Preservation of Trees/Street Trees .....	9
General Concept - Fences/Walls .....	9
General Concept - Irrigation .....	10
General Concept - Site Furnishings .....	10
General Concept - Bicycle Parking/Storage .....	11
<b>BUILDING DESIGN</b> .....	<b>11</b>
General Concept - Design Concept .....	11
General Concept - Relationship to Surroundings .....	12
General Concept - Scale/Height/Massing .....	12
General Concept - Level of Detail and Articulation .....	13
General Concept - Integrate Corporate Identity .....	13
General Concept - Expression of Function .....	16
General Concept - Materials/Textures/Colors .....	16

<b>LIGHTING</b> .....	<b>17</b>
General Concept - Compatibility with Project Design .....	17
General Concept - Site Lighting .....	18
General Concept - Energy Efficiency .....	18
<b>REHABILITATION</b> .....	<b>19</b>
General Concept - Modifications to Historic Structures .....	19
General Concept - Design Elements .....	20
<b>MIXED USE BUILDINGS</b> .....	<b>23</b>
General Concept - Articulation of Uses .....	23
General Concept - Utilities/Services/Acoustics .....	24
<b>SPECIFIC USES</b> .....	<b>24</b>
General Concept - Special Use Criteria .....	24
<b>ALLEYS</b> .....	<b>25</b>
General Concept - The Character of Alleys .....	25
<b>ACCESSORY STRUCTURES</b> .....	<b>25</b>
General Concept - Accessory Structures .....	25
<b>SIDEWALK CAFES</b> .....	<b>26</b>
General Concept - Streetscape Integration .....	26
General Concept - Signs .....	27
<b>PARKING, SERVICES AND UTILITIES</b> .....	<b>29</b>
General Concept - Parking, Services and Utilities .....	29

---

# CITY OF WILLOWS HISTORIC DOWNTOWN AND WOOD STREET DESIGN GUIDELINES

## INTRODUCTION

These guidelines are an important long term tool to help implement the Vision Plan that was conceived by many members of the Willows Community through a survey and a series of community workshops. The intent of the guidelines is to preserve the important assets of Willow's built environment and guide future design to create buildings worth preserving.

Everyone benefits from good community-minded design that is vital, person-oriented, aesthetically pleasing and safe for everyone.

The guidelines have attempted to articulate some community values as they relate to the built world. Like any good community, it is important that there be an openness to "different" aesthetics and styles. For this reason, they do not prescribe a particular design theme or specific materials or color to force uniformity. The intent of these design guidelines is to prevent bad design and encourage good design.

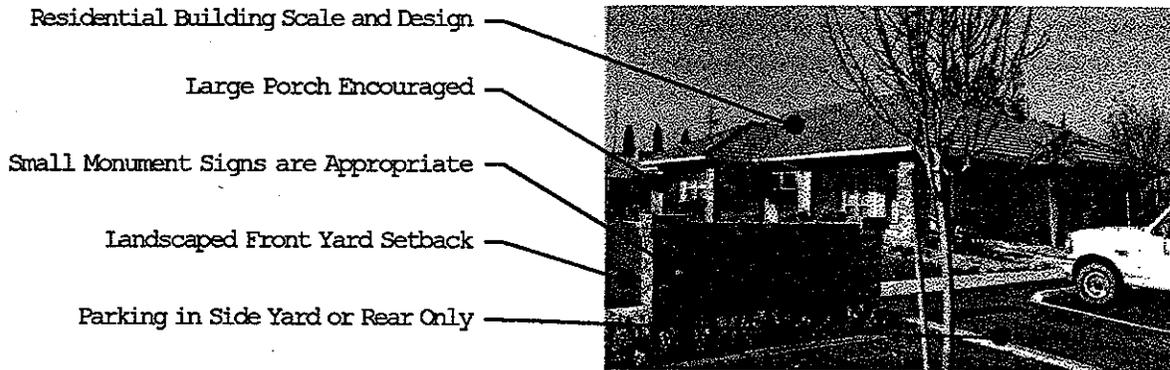
The City of Willows has a rich and eclectic collection of architecture. It is hoped that these guidelines, will help to encourage important dialogue between tradition and innovation for a long time to come.

## Application

These guidelines apply to all projects -- including new construction, rehabilitation and signs -- located in the downtown area and along Wood Street. They have been developed to supplement the existing Design Review Criteria and the Sign Ordinance contained in the City of Willows Code of Ordinances. Where there is conflict between the existing ordinances and these guidelines, these guidelines shall govern.

# AREA DESIGN CONCEPT

Wood Street  
Villa Avenue/Colusa Street

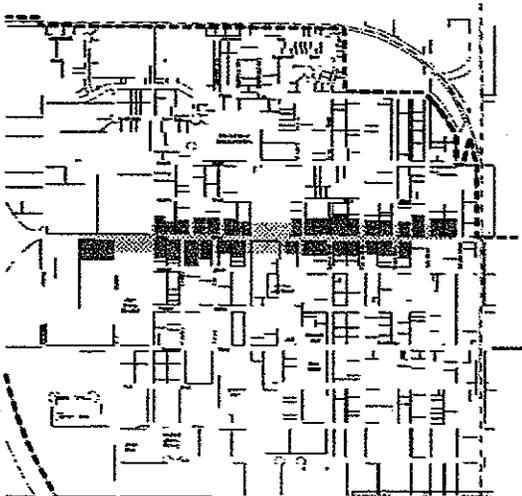


## GENERAL CONCEPT

Willows' original pattern of development was concentric, a single commercial district surrounded by residences. As the community expanded many residential structures were either demolished to make way for commercial development or converted to commercial use. The updated General Plan allows for continued and expanded commercial use along Wood Street roughly between Villa Avenue and Colusa Street, but requires the use of residential architectural design when a new structure is built or an existing structure is significantly remodeled or reconstructed. "Residential architectural design" should be interpreted broadly to include the design of homes typical of a residential area.

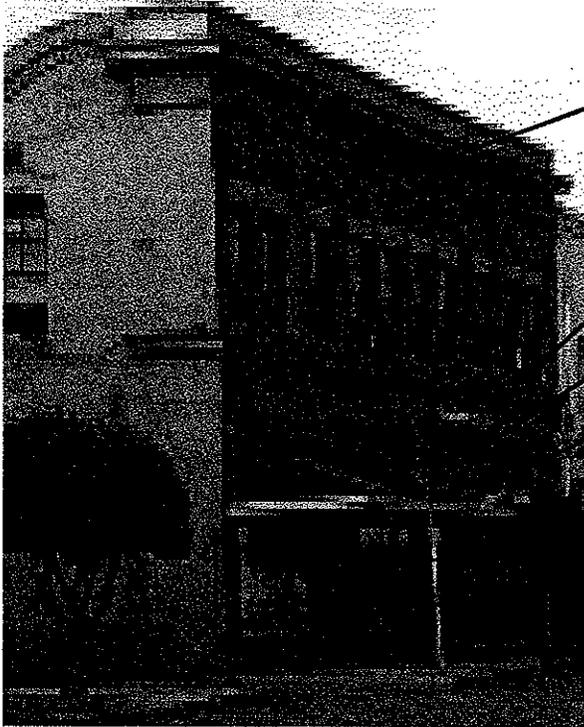
Where feasible, the grounds should be landscaped in residential fashion. Parking should be placed behind the structure or to the side, except on corners where parking is prohibited, and to the extent feasible, driveways should be shared.

Because of the residential architecture, heavier traffic, and limitations on the number of driveways, a business establishment in this area is most appropriately identified by a low, freestanding sign located in the frontyard area and bearing a brief, easy-to-read message.



# AREA DESIGN CONCEPT

## Historic Downtown



Upper level windows should maintain traditional proportions (these windows are 12' tall).

Signs should be primarily oriented to the pedestrians not those in vehicles.

Replace '60 - 70s era modernization elements when making facade improvements.

Discourage covering up existing windows. Historic transom windows no longer needed can still serve as architectural elements with translucent glass.

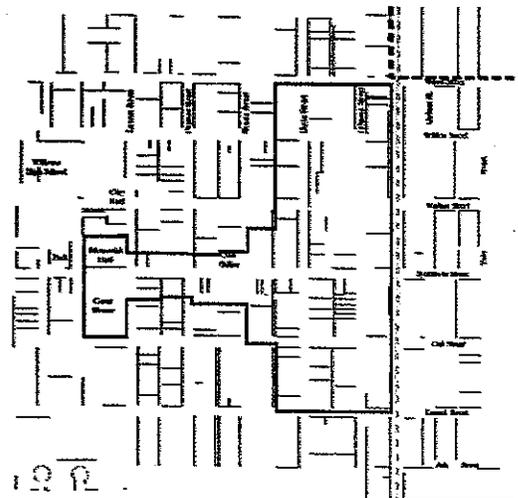
Provide large display windows.

Create a continuous storefront environment.

Place buildings on the street.

### GENERAL CONCEPT

The design concept for the Historic Downtown area is to preserve older buildings and provide a continuous frontage of merchandise windows along the sidewalk to encourage shoppers to walk the entire retail area. Parking facilities should not abut the street frontages, especially along Sycamore and Butte Streets. Commercial buildings should be developed along the streetface. Signage should be pedestrian in scale and orientation, painted on windows or hanging under canopies. Display windows should be expansive.



# SITE PLANNING

## GENERAL CONCEPT - PLACEMAKING

Create spaces that are clearly defined to satisfy gathering and privacy needs of people at various scales. Each scale should be appropriate to the role of the space in the community.

### *Specific Criteria*

**Place Transitions:** Fences, bushes, elevation changes, portals, porches, community rooms, and doors which face the street should be used to provide transition between varying levels of public accessibility and privacy. They should delineate the use and ownership of public, semi-public, and private spaces, but should not be visual barriers.

**Common Facilities:** The inclusion of common facilities that respond to the anticipated needs of the residents or users is encouraged. Under most circumstances, these common facilities should be located to provide a bridge between the larger neighborhood and the community defined by the project, e.g., at major entrances to the project.

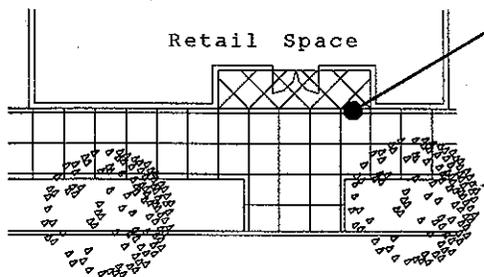
### TYPES OF PLACES

- ★ Sidewalks and parks are very public places.
- ★ A sidewalk cafe is a semi-public place.
- ★ A front yard or porch is a semi-private place.
- ★ A backyard or rooftop patio is a private place.

## GENERAL CONCEPT - LOCATION OF STRUCTURES

Locate structures to create usable outdoor places and continuity of desirable characteristics of adjoining structures along the street face.

### *Specific Criteria*



**Pavement Treatments:** Where the building is setback from the public right of way, the pavement treatment should be designed to compliment the building design and the public sidewalk pattern.



## GENERAL CONCEPT - PUBLIC AND SEMI-PUBLIC OPEN SPACE

Design common open spaces to support placemaking needs of the project.

(Examples: Parks, plazas, and other shared open spaces.)

### SPECIFIC CRITERIA

**Provide and Face Active Areas:** Provide and face semi-private outdoor spaces (porches and balconies), entries and active interior rooms (kitchens, dining rooms and living rooms) on to public spaces to increase security through "natural surveillance" and help activate spaces.

**Public and Semi-public Open Space:** Locate common facilities (such as conference rooms, lobbies and lunch rooms) adjacent to common open space.

**Visible Open Space:** Courtyards and other common open space, internal to buildings or groups of buildings, should be as visible as possible to and from the street, and provide a "place transition" between the street and private areas near the building or courtyard.

## GENERAL CONCEPT - ENTRIES

Provide clearly defined site and building entries that are scaled appropriately to the neighborhood and that relate directly to the street frontage(s).

### Specific Criteria

**Importance of Entrances:** Entryways should be clearly delineated through the use of recesses, additional detailing, overhangs, lighting and change of volume and form. The greater the functional use of the entrance, the more it should be distinguished from the balance of the building.

**Frequent Entrances:** Entrances should be as frequent as possible along all street frontages and alleys. The following are the recommended maximum distance between entrances:

- **Retail** - Easy entry on retail streets can enhance the shopping experience. While entries placed every 25 to 30 feet is preferred, entrances should be a maximum of 40 feet apart for any given parcel.
- **Office uses** - To help activate streets, entrances should be a maximum of 150 feet apart.

**Main Entrance:** The main entrance should relate directly to the street to encourage pedestrian use.

**Secondary Entrances:** Secondary entrances (such as small retail shops on the ground floor of a larger office or residential building) should be architecturally treated as subordinate to the primary entrance (such as the entrance to all the residential or office uses on the upper floors). Doors that are not regularly used, such as utility access doors, should be downplayed through incorporation into the design surrounding them (for example, the height could align with adjacent windows).

**Separate Entrances:** Second level residential units should have separate entrances from the street than the commercial use, and should be combined wherever possible with private outdoor space (porches) facing onto the street.

**Weather Protection:** Entries should have an area in front of them covered by a recess, canopy, overhang, or marquee to provide protection from the rain.

## GENERAL CONCEPT - PEDESTRIAN ACTIVATED EDGES

Where structures adjoin public areas, and along internal circulation paths of the project, provide pedestrians with the greatest possible sense of safety, comfort, aesthetic pleasure, and connection to building activities at edges.

### *Specific Criteria*

**Pedestrian Shelter:** Provide shade from the summer sun (and protection from the rain, when possible) with street trees, trellises, awnings and other devices along street frontages and paths internal to the project, especially on the south side of buildings.

**Aesthetic quality:** The highest detail and material quality for projects should be placed where pedestrians have the greatest and closest contact with the project.

**Semi-Private Spaces on the Street:** Porches, patios, balconies, and courtyards that allow residents or users to actually and symbolically claim the space; should be placed along pedestrian paths wherever possible. This will provide clarity about who has the right to control a space, and thus a greater sense of security for the user and an increased potential for social connections.

## GENERAL CONCEPT - OBSERVATION/VISIBILITY

Design projects to build in safety with maximum visibility between building occupants and the street.

### *Specific Criteria*

**Observe All Outdoor Spaces:** The ability to observe all outdoor spaces from windows in shops, offices, or residences and from porches and other private and semi-private outdoor spaces should be provided.

**Active Rooms:** Active rooms within a dwelling, such as living rooms, dining rooms, and kitchens should have windows or glass doors that face the street and public outdoor spaces to increase surveillance. Wherever possible in office uses, active functions, such as customer service areas, should be located at street level adjacent to sidewalk areas.

**Visibility To and From Circulation Areas:** Elevators, elevator lobbies, interior corridors, and stairways should be visible from the street or interior courtyards. Stairways should be designed to encourage frequent use by way of aesthetic finishes, visibility, convenient location, and location adjacent to common facilities.



*Blank Walls are Discouraged*



*High Visibility Encouraged*

**Visibility:** Clear glass or glass that transmits more than 70 percent of visible light shall be used on the ground floor of office or retail uses. Shading devices, vegetation, building massing, and low emissivity glass should be used for solar control of windows instead of reflective or darkened glass on all floors of commercial buildings.

**Length in Windows:** The first floor of a commercial building in the historic downtown that is fronting or siding on a street shall have a minimum of 30 percent of its length in windows. There should be no lengths of walls in excess of 40 feet without windows.

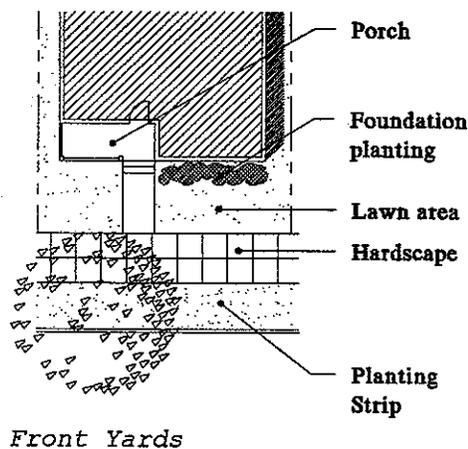
**Window Sills:** Window sills in storefronts in the historic downtown should not be higher than 36 inches above the sidewalk.

**Security Devices:** Security grills or rolling shutters over doors or windows are discouraged.

## SITE DESIGN

### GENERAL CONCEPT - PLANTING DESIGN CONCEPT

Support placemaking goals by providing imaginative planting in appropriate quantities, and with an urban quality that complements surroundings.



### Specific Criteria

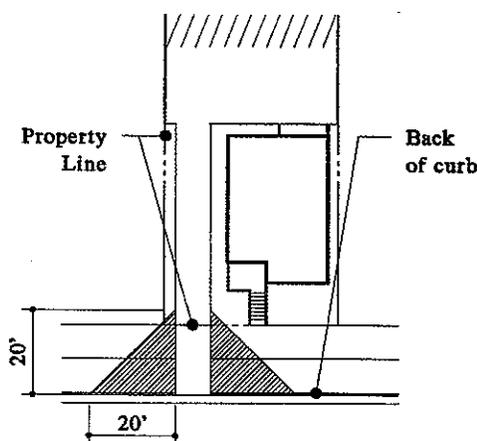
**Keeping it Urban:** In the Historic Downtown area the proposed design should be of a formal urban quality.

**Keeping it Residential:** In the Wood Street area the proposed design should be of a residential quality with street trees, front yards, and foundation planting.

**Front Yards:** In the Wood Street area, front yards should be covered with plant materials, except where there is a cafe or other commercial function. Drought tolerant species are preferred. Hardscape (concrete, pavers, bricks, etc.) should be limited to sidewalks and small patios.

**Forms:** Use landscape forms, such as hedges, trellises, fountains, and arbors to create public and private places that support the role of the project in the community.

**Safety:** Visibility is critical in creating a safe environment. The landscape shall be designed with safety in mind. Using trees with tall canopies and low shrub materials (less than 36" in height) will facilitate visibility throughout the property.



**Line of Sight:** Sight distance for driveways should be protected with the use of visibility triangles on each side of the driveway to allow a passing motorist to view a car exiting a driveway. The sight triangle should measure 20 feet along the curb line in each

direction from the driveway, and 20 feet along the edges of the driveway itself. In this area, structures, fences, walls and plant material, with the exception of street trees, should not exceed 2.5 feet in height above the street grade.

**Foundation Planting:** Along Wood Street, foundation planting should be installed where there are building setbacks. The intent is to soften the transition between the architectural element and the ground plane. The plant material should be selected to maintain its natural form throughout the year. These plants may or may not flower, but generally shall be evergreen and less than 24 inches in height when mature, relative to the height of the finish floor.

## **GENERAL CONCEPT - LANDSCAPE**

Incorporate appropriate landscaping that includes a variety of trees, shrubs and other planting.

### ***Specific Criteria***

**Street Tree Canopies:** Mature street trees shall be deciduous with large broad canopies. Provide adequate planter areas, irrigation source and maintenance. Trees planted continuously along the street provide shade for pedestrians and cars, and can provide a habitat for wildlife. During the summer, mature urban trees can reduce overall ambient temperature in a neighborhood while providing beauty and character to the street.

**Plant Selection:** The landscape design should balance the needs of the natural environment and its human inhabitants. Each site should be analyzed to determine the specific functional and spatial requirements. Existing plant materials around historical structures should be carefully analyzed to determine their present value, prior to recommending removal. Plant species should complement the natural, ecological character of the Willows area, while blending with the surrounding neighborhoods. Only plant materials that are size-appropriate should be specified.

**Plant/Tree Selection:** Select plants and trees appropriate to the Willows area that blend with and complement the surrounding neighborhoods, and that are sized appropriately for maximum healthy growth within the planting area.

**Water Conservation:** Select trees and plants that reflect the climate of Willows and minimize water consumption.

## **GENERAL CONCEPT - PAVING/HARDSCAPE**

Support placemaking goals and the project design concept with paving and hardscape materials selected to best complement materials, textures, and color of proposed structures, and to enhance the proposed landscaping.

### ***Specific Criteria***

**Fitting into the Urban Framework:** Hardscape design should reflect the inherent urban character of the Historic Downtown area with formal patterns and layout.

**Placemaking:** Interesting paving patterns are encouraged. The uniqueness of a well-designed hard surface can enhance the pedestrian experience. Front entries to businesses can represent the individuality of the occupants with differing hardscape treatments.

**Materials:** High quality building materials are recommended. Brick, cut slate, tile, cut granite, and concrete are some examples of modular materials that represent the historic qualities of the Willows. Expensive materials are not necessary to create the desired effect. Concrete can be finished in a variety of ways to create interest and character. Furthermore, the use of complementary paving materials to create banding and/or borders can greatly enhance the richness of a paving surface without adding extraordinary project costs. Stamped concrete, painted hardscape, and wood surfaces are discouraged from use.

**Safety:** All paving and hardscape surfaces shall provide the proper slip resistance to prevent potential injuries. Property owners and designers should check with City building officials for current codes concerning this issue. In addition, care should be taken to avoid potential trip hazards, such as minor changes in elevation and improper stair design throughout the hardscape surface.

**GENERAL CONCEPT - PRESERVATION OF TREES/STREET TREES**

Street trees can be one of the most valuable assets to providing a city aesthetic character. Retain existing street trees and trees on sites that have been determined to be of significant value in contributing to the final landscape design.

**Specific Criteria**

**Arborist:** Consult with a professional arborist for advice on the health and maintenance of existing trees and sections of street trees prior to design.

**Healthy Trees:** New development shall minimize loss of healthy existing trees.

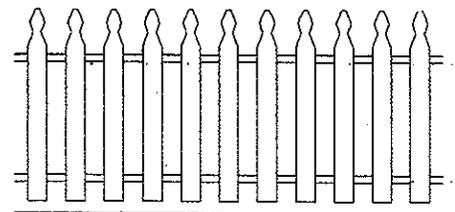
**Street Trees:** Preserve existing street trees. When replacing or building new sidewalks near existing historic trees, sidewalks should provide additional spaces and bend around widened tree trunks to lessen concrete-root conflicts. Provide appropriate new street trees that fit within the existing planting patterns.

**GENERAL CONCEPT - FENCES/WALLS**

Support placemaking goals with fences and walls that reflect the style, materials, colors, and architectural character of the building and site.

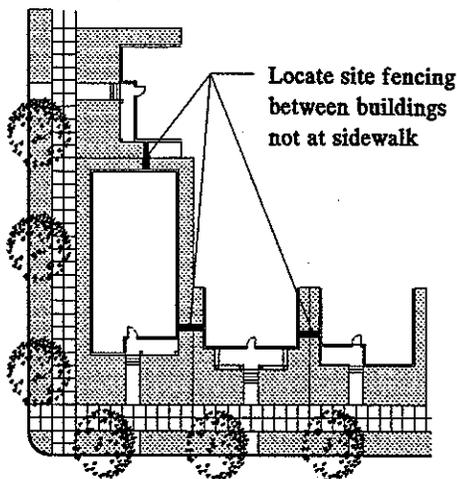
**Specific Criteria**

**Front Yard Fences:** Fences in the front yard setback should not exceed 3.5 feet in height and must be at least 50 percent transparent.



Picket Fence with a minimum of 50% transparency

Front Yard Fences



Access Control

**Access Control:** Fences used to control access to the interior of the site should be located between buildings as much as possible, rather than running continuously at the front of the property.

**Detailing and Materials:** Detailing and materials of walls and fences shall reflect the style and character of the building and its site. Inappropriate materials such as chain link, split rail, and other fencing systems not typical of early 20th Century cities are discouraged. If these types of fences are proposed, appropriate landscape screening shall be provided.

**Screening:** Where large expanses of fencing are unavoidably exposed, they should be screened with upright shrubs or trellised vines. Trellises are to be constructed of substantial, durable materials.

## GENERAL CONCEPT - IRRIGATION

Provide a means for automatic timer operated irrigation in all landscaped areas.

### *Specific Criteria*

**Mechanical Irrigation Versus Hand Watering:** The plant material lives a healthier life cycle with consistent supplemental watering. An automatic, underground, irrigation system is recommended to promote and/or protect the landscape investment that is installed with new projects.

**Drip Irrigation:** Drip irrigation is the most efficient means to deliver supplemental water to plant material; it can also be the easiest to install. Nonetheless, a drip irrigation system requires more attention and maintenance than a conventional spray system. Drip irrigation is recommended for water conservation and reduction of water run-off, but if proper maintenance can not be provided, a conventional spray system is preferable.

**General Notes:** All heads adjacent to walks, curbs, or any pedestrian edges should be pop-up varieties. Adjust all heads to provide even coverage and to avoid overthrow onto walks, walls, and windows. Install anti-drain valves to prevent line drainage and soil erosion. Irrigation heads within turf grass areas should provide head-to-head coverage. Turf grass planting should be irrigated separately from shrub/ground cover areas. Trees should be deep irrigated with bubblers.

## GENERAL CONCEPT - SITE FURNISHINGS

Support placemaking goals by utilizing site and street furniture of a design, material, and color that best complements the proposed structure and landscaping concept.

### *Specific Criteria*

**Design:** The proposed furnishing should be of a quality consistent with the surrounding neighborhood. Furniture, such as benches, chairs, tables, and drinking fountains, should be simple in character and compatible with the style, color, and scale of adjacent buildings and outdoor spaces.

**Scale:** Due to the small scale of public and private open spaces, great care should be taken to select furniture that will not overpower the area it is intended to occupy. Furniture with delicate and/or open designs may be most appropriate.

**Drinking Fountains:** The inclusion of drinking fountains within outdoor spaces, adjacent to businesses, transit stops and multi-unit residential buildings, is encouraged.

**GENERAL CONCEPT - BICYCLE PARKING/STORAGE**

Provide and locate bicycle parking and storage that is convenient for the bicyclist and has surveillance from the users of the building.

**Specific Criteria**

**Rack Design:** By their shape and construction, bike racks should allow the bicyclist to secure the bike frame to the device. The best devices incorporate in their design a closed loop so that either cable lock or a high security shackle lock may be used. A second desirable feature is two points of contact, which help prevent the bicycle's steering from turning and causing it to fall. Simpler designs are generally more desirable than elaborate ones that have moving parts. Examples of appropriate types include the inverted U, the ribbon type rack, or the corkscrew. Bike racks that are designed to hold a bicycle vertically by the wheel are discouraged.

**Short Term Parking:** Short-term bicycle parking should be located at building entrances with adequate surveillance from building occupants and visitors. Placement in view of doors with windows is preferred. Avoid unlighted locations.  
**Long Term Facilities:** These facilities should be located inside buildings when possible. If it is necessary to locate bicycle lockers outside, they shall be securely fastened and designed in a manner that is integral to the building design.

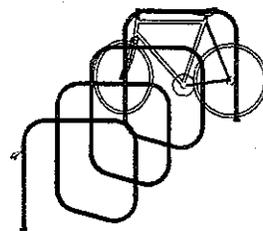
**Clear View:** To minimize theft, bike racks should not be placed in a screened enclosure.



Inverted "U"



Ribbon Rack



Corkscrew

Appropriate Bike Racks

**BUILDING DESIGN**

**GENERAL CONCEPT - DESIGN CONCEPT**

Projects shall have a coherent design concept appropriate in scale, consistent with the palette of materials, textures, and colors, and achieving continuity on all faces.

**Specific Criteria**

**Theme:** Elements of the building design, such as materials, colors, textures, light fixtures, outdoor furniture, and other features of the project should provide a cohesive theme and work together for design consistency.

**Scale:** Overly dramatic features that appear out of scale, especially on smaller projects, require extra design attention to be executed properly. They should not be included if they will not receive extra attention.

**All Sides:** All publicly visible building sides should be designed consistent with the design concept and with a complementary level of detail and material quality. All projects taller than three stories are generally not considered to have a back or rear side to be considered for lesser degree of design treatment. All projects should have, at minimum, some of the design elements of the "main" facades repeated in some form on all sides for design continuity.

## **GENERAL CONCEPT - RELATIONSHIP TO SURROUNDINGS**

Projects shall reinforce the importance and continuity of the area by harmonizing with other neighboring structures.

### ***Specific Criteria***

**Study the surroundings:** A very important part of designing a harmonious relationship with project surroundings is the thorough study of the surrounding area and adjacent structures.

**Immediate and Larger Area:** Consideration of a project's surrounding area should include both adjacent older structures on the same block as well as those in the broader area. When the immediately adjacent structures are poorly designed, they should not be used as design precedent. The most exemplary structures in an area should be used for guidance.

**Harmony:** Harmony in site planning issues, such as mass and scale, is more important than harmony in detail, color, texture, and materials.

## **GENERAL CONCEPT - SCALE/HEIGHT/ MASSING**

A building or group of buildings shall be compatible with its surroundings through the 1) Rhythm of spaces between buildings, 2) Building scale, mass, and setbacks, 3) Building orientation and relation to the street, and 4) Continuity of storefronts on commercial streets.

### ***Specific Criteria***

**Zoning Ordinance:** See the Zoning Ordinance for specific height and setback requirements in addition to those discussed below.

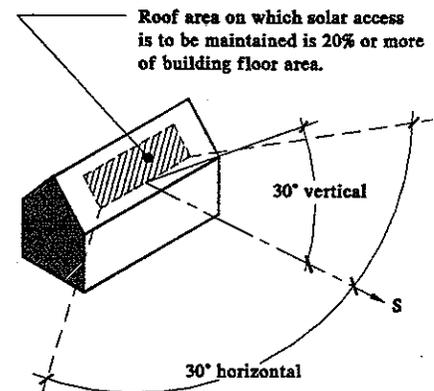
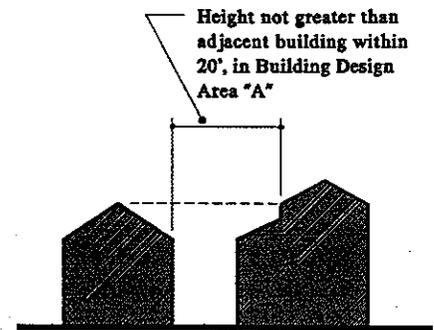
**Light and Air:** Locate new structures on the property to maintain access to light and air circulation, and ensure the privacy of existing private open spaces on adjoining properties.

**Street Trees:** Balance long-term viability of trees with the need for greater or lesser setbacks where conflicts with existing street trees exist. In the Historic Downtown, reinforcement of the street wall for the first one or two stories may be very important, while the upper floors can be set back.

**Height:** To be responsive to the existing context, new structures should not exceed the height of adjacent structures along Wood Street for an area within 20 feet of the adjacent structure.

**Solar Access - Adjacent Property:** To protect solar options on adjacent properties, projects should be designed to maintain solar access to a roof area equivalent to a minimum of 20 percent of the total floor area of each building on adjacent properties.

**Solar Access - Roof Area:** To allow for future solar options, projects should be designed to provide a south-facing roof area equivalent to 20 percent of the building floor area with unobstructed solar access.



## GENERAL CONCEPT - LEVEL OF DETAIL AND ARTICULATION

Projects shall incorporate the scale and level of detail that is typical of well designed buildings in the surrounding area.

### *Specific Criteria*

**Articulation:** Building articulation embodies a group of design devices that overlap Scale, Height, Massing, and Level of Detail. Building articulation can be accomplished with the placement of windows and entries, planar changes, volume changes, significant color changes, material changes, variable transparency, and the creation of shadow textures with trellises and overhangs.

**Punched Windows:** Provide smaller individual windows on upper levels.

**Details:** Provide details that create shadows, line surfaces, and volumes at a different and more human scale than larger building volumes, allowing buildings to feel less intimidating to people.

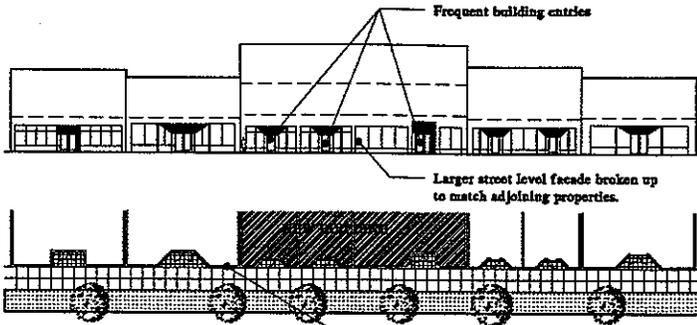
**Equal Details:** All visible building sides should be designed with a complementary level of detail, quality of materials, and continuity of color.

## GENERAL CONCEPT - INTEGRATE CORPORATE IDENTITY

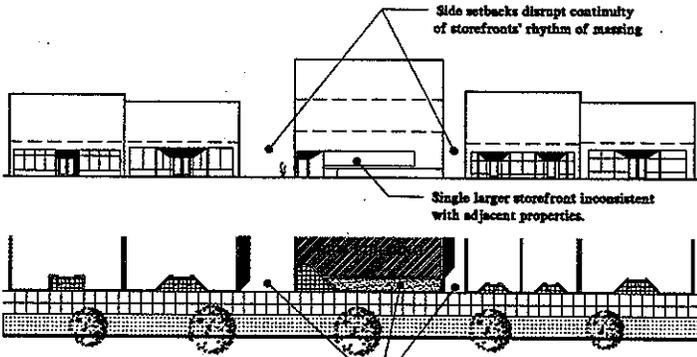
Corporate identity shall be secondary in the design of projects, and projects shall be consistent with the architecture of the surrounding community.

### *Specific Criteria*

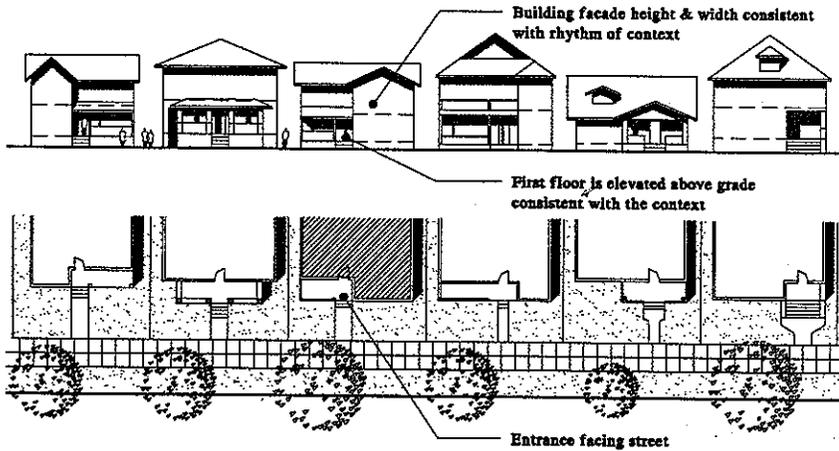
**Signs:** Signage shall be modestly scaled and shall be incorporated into an architectural element that complements the overall character of the building. Corporate signage for renovations shall be modest in scale and located to be compatible with the existing building.



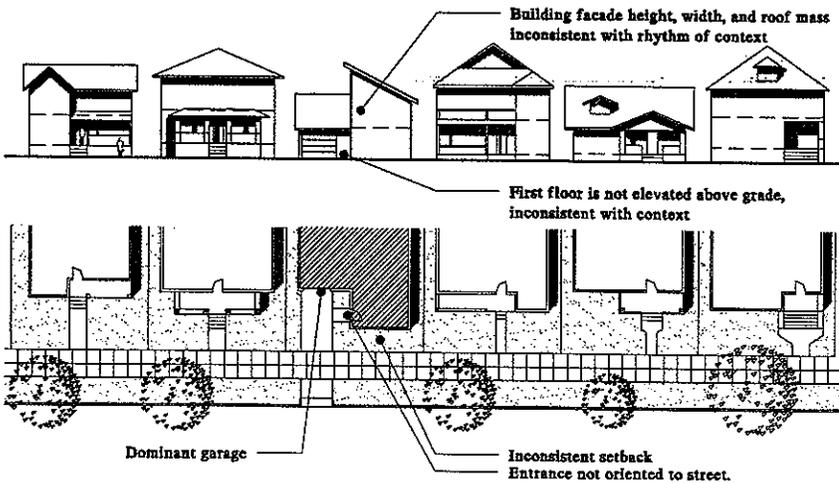
*Appropriate Historic Downtown Scale, Height and Massing*



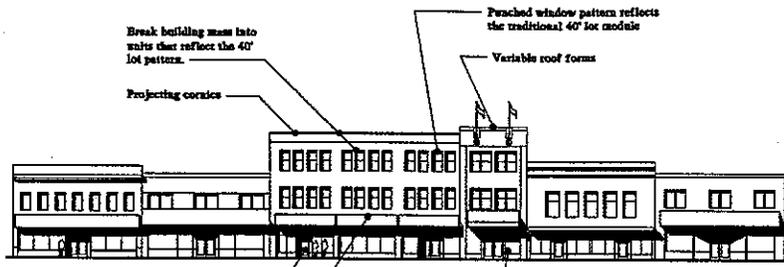
*Inappropriate Historic Downtown Scale Height and Massing*



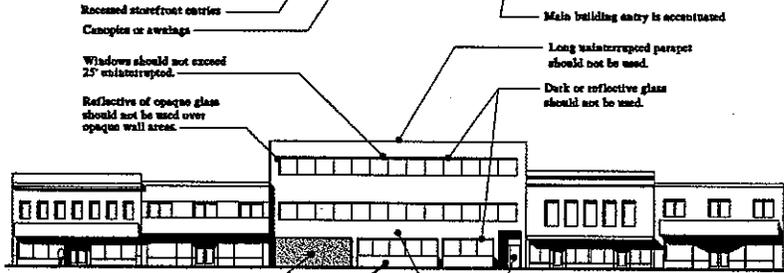
*Appropriate Wood Street Scale, Height and Massing*



*Inappropriate Wood Street Scale, Height and Massing*



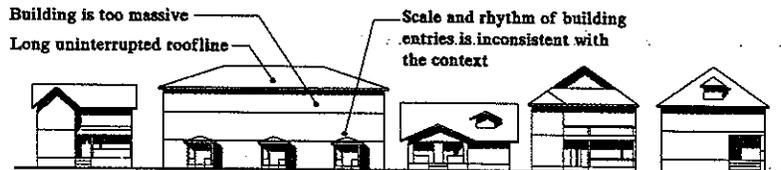
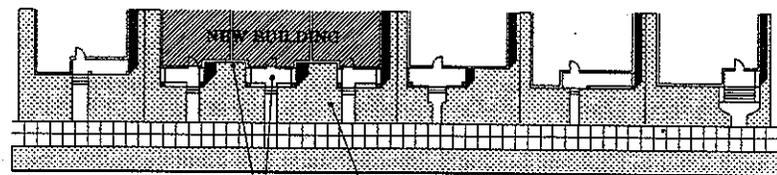
*Appropriate Level of Historic Downtown Articulation and Detail*



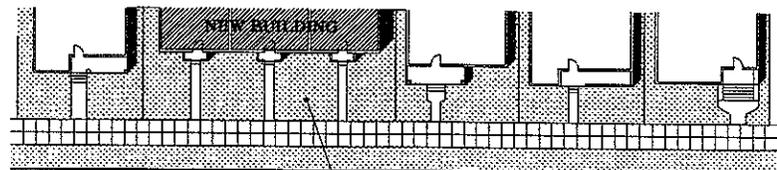
*Inappropriate Level of Historic Downtown Articulation and Detail*



*Appropriate Level of Wood Street Articulation and Detail*



*Inappropriate Level of Wood Street Articulation and Detail*





McDonald's Restaurant in Freeport, Maine. Source: Rural By Design

**Corporate Design:** The design character shall not be a standard franchise prototype and shall incorporate dominant characteristics that are unique to Willows.

**Color:** Colors, particularly for signage, should not be primary colors or colors close to primary colors.

### GENERAL CONCEPT - EXPRESSION OF FUNCTION

The function inside and outside of buildings shall be expressed through articulation of volume, fenestration, details, textures, colors, or other means.

#### Specific Criteria

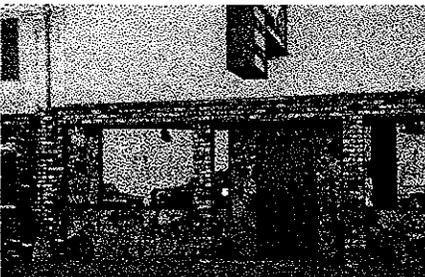
**Individual Units:** In new upper level residential projects, individual units should be defined as clearly as possible. No more than two side-by-side units should be covered by one unarticulated roof. Articulations may be accomplished by changing roof height, offset, and direction of slope, and by introducing elements such as dormers, towers, or parapets. These elements must visually break the main roof or ridgeline as viewed more than 50 feet away from the building.

**Mixed Use Buildings:** Different uses in the same building should be differentiated through volume articulation, scale, fenestration, entry emphasis and other means.

### GENERAL CONCEPT - MATERIALS/TEXTURES/COLORS

Projects shall incorporate complementary materials of the highest quality, with material textures and colors selected to further articulate the building design.

#### Specific Criteria



Use of imitation materials is discouraged

**Materials/Color:** In general, variations in colors and materials are encouraged. Care should be taken, however, not to use too many materials that may result in visual clutter. If only one material is used, then volume and planar articulation becomes even more important.

**Authenticity:** Authenticity in materials is essential; imitation materials should be avoided and are strongly discouraged. Imitation materials are those that attempt to look like something other than what they are. If imitation materials are used, the detailing should be consistent with the material they are imitating. They may be used if adequate justification is provided.

**Durability/Maintenance:** Materials should be selected, detailed and finished for durability in Willows' climate. In particular, painted wood surfaces facing south should be properly prepared for painting and have opaque high quality paints applied in multiple coats.

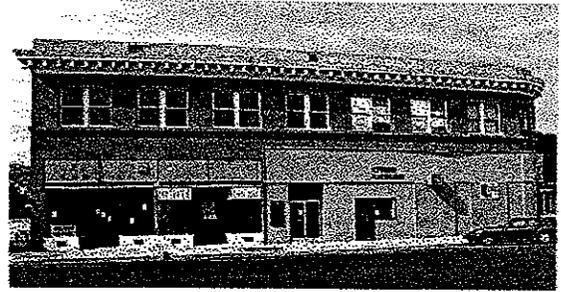
Cleaning and maintenance is critical to a building's appearance and lack of maintenance may culminate in the need for more expensive repairs in the future. Adequate provision should be made for maintenance access to all surfaces, especially two stories or more.

Finishes such as tile, brick, stone and prefinished ceramic and metal panels are encouraged on commercial and institutional buildings, near the ground.

**Ecology:** Consideration should be given to the ecological impacts of raw material acquisition, manufacturing, and transportation for building materials.

**Texture:** Heavily textured materials such as rough sawn lumber and lacy stucco patterns are strongly discouraged.

**Colors:** Colors should be consistent with the architectural style and complement the building design and neighborhood context. Contrasting colors that accent architectural details and entries are encouraged. On a single residentially designed building, the color hierarchy common to older, residential structures should be utilized, *i.e.*, different colors for the sash, trim and body.



*Cleaning and maintenance are critical*

## LIGHTING

### GENERAL CONCEPT - COMPATIBILITY WITH PROJECT DESIGN

Provide exterior site and building lighting with proposed light fixture scale, design, and color selected to best complement the character and design of the building.

#### *Specific Criteria*

**Building Entries:** Every building entry, including entries to individual shops, should be lighted. Lighted entries increase safety for walking, makes wayfinding easier and decreases possibilities of crime. Entry lights should be controlled by a photocell switch.

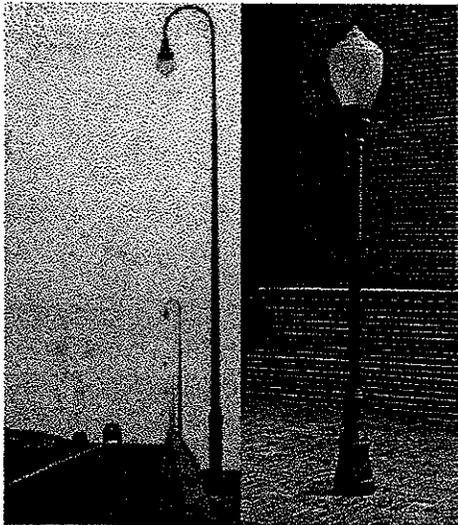
**Height:** Exterior light fixtures should not be mounted higher than 14 feet above the ground and located to minimize their visibility to reduce unwanted glare.

**Simplicity:** Exterior light fixtures should be simple and in scale with the building. Historic fixture replications should be of good quality and historically accurate.

## GENERAL CONCEPT - SITE LIGHTING

Site lighting shall have a scale, design, and color that best complements the character and design of the adjacent structure and supports Placemaking goals.

### Specific Criteria



Out of Scale      Proper Scale  
and Character

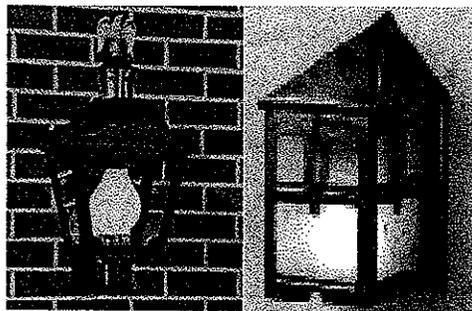
**Paths:** Paths through covered or open courtyards should be illuminated.

**Storefront:** Storefront lighting should be designed to illuminate the sidewalk in front of the store in the evening.

**Alleys:** New construction or substantial renovation within 20 feet of the property line which abuts an alley should include light fixtures that illuminate the alley.

**Parking Lots:** Parking lots must provide adequate lighting for safety. Lighting shall complement the building lighting fixtures.

**Location and Design:** Lighting should be accomplished in a manner that does not create glare for pedestrians or adjacent properties. If light fixtures are visible, they should have a low enough intensity or have adequate diffusing lenses to minimize their brightness. The emphasis should be on lighting landscape or building surface.



Overly      Appropriate  
Thematic      Period Lighting

## GENERAL CONCEPT - ENERGY EFFICIENCY

Incorporate practical energy efficient strategies in the project design.

### Specific Criteria

**Energy Efficiency Criteria:** The following list of the most practical energy efficiency strategies for building design apply to both residential and commercial uses, unless stated otherwise. Strategies should be integrated into the design of the building and not "tacked on." To the greatest extent possible, design should include:

***Site Design Elements***

- Deciduous trees, as part of the landscape improvements, that are positioned to shade windows, the building mass, air conditioning units, and paved areas, including the street during the summer. South and west facing sides of the building shaded with deciduous trees can save the most energy.

***Building Design Elements***

- Lighter-colored finishes on the exterior of buildings help reflect heat in the summer months.
- Minimized east and west facing windows.
- Properly proportioned overhangs on south windows, and sun screening on east and west windows.
- Accommodate daylighting of multi-story office buildings by making one plan dimension (preferably the east or west dimensions) of the building small enough to maximize the number of people working near windows.

***Equipment Elements***

- Well insulated envelopes that minimize conductive and convective heat transfer through walls, ceilings, elevated floors and window systems.
- Night ventilation, economizer cycles, direct and indirect evaporative cooling, and other efficient heating and cooling strategies.
- Passively cooled thermal mass in residential construction.
- Solar water heaters integrated with the forms of buildings.
- Efficient electric lighting systems.
- Electric vehicle charging stations in new parking lots and structures.
- Elements that reduce water consumption (low flow fixtures, recycled grey water, etc.).
- Appropriate solar design including allowance for future electrical generation systems such as photovoltaics and fuel cells.

***Utility Consultation***

- Early consultation with utilities on energy efficiency for medium and large sized projects is strongly encouraged.

## **REHABILITATION**

### **GENERAL CONCEPT - MODIFICATIONS TO HISTORIC STRUCTURES**

There are many older structures that have distinctive design characteristics. Additions, Renovations, and Repairs shall be based upon the best characteristics of these structures.

## ***Specific Criteria***

***Existing buildings:*** The removal or alteration of any original architectural feature is discouraged. Deteriorated features should be replaced by new materials that match the material being replaced in composition, design, color, texture, and other visual qualities.

***Inappropriately Remodeled Buildings:*** When high quality original period design can be documented, buildings undergoing rehabilitation should attempt to correct building features that deviated from the building's original design period or composition (e.g., if a mansard roof was added to a traditional storefront style building in the 1960s or 70s the mansard roof should be removed).

***Past Remodeling that has Enhanced Buildings:*** When past remodeling has enhanced the character of the building and the neighborhood, remodel the building in a manner which conforms with the period and the architectural style of the remodeling and not to the original design.

***Materials:*** For remodeling work, materials appropriate to the building traditions of the era in which the building was built or remodeled should be used.

Substitution of high quality, contemporary materials and construction methods that support, complement, and enhance the architecture of the existing structure may be permitted.

***Best Reference:*** Refer to the U.S. Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings for additional guidance.

## **GENERAL CONCEPT - DESIGN ELEMENTS**

**Retain high quality traditional design elements when adding to, renovating, or repairing existing structures.**

### ***Specific Criteria***

***Materials:*** Exterior materials and finishes should be of a durable high quality and generally should include details appropriate to the predominant design of the area and building style.

Unfinished or "generic" finish materials such as plywood siding, aluminum siding, aluminum awnings, and exposed concrete block are difficult to successfully incorporate into a quality design and are discouraged.

***Fenestration:*** The placement, size, detailing, and construction of windows and doors should be consistent with the character of the area.

***Glazing:*** No dark tinted or reflective glass should be utilized.

***Window types:*** Wood frame double hung or casement windows are preferred in upper levels, residential areas and southern Main Street. Vinyl clad windows or high quality aluminum single or double hung windows with baked enamel finish may be acceptable if frame width and window style match the original.

Horizontal sliding windows as replacement windows should be avoided.

Windows should be consistent with the design style of the building.



On hand-crafted older buildings (pre-WWII), clear anodized aluminum frame sliding windows as replacement windows are not appropriate. Colored enamel may be acceptable for aluminum frame windows. In general, any obvious metallic finish, such as clear anodized aluminum, is not acceptable.

Irregular, polygonal, circular and trapezoidal window shapes are discouraged.

**Window Proportions:** Appropriate proportions and number of panes will vary depending upon the style of the individual building and the context.

**Existing Windows:** Whenever possible, original windows should be retained and repaired. The original number of panes in glazed areas should be used.

**Door Style:** Use of the original doors is preferred. Residential scaled and detailed solid wood or glazed doors of many styles and types may be appropriate. The style of the door should be consistent with the style of the building.

Flush veneer doors, high gloss clear-finished wood, and heavily carved "theme" doors are not consistent with the predominant building style and are inappropriate door types.

**Garage doors:** Garage doors should be broken up into smaller components. Single width garage doors are preferred over a double width door.

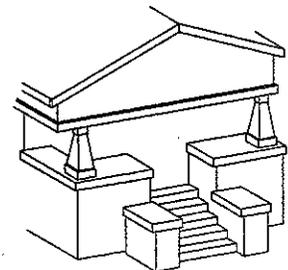
Wooden garage doors resembling those found in the neighborhood are preferred. If a metal door is used, it should be decorative and complement overall building style and character.

**Porch Rebuilding:** Design elements will be consistent with the style of the individual building. In rebuilding a porch, use as much of the original material as possible. When the original parts are beyond repair, use new materials that are consistent with the original.

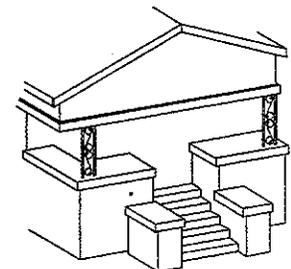
**Railing:** A railing of approximately 24 inches in height is common in the porch construction of homes. This lower height is desirable because it provides a more "friendly" appearance and a better connection to the street when sitting on the porch.

To meet building codes which require a 36-42 inch height, retain the original lower height railing or structure, when appropriate, and provide the additional height by adding new structural components to the original.

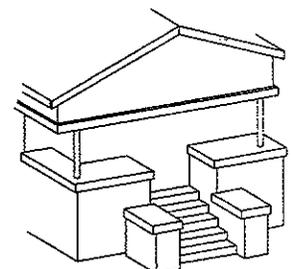
The new upper portion of the railing should be as invisible as possible. The railing design should be compatible with the architectural style of the building, the material of the original steps, and the design of the original porch railing. Wrought iron is highly discouraged.



*Original or  
appropriately replaced  
Elephantine columns*



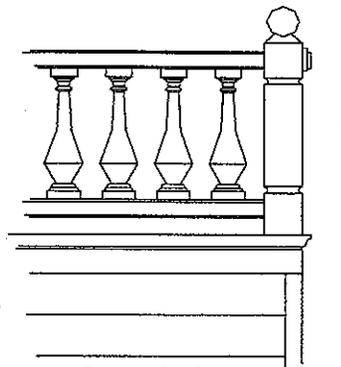
*Inappropriate wrought iron  
column replacement*



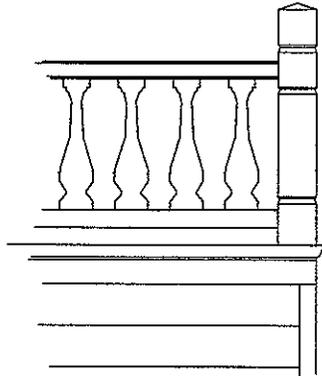
*Inappropriate steel pipe  
column replacement*

*Porch Rebuilding*

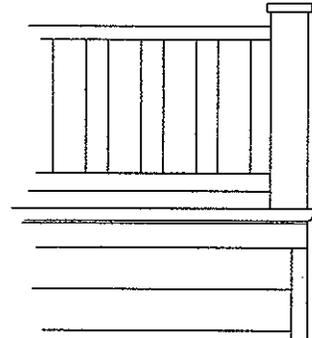
*Appropriate Rail and Baluster Replacement*



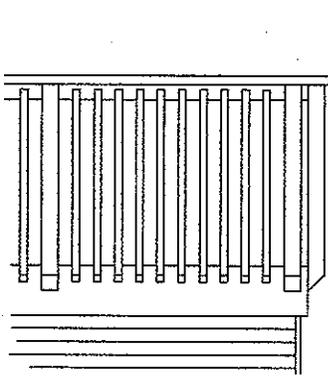
Preferred Alternative  
Maintain original parts or



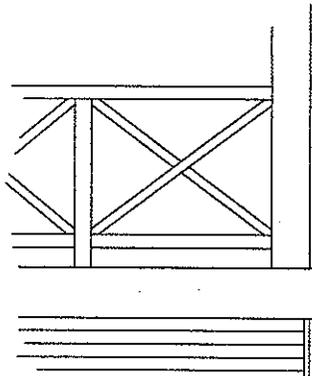
Second Alternative  
Approximate original with



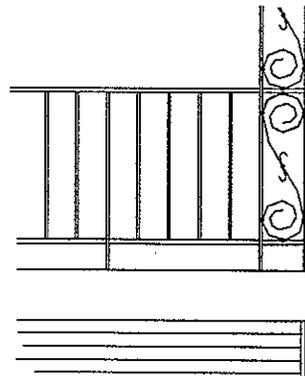
Third Alternative  
Plain lumber in same



Contemporary Deck Style



Ranch Style



Wrought Iron

*Inappropriate Rail and Baluster Replacement*

**Disabled Access:** Disabled access ramps and facilities must be designed to coordinate with the overall building design in location, materials and finishes, and landscaping. "Tacked-on" wheelchair ramps are not acceptable.

**Building Shapes:** Volumes and orientation should be consistent with the predominant building style.

In general, polygonal and circular building components are not appropriate unless consistent with the predominant building style.

**Existing Roofs:** Original roof line shapes should be maintained. Alterations and additions must be consistent with the existing building design.

**Roofing Materials:** Roofs should be of traditional materials, shingle and dimensional composition fiberglass shingles, or others as determined by historic evidence.

Colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials are generally inappropriate. However, the newer technology may, as determined by the City, provide acceptable alternative materials.



## MIXED USE BUILDINGS

### GENERAL CONCEPT - ARTICULATION OF USES

Delineate types of uses in a mixed use building through building massing and placement of fenestration.

#### *Specific Criteria*

**Massing:** Recessed or projecting room volumes, gables or other roof forms that break the roof line should be used to delineate individual rooms and dwelling units on upper floors.

**Location of Uses:** Mixed use projects must consider siting and types of uses to avoid conflicts with surrounding residential uses. Generally, non-residential uses should be located at the perimeter of the site, oriented away from residential units and toward the most active area of the site or surrounding neighborhood.

**Relate to Surroundings:** Design elements of a commercial use should relate to those forms found in surrounding residential units.

**Fenestration:** The location and sizing of windows should be used to differentiate between types of uses.

**Public Presence:** The design of the commercial component of a mixed use project should maintain a strong public presence through clear glass, interior and exterior lighting, display areas, awnings, or signage.

**Entrances:** Entrances for second story offices and/or residences should be clearly articulated and accessible from the street or courtyards that open onto the street.

**Orientation:** Non-residential facilities should not present a rear elevation to the front or side of any residential unit.

**Courtyards and Open Space:** Courtyards could be shared by different uses, such as office and residential. When a courtyard is to be shared by residential units and office or retail businesses, provide individual outdoor spaces for the residential units that are private visually and functionally.

**Privacy:** Avoid views to private outdoor residential spaces and circulation from commercial uses to maintain privacy for the residential uses.



*New mixed use development. Residential on upper floors and retail on the ground floor.*

## **GENERAL CONCEPT - UTILITIES/SERVICES/ ACOUSTICS**

Locate and screen utilities and services to eliminate unattractive conditions for occupants of all uses and combine utilities and services where feasible.

### ***Specific Criteria***

**Chases:** To eliminate the need for future installation of ducts, pipes, and conduit on the exterior of the building, provisions should be made at a maximum of 60 feet on center for one-hour-rated vertical chases through the residential floors to accommodate commercial utilities that must terminate at the roof. The chases should have an interior clear dimension of a minimum of 24 inches by 24 inches to accommodate the smallest Class A exhaust hood for restaurant uses.

**Odors:** Adequate provision should be made in commercial ventilation systems to eliminate the migration of odors into residential and outdoor public spaces.

**Acoustical Separation:** Design mixed use structures with acoustical separation between uses in floors, ceilings and walls. Where residential occupancies are horizontally attached to or located over commercial spaces, acoustical separation should be provided as follows:

- Construct floor-ceiling and wall assemblies (where uses adjoin each other horizontally) with a sound transmission coefficient (STC) of 60 or greater.
- Use resilient assemblies to acoustically isolate finishes on concrete and steel columns from the columns supporting second floor framing (or the framing between commercial and residential levels).

## **SPECIFIC USES**

### **GENERAL CONCEPT - SPECIAL USE CRITERIA**

Design special uses to respect the design context of the neighborhood and enhance the streetscape.

### ***Specific Criteria***

**Special Residential:** Special residential uses such as boarding houses, residential care facilities, and single room occupancy housing should:

- Provide adequate private outdoor common space for the maximum number of occupants allowed at the facility. The common space should be provided at a minimum ratio of 10 square feet per occupant and a minimum dimension of 10 feet. Open space associated with individual units and common semi-private open space (i.e., porch, patio or deck separated from the right-of-way by a picket fence, railing, shrub, or yard area) is encouraged.

- Provide adequate indoor common space for the maximum number of occupants allowed at the facility. The common space should be provided at a minimum ratio of 15 square feet per occupant and a minimum overall area of 100 square feet.
- Reflect the design context of the neighborhood and avoid an institutional design that does not complement the neighborhood and streetscape.

**Public Building, Places of Worship, Schools and Day Care Facilities:** Public buildings should have entrances that are inviting and clearly defined. They should be located along commercial streets, integrated into the streetscape and maintain the continuity of store frontages. These facilities should be designed to create a sense of permanence and civic presence. Use of durable and noble materials is encouraged.

## ALLEYS

### GENERAL CONCEPT - THE CHARACTER OF ALLEYS

Develop projects that face on alleys to enhance the general livability, visual quality and safety of the alley.

#### *Specific Criteria*

**Safety:** Provide protective devices, such as removable bollards and pavement delineation, to discourage cars passing through and to encourage casual pedestrian use of the alley.

**Trees:** Plant large shade trees where possible.

**Surveillance:** Maximize the number of individual entries, porches and windows that provide surveillance and place definition.

**Lighting:** Provide private lighting that illuminates the alley to a minimum of 0.25 foot candles with fixtures at a minimum of 40'-0" on center .

**Refuse:** Consolidate refuse storage for multiple properties when possible.



*Individual entries, porches and windows on an alley that provide surveillance and place definition.*

## ACCESSORY STRUCTURES

### GENERAL CONCEPT - ACCESSORY STRUCTURES

Design accessory structures to reflect and complement the design, materials and colors of the primary building, and place where least disruptive to existing streetscape.

## Specific Criteria

**Design and Materials:** Accessory structures should be compatible architecturally with primary structures, and should work together to create a sense of a whole composed project. If the character, form or materials are to be different, there should be design elements such as materials, window forms, or a dormer that links them to the main structure.

**Placement:** Avoid locating accessory structures in places that are part of the streetscape if they are non-habitable uses.

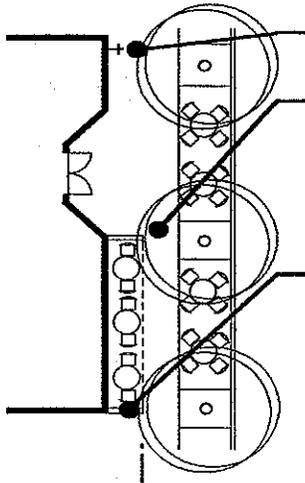
## SIDEWALK CAFES

### GENERAL CONCEPT - STREETSCAPE INTEGRATION

Design outdoor/sidewalk cafes with elements that complement the design and character of adjacent structures, and that enhance the existing streetscape.

### Specific Criteria

**Hose Bib:** For regular cleaning of outdoor eating areas, provide a hose bib.



**Path:** Maintain a minimum path clearance of 4' - 0" for pedestrians to a maximum path clearance of 8' - 0". Striping on walkways to delineate eating areas should be unobtrusive and not exceed 4 inches in width and be of a cast-in-place tile or concrete material when possible.

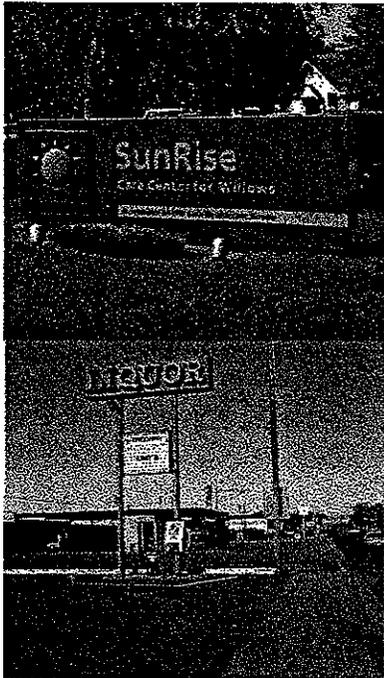
**Fences:** Fences with a maximum height of 3'-6" should be used at the ends of cafe seating areas and adjacent to the curb, but not separating the seating areas from pedestrian paths. Fences shall be 75 percent transparent.

**Design:** Fences, furniture, planter boxes, landscaping, awnings, umbrellas and striping should be compatible with the building design, and should have durable materials that weather well.

# SIGNS

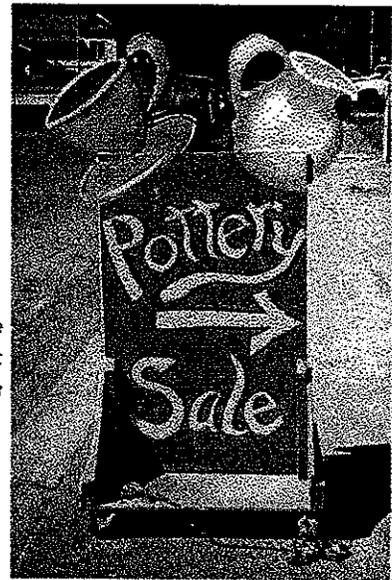
## GENERAL CONCEPT - SIGNS

Signs shall be consistent and integrated with the design of the project and shall be constructed of high quality materials. All signage shall be consistent with city sign ordinance and supplemented by the following criteria.



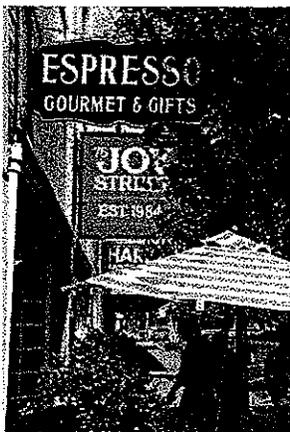
*Small monument signs are preferred over pole signs*

*Well designed sandwich signs are permitted so long as they don't impede pedestrian movements*



*This sign is located in the City of Willits*

*Sign elements should relate to the overall building design and scale*



*Small pedestrian scaled projecting signs are permitted both above and below canopies*



*This building is located in the City of Cloverdale*

## ***Specific Criteria***

***Size:*** The size of the sign must be appropriate to the building and neighborhood and no larger than necessary. When signs compete to be larger, visual clutter can make a retail street less appealing and the signs difficult to read. To accommodate pedestrians, some signs should be smaller in scale and oriented to the sidewalk.

***Quality and Materials:*** All signs should be constructed of high quality and weatherproof materials. Appropriate materials should be used for all elements of signs including: all letters, exposed edges, and surfaces. Appropriate materials may include the following: Metal, Wood; Plexiglas or Plastic, Neon, Screen Print on Canvas Awnings, and Painted Graphics (durable paints) on Building Surface.

Inappropriate materials may include the following: Paper, Stucco, and porous material, *i.e.*, Styrofoam.

A project proposed with inappropriate materials may apply for special considerations if:

- The proposed material, in the particular application, will blend well with the existing or new materials;
- Other materials would not achieve the same desired theme of the proposed use; or
- The overall architectural design and detailing is of such quality as to justify its use.

***Complement Building:*** All signs should relate proportionately in placement and size to other building elements, and sign style and color should complement the building facade.

***Lighting:*** Smaller “face-lighted” signs are preferable to relate to the human scale.

***Pole Signs:*** Pole signs are highly discouraged.

***Can Signs:*** Backlighted can signs with a single translucent lens with multiple images or letters should not be used.

***Sandwich Signs:*** One sandwich sign on the sidewalk is permitted per building. Sandwich signs must allow for a 48” pedestrian passageway and must not obstruct the vision of operators of vehicles making turning movements.

***Exposed Hardware:*** Conduit, tubing, raceways, conductors, transformers, mounting hardware, and other equipment should be concealed.

***Lettering:*** Flush mounted, three dimensional, individual letters are encouraged over flat plastic can signs.

***Text:*** The wording of signs should be limited to the occupant’s names and/or company logo. The sign should not include advertising slogans or services rendered. Words describing the type of commercial use are permitted.

Undesired elements include the following:

- Phone numbers or words describing products sold, prices, or other types of advertising except as part of the occupant’s trade name or logo.
- Window signs of any type except those identifying a business.

***Color:*** Sign colors should be harmonious and contrasting with colors of the building. One or more major body colors with one lettering color should be included for each sign.



# PARKING, SERVICES AND UTILITIES

## GENERAL CONCEPT - PARKING, SERVICES AND UTILITIES

Locations of Parking Lots, Services and Utilities should be carefully evaluated in terms of visual prominence as well as functional requirements.

### *Specific Criteria*

**Vehicle Parking:** Buildings should be placed as close to the street as possible, diverting on-site parking to the interior of the site and, where appropriate, placed at the rear of lots.

Surface parking lots are not to be located on a site's public street frontages to allow for improved pedestrian access and cohesive urban fabric.

No new parking lots shall occupy the corner location at the intersection of any two streets. Existing corner parking lots are encouraged to be developed to eliminate the corner parking area (alley corners are not included in this requirement).

Vehicle access should be carefully considered for a clear and uniform traffic pattern through the lot.

Parking lots should include pedestrian bulb-outs between stalls, sidewalks, and clear pedestrian paths to enhance pedestrian access and safety.

**Combining Parking:** Where surface parking lots are located adjacent to alleys on abutting properties they should, to the extent feasible, be designed as a single lot to increase security and efficiency. If this joint use is infeasible and fencing is required, fences between properties should be as low as possible to allow for surveillance between properties.

**Locations:** Sideyard parking lots should not be located within 40 feet of the corner streets and should not take up more than 50 percent of the lot's street frontage. Parking that does front on streets shall be screened with an attractive wall, fence or bushes that are a minimum of 30 inches high and a maximum of 48 inches high, and in a planter with a minimum width of 3 feet.

**Trash Enclosures Design:** The enclosure shall be integrated with the building through the use of compatible materials and detailing; for example, if the building is brick, then the enclosure shall be brick to match. In addition, landscape screening is desirable.

Enclosures may also stand apart from the building. In these cases the enclosure shall be constructed of substantial, durable materials that are compatible with the building finishes, as noted below, and shall be screened with landscaping in a planter which shall be along the entire trash enclosure wall perimeter.

Masonry is the most appropriate material for trash enclosures because of its extreme durability. The exterior shall be designed to be compatible with the building design.



*NO - Exposed services, mechanical equipment and trash receptacles not acceptable*



*YES - Equipment should be as invisible as possible*

If the exterior of the building is primarily wood siding a wood enclosure may be approved provided the following guidelines are met.

- The walls are constructed of 2x4's at 16" on center
- The walls shall sit on 6" high concrete curb which shall extend into the interior of the enclosure, serving as a wheel stop to prevent the trash bin from coming in contact with the walls.
- The exterior shall be sided with the same material as the building.
- The interior shall be sheathed in 3/4" plywood and painted to provide a washable surface.

Wood fencing, chain link fencing and chain link with redwood slats are not acceptable trash enclosure materials. Exposed concrete block may not be acceptable unless adequately detailed and screened.

***Mechanical, Electrical Services and Site Equipment:*** New surface mounted exposed conduit or electrical lines are not acceptable. Electrical switch gear, meters, *etc.*, which are visible to the public must be screened or housed in an enclosure that is compatible in design to the structure.

Site equipment such as transformers, gas and electric meters, irrigation controls, fire department connections, sprinkler risers, *etc.*, must be screened from view at both the front and rear of buildings by landscaping and/or approved enclosures.

***Roof Mounted Equipment:*** Roof mounted equipment must be thoughtfully located. Air conditioners, fans, vents, antennae, and other roof top equipment must be set back from the roof edge sufficiently to be out of the line of sight of a pedestrian on the opposite side of the street, or this equipment must be screened from view. Screening materials should be substantial, durable materials, compatible with the design and materials of the building. Wooden lattice, fence-like coverings may also be acceptable.