



MULTI-FAMILY RESIDENTIAL OBJECTIVE DESIGN STANDARDS

City of Wildomar



ACKNOWLEDGEMENTS

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MULTI-FAMILY RESIDENTIAL OBJECTIVE DESIGN STANDARDS

PURPOSE

The Multi-Family Residential Objective Design Standards are intended to provide developers, builders, and architects with a clear statement of the desired architectural and site design characteristics for new multi-family residential development in Wildomar that enhances the area's unique character and raises the quality of design within the city. Drawn from regional vernacular and contemporary styles, the Craftsman, Farm Chic, French and Colonial Revival descriptions and guidelines included herein are intended to establish a strong, consistent design image and direction that reflects the desires, aspirations and vision of the City of Wildomar. The standards for the selected architectural styles respond to local architectural precedents, regional climate conditions, and local building practices and materials.

Site Design Standards are outlined to ensure that buildings contribute to creating high-quality neighborhoods and desirable places to live.



OVERVIEW AND APPLICATIONS

The standards are structured to create an easily understandable document using accessible language and imagery to convey architectural and site planning concepts. Precedent images, descriptive text and illustrative diagrams are utilized to communicate the essential features of each style. Within each style, required design elements relating to form and massing, roofs, walls and windows, materials and colors and architectural features are outlined. Additional treatments to heighten visual interest and design integrity are noted as well.

Site Design Standards outline best practices for the placement of buildings, the orientation of building entrances, the design of convenient pedestrian pathways, the use of landscape, and the design of outdoor spaces.

The intent of these standards is to establish a baseline of quality and uniformity to enhance the area's built environment. The City of Wildomar encourages individual creativity in interpreting how to apply these standards to create unique and exemplary buildings and places.

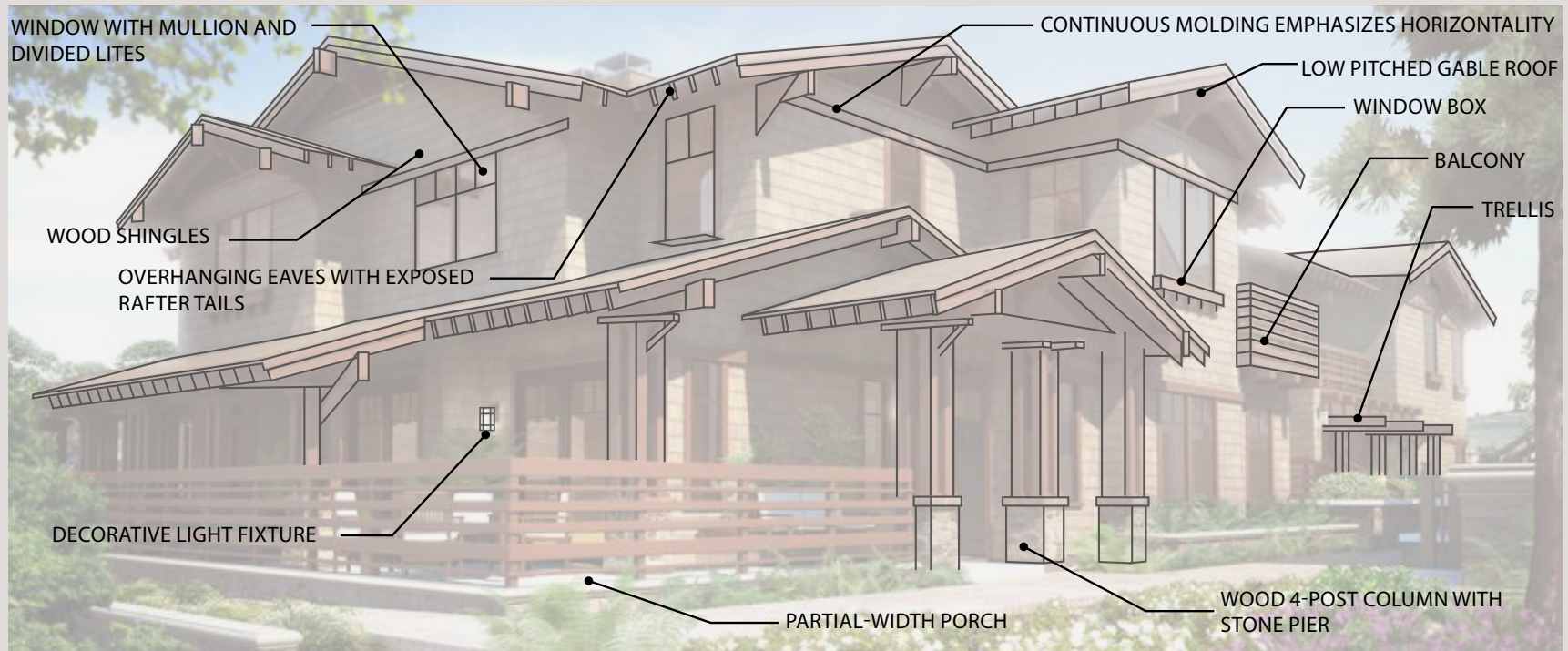
The Planning Director may allow deviations from these design standards on a case by case basis, as approved by the Planning Commission. The deviations shall be limited to design elements related to solar panel installation, wood siding and/or window type.



A. CRAFTSMAN

STYLE DESCRIPTION

The contemporary Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. In Wildomar, this style is deployed to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.



A. CRAFTSMAN

FORM & MASSING

Required Elements

- Multiple roof planes
- Porches or balconies
- Design elements that emphasize horizontal orientation
- Articulated facades with frequent massing breaks
- Low- to moderate-pitched roofs with overhanging eaves



A. CRAFTSMAN

ROOF DESIGNS

Required Elements

- Low- to moderate-pitched gable or hipped roofs (maximum 6:12 slope)
- Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams
- Brackets or knee braces at gabled ends
- Use of wood or asphalt shingle



WALLS & WINDOW DESIGNS

Required Elements

- Windows have mullion and divided lites
- Use of wood shingles or clapboard siding
- Utilize wooden trim around windows and doors
- Window and door trim color shall contrast with color of walls



A. CRAFTSMAN

MATERIALS & COLORS

Required Elements

- Extensive use of wood and natural materials such as arroyo stone
- Use of dark, neutral or earth-toned colors



DECORATIVE ACCENTS & DETAILS

Required Elements (3 or more)

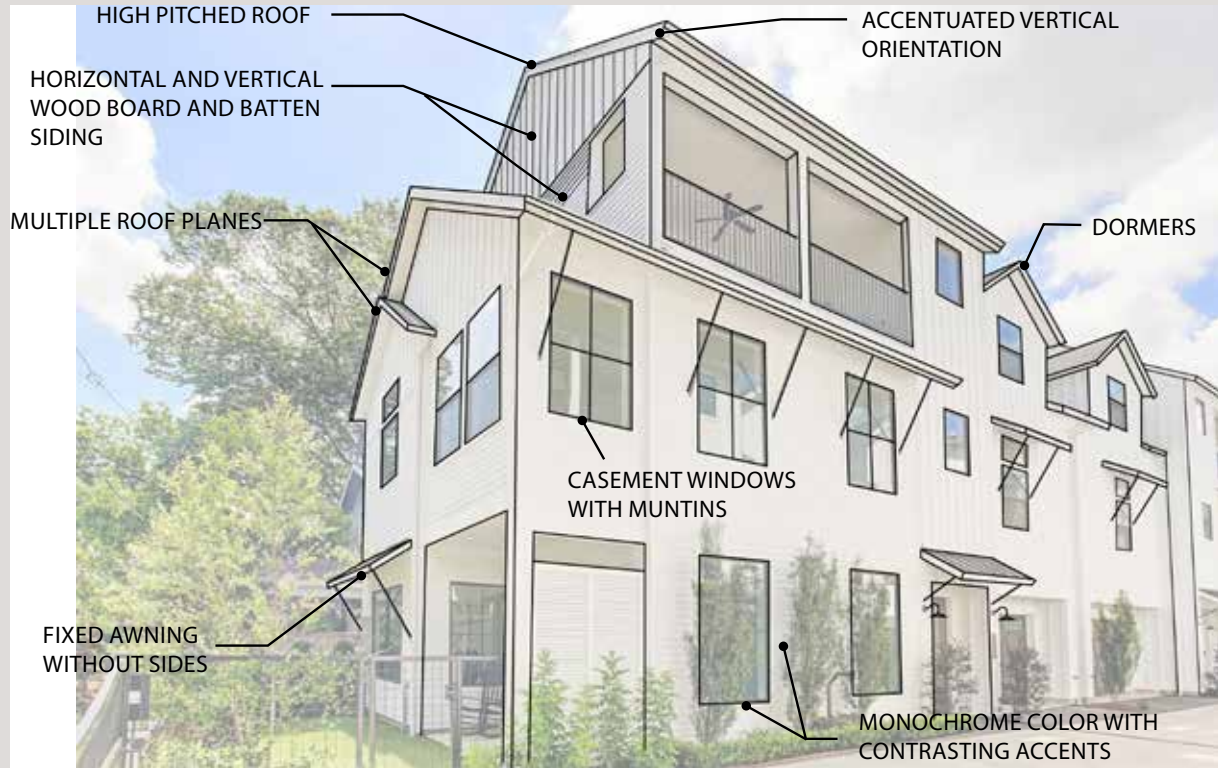
- Porches with battered, square, double post or 4-post columns of stone or wood
- Decorative lighting with geometric detailing
- Decorative downspouts
- Use of moldings or extended lintels to emphasize horizontality
- Decorative joinery
- Trellis
- Window boxes
- Decorative gable vents
- Stained glass accents



B. FARM CHIC

STYLE DESCRIPTION

Farm Chic, or Modern Farmhouse, is a contemporary interpretation of traditional rural residential forms and materials. This style reflects Wildomar’s agricultural and ranching history and regional context. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents and sparse or simple ornamentation. Roofs are typically medium to high-pitched. Minimal detailing often includes awnings, porches and wall-mounted gooseneck lights.



FORM & MASSING

Required Elements

- Multi-story with medium- to high-pitched roof forms accentuating vertical orientation
- Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers
- Multiple gable roof planes
- Covered porches and awnings break up volumes between lower and upper floors



ROOF DESIGNS

Required Elements

- Medium to high-pitched (minimum 6:12 slope)
- Front and/or side facing gables
- Variation in heights and/or planes
- Asphalt shingle and metal roofs



WALLS & WINDOW DESIGNS

Required Elements

- Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- Minimal molding around window and door openings
- Double hung or casement windows with muntins
- Contrast color of window sash with color of the body of the building



MATERIALS & COLORS

Required Elements

- Unadorned materials: metal, wood, masonry
- Neutral or muted colors should be predominant
- Monochrome accents of doors, windows or architectural features encouraged
- Stucco prohibited



B. FARM CHIC

DECORATIVE ACCENTS & DETAILS

Required Elements (2 or more)

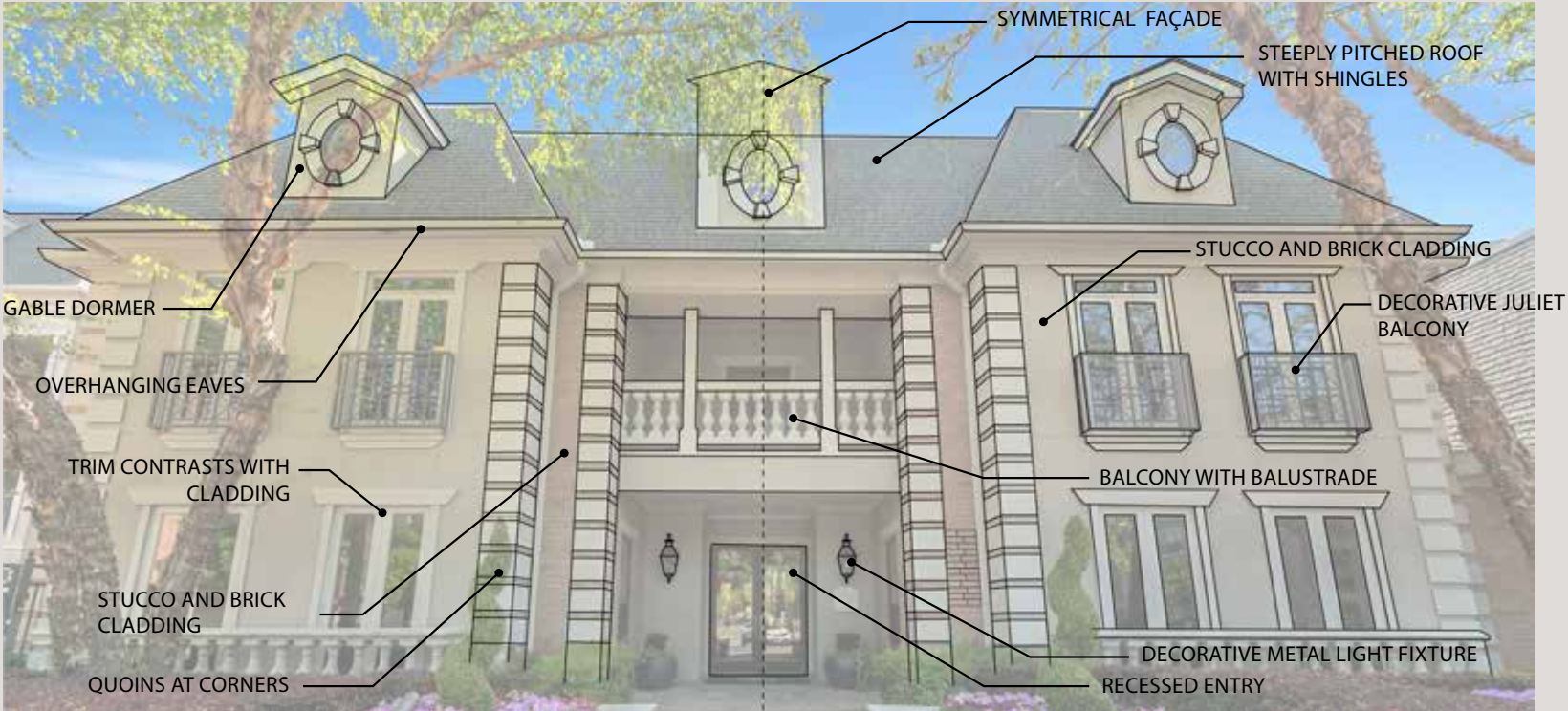
- Wall-mounted gooseneck lights
- Fixed wood or metal awning without sides
- Porches with ceiling fans
- Exposed rafter tails and brackets
- Dormers



C. FRENCH

STYLE DESCRIPTION

Residential architecture in the French style draws on that country's long tradition of domestic building forms. As indicated in the accompanying precedent images and illustrative diagram, multi-family variants of the French style typically display a symmetrical facade dominated by a steeply-pitched hipped or mansard roof with dormers. This variant exhibits formal renaissance detailing, distinguishing it from the asymmetrical varieties that draw on French farmhouse, cottage or chateau precedents. Brick, stone and stucco cladding are typical. Stylistic details often include segmental arches around doors and windows, quoins at corners, and open terraces, porches and balconies with balustrades or metal railings.



FORM & MASSING

Required Elements

- Symmetrical organization of compositional elements
- Porches and balconies
- Prominent roof form
- Windows and doors that emphasize vertical orientation



ROOF DESIGNS

Required Elements

- Hipped or Mansard roof with dormers
- High-pitched roof (minimum 6:12 slope)
- Asphalt shingles
- Moderately overhanging eaves (maximum 12 inches)



WALLS & WINDOW DESIGNS

Required Elements

- Vertically-oriented rectangular windows arranged in symmetrical patterns
- Articulated lintels and sills
- Window trim that contrasts with the color of body of the building
- Windows shall be recessed no deeper than 3 inches from outer wall



MATERIALS & COLORS

Required Elements

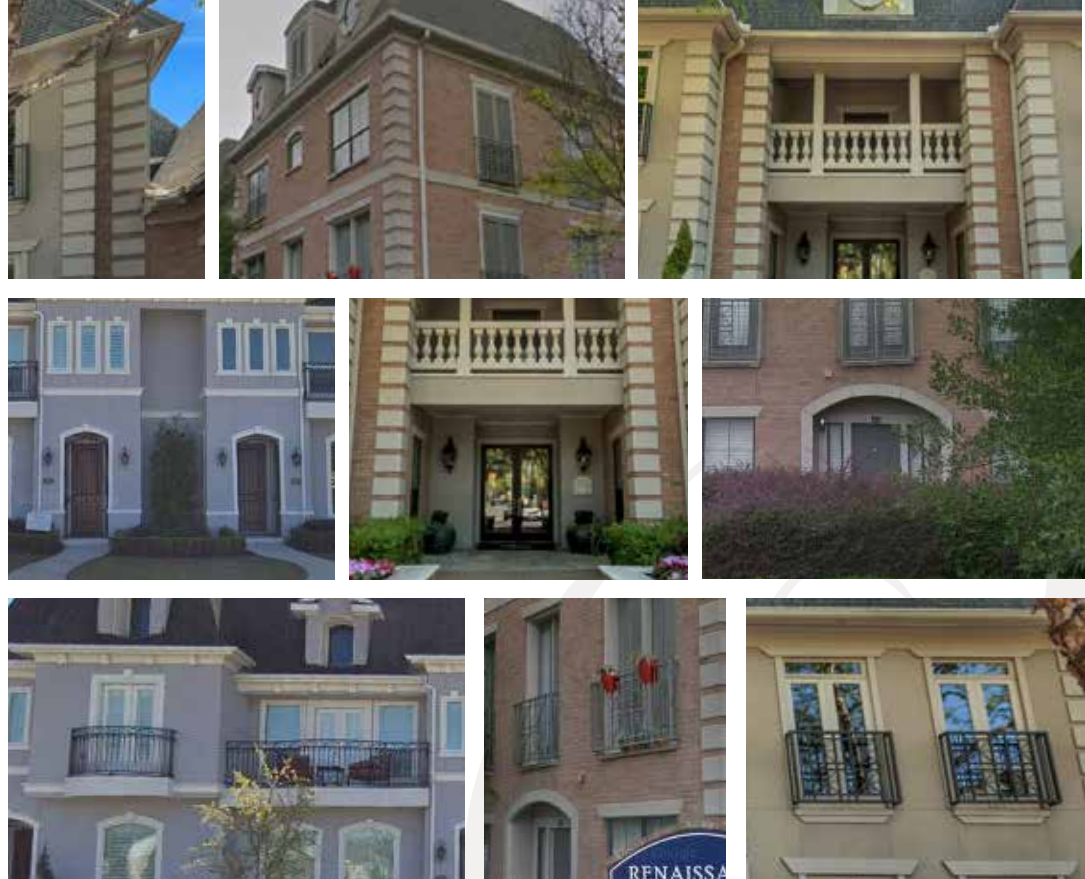
- Brick, stone or smooth stucco cladding
- Off-white and earth tones
- White or contrasting trim
- Asphalt shingles



DECORATIVE ACCENTS & DETAILS

Required Elements (3 or more)

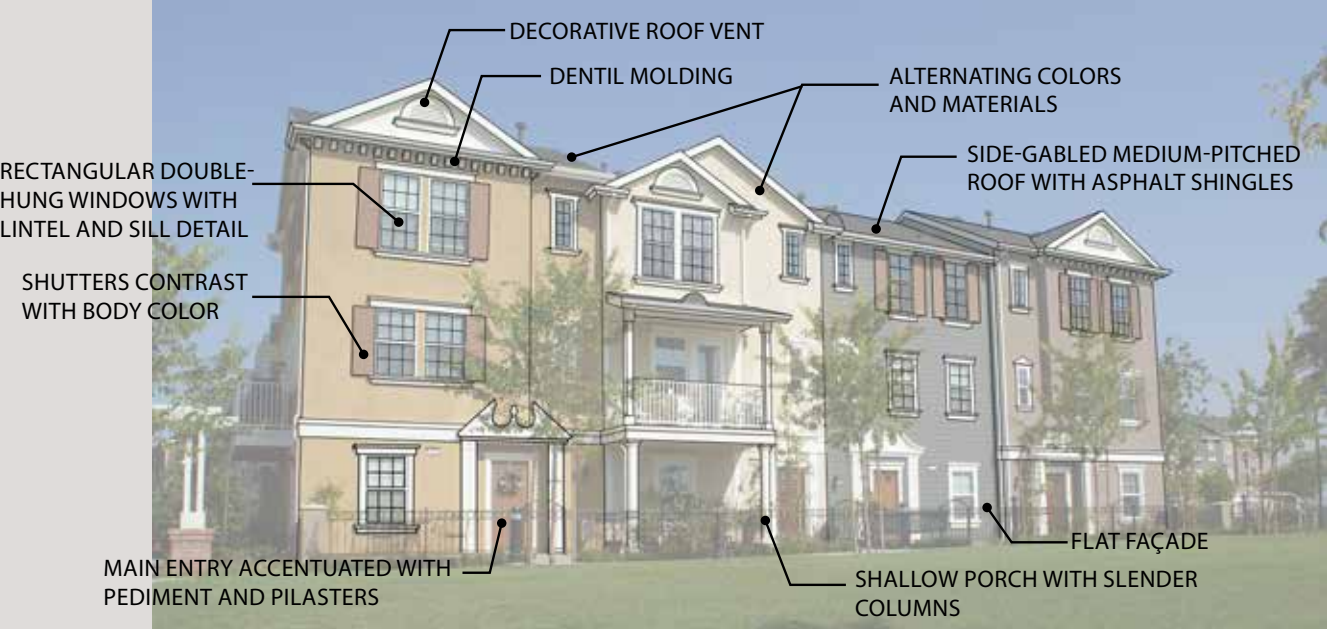
- Quoins at corners; color should contrast with body of the building
- Entry accents with real or faux stone
- Recessed entries
- Open terraces, porches and balconies with balustrades or metal railings
- Horizontal moulding accents
- Decorative metal light fixtures
- Arched windows, dormers or doors



D. COLONIAL REVIVAL

STYLE DESCRIPTION

The Colonial Revival and New Traditional styles of multi-family housing incorporate elements of American domestic architecture dating back to the early English and Dutch houses built in the first century of colonial settlement. These precedents have been interpreted and re-interpreted during successive waves of residential design and development over the past 140 years, and presently incorporate an eclectic mixture of elements. Common characteristics of new Colonial Revival and New Traditional buildings include materials such as wood and brick; front entrances accentuated with pediments and pilasters; windows with double-hung sashes and articulated lintels and sills; and porches supported by thin columns.



D. COLONIAL REVIVAL

FORM & MASSING

Required Elements

- Accentuated front entrance
- Flat facades
- Porches and shallow projections allowed
- Side-gabled and front-gabled roof forms



ROOF DESIGNS

Required Elements

- Side-gabled, with added front-gables allowed
- Medium to High-pitched roof (minimum 6:12 slope)
- Asphalt shingles



WALLS & WINDOW DESIGNS

Required Elements

- Rectangular windows oriented vertically
- Windows detailed with arched or flat lintels and sills
- Double-hung sashes with muntins



MATERIALS & COLORS

Required Elements

- Brick cladding, wood or vinyl siding
- Attached townhomes shall alternate color and cladding from one unit to the next
- Off-white and earth tones, muted colors
- Asphalt shingles
- When shutters are utilized, their color shall contrast with the body of the building



DECORATIVE ACCENTS & DETAILS

Required Elements (3 or more)

- Front doors with fanlights or sidelights
- Front doors accented with pediments and pilasters
- Shallow porches with slender columns
- Arched windows, dormers or doors
- Decorative attic vents
- Dentil molding at roofline
- Dormers



GENERAL BUILDING DESIGN STANDARDS

This section describes the general building design standards that are intended to ensure a minimum standard of design and construction quality in the development of new multi-family residential projects in Wildomar. These standards apply no matter which stylistic precedent is being utilized for the project design. They are intended to work in concert with the standards for multi-family residential buildings described in the City's zoning code. If there is any conflict between the two, the zoning standards shall take precedence.



NEIGHBORHOOD COMPATIBILITY

- Duplexes, triplexes, and fourplexes abutting single-family neighborhoods shall include individual front doors and interior stairs (when stairs are needed).



NOT Recommended: Building has different form and elements that cause loss of unity.



BUILDING DESIGN

- Buildings shall carry the same approach to form and massing, roof design, wall and window design, and materials and colors on all elevations. Decorative accents and details are optional for side and rear elevations.
- Blank walls (facades without doors, windows, landscaping treatments) shall be less than 30 feet in length.



NOT Recommended: Building has a long blank or plain facade.



GENERAL BUILDING DESIGN STANDARDS (CONT.)

- Buildings over three stories must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.
- Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from wall plane by a minimum of three inches.
- Special architectural treatments (i.e., feature entry location, feature window detail, tower, etc.) shall be provided at street corners and other important focal points.



Recommended: Buildings over three stories must provide a ground floor elevation that is distinctive from the upper stories.



Recommended: Trim shall be provided at all exterior window and door openings



Recommended: Special architectural treatments shall be provided at street corners.



GENERAL BUILDING DESIGN STANDARDS (CONT.)

- Front doors shall orient towards and be visible from the street.
- Building front elevations shall emphasize entries, porches and other living areas. No garages shall be forward of architecture and no more than 50% of front facing garages shall be located within 20' of the property line.

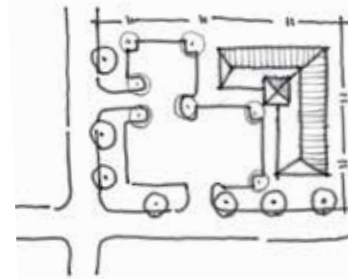


Recommended: Front doors shall orient towards and be visible from the street.

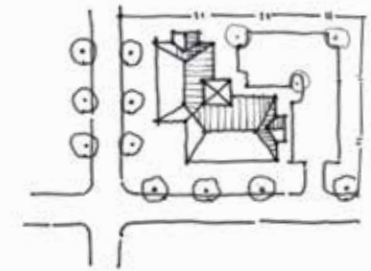


MASSING/ARTICULATION

- Buildings over three stories tall shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.
- Buildings shall have minor massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.
- Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.



NOT Recommended: Parking is visible from the street.



Recommended: Parking in on the back of the building.



Recommended: Building articulation helps to break up building mass and add visual interest



SITE DESIGN STANDARDS

OVERVIEW

The design of a project on the site is as important as the design of the building itself. The placement of buildings and pedestrian connectivity to open spaces affect quality of life as much as landscape, building shape, and materials. People live both in and around buildings so the outside living space should be as well designed as the inside.

These site design standards should be used in conjunction with the zoning standards found in the Wildomar Municipal Code.

BUILDING AND PARKING

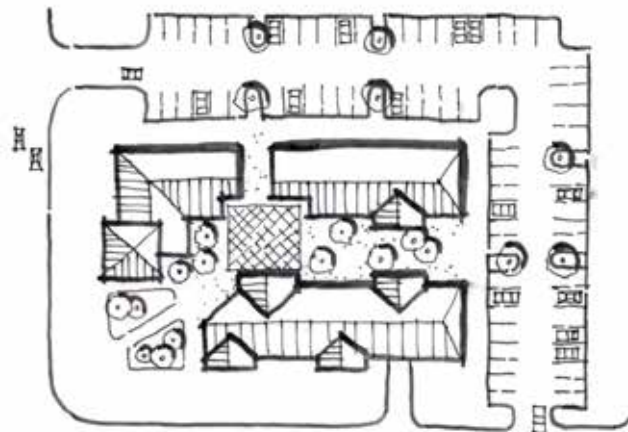
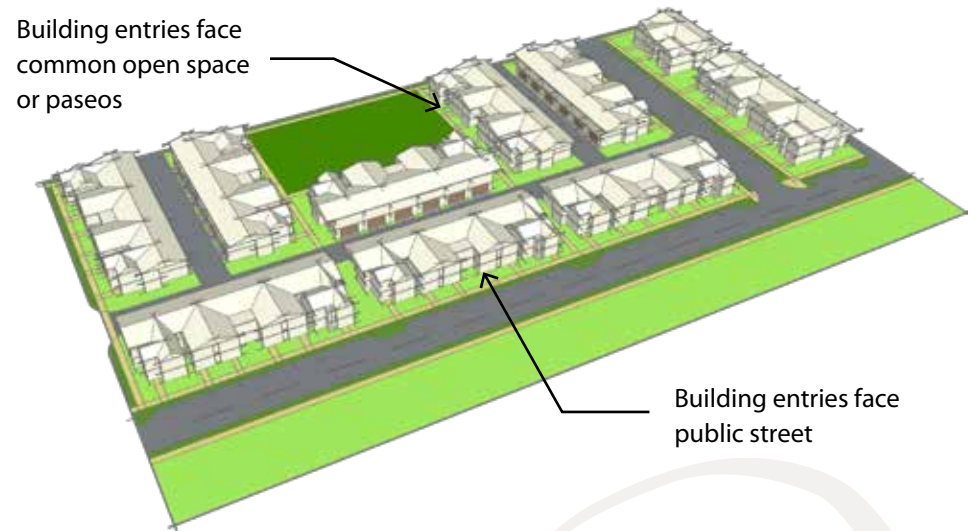


OPEN SPACE AND LANDSCAPING



BUILDING AND PARKING

- Building entries shall face the primary public street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreation amenities.
- A minimum of 60% of the street frontage shall be devoted to buildings located between the minimum and maximum front setback lines. The remaining 40% may be devoted to parking.
- Parking areas, covered and uncovered, shall be screened from public street frontages. Screening may be accomplished through building placement, landscaping, fencing, or some combination thereof. Landscaping for screening purposes shall be no less than four feet tall. Fencing shall comply with the WMC.
- For multifamily projects located across the street from a single-family residential zone, parking lot areas and carports shall not be located along the single-family neighborhood street frontages.



BUILDING AND PARKING

- A minimum of one window from each residential unit shall be located to overlook a landscaped private or common open space area.
- If adjacent to a single-family residential zone, windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: stepbacks of upper stories; window placement; use of clerestory windows, glass block or opaque glass; or mature landscaping within the rear or side setback areas.
- Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum of 18 feet from the back of sidewalk, in order to accommodate a minimum of one vehicle entering the facility.
- Ground floor residential fronting or siding onto an arterial roadway shall be elevated at least 21 inches above the finished grade of the sidewalk.



Building have views to the open space.



Parking shall be screened from public street frontages.



Ground floor shall be elevated from the street to protect privacy.



OPEN SPACE AND RECREATION

Minimum Requirements for Recreational-Leisure Areas (RLA):

- 400 square feet per dwelling unit
- Minimum Dimensions (in either direction)
 - Private areas: 7 feet
 - Common areas: 20 feet
 - Pedestrian walkway width: 6 feet
 - Courtyard internal to a project, or enclosed on at least three sides: 40 feet
- Outdoor recreational-leisure areas may be provided by private areas, common areas, or a combination of both.
- Depending on the number of dwelling units, common outdoor recreational-leisure area shall be provided to meet the following criteria per dwelling unit:
 - Ten (10) to fifty (50) dwelling units: minimum of one (1) space, twenty (20) feet minimum dimension (four hundred square feet total, minimum);
 - Fifty-one (51) to one hundred (100) dwelling units: minimum of one (1) space, thirty (30) feet minimum dimension (nine hundred square feet total, minimum);
 - One hundred one (101) or more dwelling units: minimum of two (2) spaces, forty (40) feet minimum dimension (three thousand two hundred square feet total).
- The common recreational-leisure area may be composed of active or passive facilities, and may incorporate any required setback areas other than street setback areas and required landscape setbacks, but shall not include or incorporate any driveways, street side sidewalks, or parking areas, trash pickup or storage areas or utility areas.
- All common RLAs shall be improved as either active (child play areas, pools, recreation facilities, etc.) or passive facilities (gardens, barbecue facilities, seating areas, etc.) with landscaping or hardscape elements designed to serve the residents of the project.
- All common open spaces shall interface with adjacent buildings via direct connections through doors, windows, and entryways. Any security fencing shall comply with WMC Section 17.172.205.
- No more than 25 percent of common recreational-leisure area can be in hardscape.
- All common areas shall be developed and professionally maintained in accordance with approved landscape and irrigation plans



SITE DESIGN STANDARDS



DEFINITIONS

AWNING: An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a cover is attached.

BALUSTRADE: An entire railing system, as along the edge of a balcony, including a top rail, bottom rail and balusters.

BATTERED: Those forms that slope from a true vertical plane from bottom to top, as in the outside surface of a wall.

BOARD AND BATTEN: a form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.

BRACKETS: A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.

CLERESTORY: An upper story or row of windows rising above the adjoining parts of the roof, designed to admit increased light into the inner space of the building.

CORNICE: The uppermost division of an entablature; a projecting shelf along the top of a wall supported by a series of brackets; the exterior trim at the meeting of a roof and wall, consisting of soffit, fascia and crown molding.

CORRUGATED PANELS: Panels shaped into folds of parallel and alternating ridges and valleys, either to provide additional strength, or to vary the surface pattern.

DECORATIVE GABLE VENTS: A non-venting louver mounted in the top of the gable.

DECORATIVE JOINERY: Embellishments or ornamental features used for decoration at the juncture of structural elements.

DENTIL: A series of closely spaced ornamental rectangular blocks resembling teeth, used as moldings most often in continuous bands just below the cornice.

DIVIDED LITE: Individual panes of glass held in place by wood or synthetic material to create a pattern.

DORMER: A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable, or containing a ventilating louver.

DOWNSPOUT: a vertical pipe that carries water from the roof gutters to the ground or cistern.

FANLIGHT: A semicircular window, usually over a door with radiating bars suggesting an open fan.

FRONT-GABLED ROOF: A gabled-roof that faces the road or main entrance.

GABLE: The entire triangular end of a wall, above the level of eaves, the top of which conforms to the slope of the roof which abuts against it, sometimes stepped and sometimes curved in a scroll shape.

GABLE ROOF: A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge, so as to form a gable at each end.



SITE DESIGN STANDARDS

GOOSENECK LIGHTS: A type of light fixture in which a lamp or lightbulb is attached to a flexible, adjustable shaft to allow the user to position the light source without moving the fixture or item to be illuminated.

HIPPED ROOF: A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

JULIET BALCONY: A pseudo balcony; a low ornamental railing to a window, projecting but slightly beyond the plane of the window, threshold or sill, having the appearance of a balcony when the window is fully open.

KNEE BRACE: A diagonal corner member for bracing the angle between two jointed members; being joined to each other partway along its path serves to stiffen and strengthen the joint.

LINTEL: The horizontal beam that forms the upper structural member of an opening for a window or door and supports part of the structure above it.

MANSARD ROOF: A roof with a steep lower slope and a flatter upper slope on all sides, either of convex or concave shape.

MULLION: A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

MUNTIN: A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.

OVERHANGING EAVES: The projecting overhang at the lower edge of a roof that sheds rainwater.

PARAPET: A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.

PEDIMENTS: A low-pitched triangular gable above the doorway or above a window; a triangular gable end of the rood above the horizontal cornice, often with sculpture.

PILASTER: A partial pier or column, often with a base, shaft and capital, that is embedded in a flat wall and projects slightly; may be constructed as a projection of the wall itself.

QUOIN: One of a series of stones or bricks used to mark or visually reinforce the exterior corners of a building; often through a contrast of size, shape, color or material, which may be imitated in non-load-bearing material.

RAFTER TAILS: The portion of the rafter that hangs over the wall.

REVEAL: The visible side of an opening for a window or doorway between the framework and outer surface of the wall; where the opening is not filled with a door or window, the whole thickness of the wall.

SHUTTER: Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.

SIDE-GABLED ROOF: A gabled-roof that faces either side of the main entrance.

SILL: The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.

TOWNHOME: An urban building without side yards, containing one residence on one or more floors.

TRELLIS: A structural frame supporting an open latticework or grating constructed of either metal or wood, used to support plants or vines or left exposed.

WINDOW SASH: The moveable part of a window made up of the vertical and horizontal frame that holds the glass.

