



CITY OF WILLOWS SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

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SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

Purpose:

These guidelines will be used during the City's design review process to ensure new development reflects the community environment and contributes to the character of the surrounding neighborhood. They are intended as a reference to assist the designer in understanding the City's goals and objectives for a high-quality residential development. These guidelines will apply to all projects within new residential subdivisions which do require design review approval. The guidelines address zoning districts to include R-1, R-2, RP, and R-3. The guidelines are general and may be interpreted with some flexibility in their application to specific projects.

The overall desired layout of neighborhoods and subdivisions in the City of Willows is intended to promote a single-family project that features a competent design with a variety of home sizes, varied lot sizes and styles. The neighborhoods should have a variety in street and residential block layouts, designed to provide connectivity within and between individual neighborhoods and provide choices between routes.

Diversity in housing not only allows builders to provide a greater spread of housing choice and affordability for residents, but also allows for a varied yet cohesive residential environment. Diversity in housing types also helps to create variety in neighborhood design, with a strong focus upon the pedestrian and human-scale streetscapes.

ARCHITECTURAL DESIGN

Regardless of its architectural style, the architecture of a house is comprised of three basic components: the building facades, roofs, and detail elements. Together, when these components are designed appropriately, a cohesive yet diverse residential neighborhood environment will be realized. A significant difference in the massing and composition (not just finish materials) of each adjacent house should be accomplished. Design of houses in tract development should be mixed to create variety and interest. One design should not be repeated more frequently than each fourth house.

Articulated Building Massing

Boxy two-story building forms that overwhelm the street scene are discouraged. Varied massing provides richness and scale. Long uninterrupted exterior walls should be avoided.



A ranch style house on S. Culver



Another ranch style house on S. Enright



This S. Plumas craftsman style house features a front porch.

Building Facades

Variety in building forms provide diversity and visual interest to the neighborhood street scene and can be used to create a desirable human scale.

The following elements should be incorporated into the design of residential structures: building wall planes, particularly on the front elevation, should be staggered to create interest along the street scene; projections and recesses should be used to provide shadow and depth; and combinations of one and two-story forms should be used to help to create variety in setback and overall building form.

Building Materials and Color

- Building materials of durable material and of high quality (including accent materials, roof materials, and paint colors) are important elements to the visual quality of homes and should be consistent with the architectural style of the residence.
- All materials should wrap columns, porches, or balconies in their entirety.
- The color palette should be selected with the design objectives of avoiding monotony, providing a variety of colorful schemes, and promoting visual diversity.
- Color schemes and body colors should vary within the neighborhood.

BARN RED	SALEM RED	SALMON	PUMPKIN	MARIGOLD
MUSTARD	BAYBERRY	TAVERN GREEN	LEXINGTON	SEA GREEN
FEDERAL BLUE	SOLDIER BLUE	SLATE BLUE	PITCH BLACK	DRIFTWOOD
CHOCOLATE	BUTTERMILK	LIGHT CREAM	SNOW WHITE	OYSTER WHITE



Hip Roof



Gable Roof



Shed Roof



Saltbox Roof



Gambrel Roof



Gullwing Roof



Half-Hip Roof



Mansard Roof



Dormer Roof

ROOFS

Roof Form and Slope

Similar to building materials and color, roof form and slope are also important design elements in creating a well-developed street scene.

- Roof treatments should be consistent with the architectural style of the dwelling.
- Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout the development.
- Likewise, variety in roof lines is encouraged to avoid a common roof line along neighborhood streets. Rooflines of adjoining residences should vary ridge heights, roof forms, and direction of gables.
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.



Dormer Example



This house on S. Plumas is a craftsman style w/porch

Materials

- Roof materials should be compatible with the architectural style of the residence and should have a matte finish to minimize glare.
- Permitted Roof Materials: Clay or Concrete “S” Tiles; Clay or Concrete Flat Tiles; Clay or Concrete Shakes; Slate; Low profile S-tiles; Architectural Grade Composition, Architectural grade metal.
- Prohibited Material: Wood Shake; Rolled roofing material.
- Fascia: may be either stucco, wood, fiber cement siding or tile or other similar material. If wood is used, it should be stained or painted.
- Skylights are permitted but should be designed as an integral part of the roof. Skylight framing material should be bronze anodized or colored to match the adjacent roof materials.

DETAIL ELEMENTS

- Entries: The entry of a residential dwelling should be articulated as a focal point of the building’s front elevation. Roof elements, columns, portico, recesses or projections, window or other architectural features should be used to accentuate the entryway.
- Porches: Porches not only provide pedestrian scale elements to the building massing but also allow for an area for residents to enjoy the outdoor climate and a place to converse with neighbors. When provided, porches should be designed as an integral component of the building’s architecture, with dimensions significant to create a usable outdoor space. Porches should have railings and be fully covered.
- Columns & Archways: The use of columns and archways adds articulation to the character of the residence and is encouraged where appropriate to the architectural style.

- Trellis & Arbors: Trellises and arbors, when used, should be designed to maintain their appearance considering the climatic conditions of the area.

At least one window on the front elevations and visible side and rear elevations should feature trim surrounds, headers or sills. The minimum reveal for trim elements is 1 inch. The style of windows should be compatible with the architectural style of the residence.

Detail Elements Include:

Shutters: exposed rafter ends or cross beams. Decorative grill work, decorative stucco or clay pipe vents, decorative ceramic tile/and or other similar features. Exposed gutters and downspouts should be colored to match or compliment the surface to which they are attached.

GARAGES & DRIVEWAYS

Garages/Placement

Garages should be setback at least 5 feet from the primary front façade of the residence, consistent with the public right of way.

When lot size permits, the orientation of a garage at the front of a house shall be varied so that it can be entered from the front, side or at an angle. Tandem parking in garages may be used to minimize the number or width of garage doors.

De-emphasis of Garages

Garages should be positioned to de-emphasize their visual impact on the street, allowing for visually interesting features of the house to dominate the streetscape. Garages may be sited in several ways; Recessed Garage, Corner Lot with Side-street Entry Garage, Forward Swing-In Garage, Split Garage, Alley-Loaded Garage, Detached Garages, Garage Forward.

Garage Design

Attached or detached garages should be designed to de-emphasize their architectural prominence. To achieve this desired effect, these structures should incorporate the following:

- Garage doors should vary with respect to windows and/or color as appropriate to individual architectural styles of the house.
- On conventional home plotting, in effort to buffer the view impact of garages and garage doors from the sidewalk or street, optional treatments such as a trellis or porte-cochere are encouraged.



ACCESSORY STRUCTURES

Guest houses, detached garages, greenhouses, and other similar accessory structures should be compatible in design, materials, and color as the main residence. Such structures should be visually related to the main residence through the use of garden walls, or other landscape elements.

Secondary Units

Secondary units (also referred to as ancillary or granny units) help to increase affordability and diversity throughout a neighborhood. When used, secondary units should be designed with the same level of detail and should match the architectural style of the primary residence.

PLOTTING AND VARIABLE SETBACKS

Plotting of building placement and street orientation is an important site planning consideration for neighborhoods. The plotting of residences should be done in a manner that achieves diversity and visual interest to the neighborhood street scene. Consideration for privacy should be given with the placement of the house on the lot and locations of windows in terms of maximizing privacy and minimizing visual intrusion between adjacent homes.

Good orientation can increase the energy efficiency of your home, making it more comfortable to live in and cheaper to run. Such diversity can be achieved through varying setbacks, articulated building massing, reversing floor plans so that garages and entries are adjacent to each other to create an undulating setback with different elevations and color schemes to avoid a repetitious street scene.

Lot Orientation

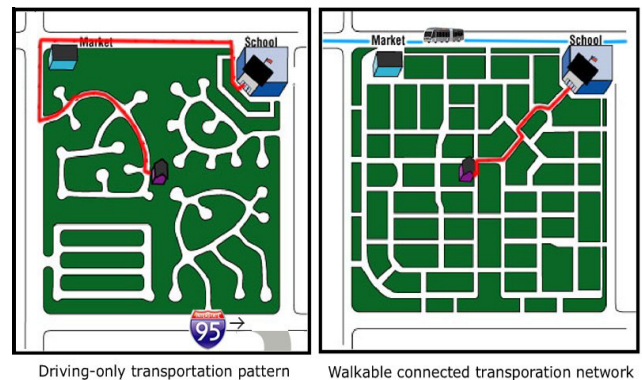
In order to avoid visual monotony and a repetitious street scene, rotating block orientations should be used to avoid lengthy streets.

PEDESTRIAN CONNECTIVITY

Pedestrian pathways providing strong connectivity among the residential neighborhoods and various amenities such as commercial, office, and recreational amenities are encouraged. These pathways can be located in paseos (greenbelt areas that are separate from the vehicular circulation system), while other pedestrian paths can be located adjacent to the community's roadways. Together these pathways afford a strong pedestrian orientation, providing the opportunity for alternative modes of travel to specific destinations.

Neighborhood Street Design

Neighborhood streets should be site planned to promote connectivity to adjacent neighborhoods and provide alternative routes for both vehicular and pedestrian traffic.



Traffic Calming Measures

To encourage a pedestrian friendly environment through safer streets for pedestrians and to enhance the overall visual quality of neighborhoods, traffic calming measures are encouraged in the design of the residential neighborhoods. Such devices may include:

- *Chicanes* – (also referred to as tapered streets) are a traffic calming measure used in traditional neighborhood design. Although the traffic lanes are the same width (the chicanes only project as far as the on-street parking areas), the tapered street appears to be narrowing, thus encouraging vehicles to slow their speeds. These landscape fingers also provide a visible raised waiting area for pedestrians intending to cross the street. At intersections with chicanes, pedestrians are more visible than they would be if they were cutting between parked cars.

Example of chicanes



Residential/ Park Interface

The location of residential neighborhoods to a park is an important consideration in the overall community design. Special care must be taken to ensure that this reciprocal relationship is reflected in the interface between these two land uses. Special attention should be given to the physical and visual transition between development areas and a park. These transition areas should be designed, landscaped, and graded to blend residential development and the park together smoothly. Where feasible and as part of the plan, homes should front a park, thus creating eyes on the park.

SPECIAL SITING CONDITIONS

Corner Lots

Homes that are plotted on corner lots should feature enhanced elevations that provide a similar level of detail to the corner side elevations as is applied to the front elevation. Corner lots should present attractive facades to both adjoining streets.

Perimeter Edge Conditions

On lots adjacent to perimeter streets, open space, canals or other public areas, the side and rear elevations that face such areas should be enunciated and treated to provide visual interest to the edge condition. Particular consideration should be given to the treatment of second stories and roof elements. Enunciation to visible side and rear elevations along perimeter areas can be achieved through the use of the following elements:

- Patio covers or second story decks
- Window surrounds headers, or sills
- Off-set wall planes (two-foot minimum offset)
- Roof plane breaks

Exterior Lighting

Energy conservation, safety, and security should be emphasized when designing any lighting system. Lighting can enhance the nighttime visual environment so considerations should include illumination of pedestrian areas, as well as architectural and landscape lighting for visual enhancement. Lighting systems should be designed with consideration of visual quality, architectural compatibility, safety, glare, and energy conservation. Glare from lighting fixtures should be controlled, either through the use of shields, fixture selection, and placement, and fixture orientation. Refer to the lighting City code regarding lighting.

Mechanical Equipment

Special care should be made so that mechanical treatment does not detract from the architecture of the primary residence.

Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices should not be mounted on any roof unless adequately screened. Ground mounted air conditioning units must be located behind side yard privacy return walls. All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot subject to all federal regulations.

Energy Efficiency

Commitment should be made to meet or exceed statewide energy-efficiency requirements. It is also encouraged to offer energy efficient amenities such as:

- Energy Star appliances (which use a minimal amount of energy)
- Shade elements, such as extended roof treatments over porches and outdoor areas as well as deciduous trees, which can also help to protect the homes from excess sun entering through primary windows.
- Low-flow water fixtures.
- Drip landscape watering systems.
- Energy-saving, dual-glazed LoE2 windows.

LANDSCAPE ELEMENTS

Walls & Fences

Walls and fences that are visible from street, open space, or other public areas should be employed in a skillful manner and in harmony with the design of the development and meet noise attenuation requirements where applicable.

- The design of fencing should be uniform throughout each subdivision. Fencing designs, materials, and colors may vary between subdivisions.

- Neighborhood fences should be 6-feet high and be comprised of wrought iron, cedar, fir, or redwood, or stucco walls. Wood may be left natural or have a semi-transparent stain in natural tones of light browns and grays applied. Chain link fencing is not preferred, however can be considered.



Rail Fencing Example

Low wood fences and picket fences (between 30 inches and 36 inches in height) are permitted along front yards and at side yard property lines within the front yard, or along corner side yards. Fencing within a designated front yard area should be open and of a “rail fence” nature. In the case of the low fences, white paint or stain is permitted. Fencing 36 inches or lower may be placed immediately behind the walkway.



Fences are to be located on the rear and side property lines of residential lots, except at neighborhood entries and other locations where the community wall is used. With respect to corner conditions, the fence will return back to the residential unit at a logical point related to the specific architecture of the unit.

Trees

Landscaping along the streets is an important design element in a residential community and is an effective way of providing a high-quality neighborhood image. All street trees or landscaping within a residential development shall be located behind the sidewalk off the public right of way, on private property.

The city has a Master Tree List which can be used for a selection of species.

Native and drought-tolerant plants should be used in landscaping, where feasible. Water conservation principles should be integrated into the landscaping design of the community, including water-efficient irrigation systems.



Energy Conservation

Structures and plantings should be used to help shield buildings from unwanted summer heat gain, while allowing winter sun and light. Where feasible, east and west walls should be shaded with trees and vines. Deciduous trees should be used to provide summer shade while admitting winter sun. All plantings should be designed to maintain solar access for passive and active solar systems. Where feasible, a landscaped buffer should be provided between buildings and pavement, so that reflected heat buildup within buildings is minimized.

Neighborhood Entries

By creating a visual gateway into the neighborhoods, neighborhood entries create a sense of arrival. Neighborhood entries should incorporate landscaping and other design elements that reinforce the traditional community identity.

In order to emphasize key internal community intersections, special landscape features should be planned, such as enhanced pavement, flowering accent trees, or enhanced landscaped parkways.